

**Development & Heritage Standing Committee Meeting**

**Date: Monday, July 7, 2025**

**Time: 4:30 o'clock p.m.**

**Members Present:**

**Councillors**

Ward 1 - Councillor Fred Francis

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

**Councillor Regrets**

Ward 4 - Councillor Mark McKenzie

**Members**

Member Joseph Fratangeli

Member Daniel Grenier

Member Charles Pidgeon

Member William Tape

**Members Regrets**

Member Anthony Arbour

Member John Miller

Member Robert Polewski

Member Khassan Saka

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Diana Radulescu, Planner II – Development Review

Kevin Alexander, Planner III – Special Projects

Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Jelena Payne, Commissioner, Economic Development / Deputy Chief Administrative Officer

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Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner

Emilie Dunnigan, Manager Development Revenue & Financial Administration

Sahar Jamshidi, Manager, Road Safety

Patrick Winters, Manager, Development

James Abbs, Manager, Land Information and Special Projects

Laura Strahl, Manager, Development Applications

Adam Szymczak, Planner III – Development

Simona Simion, Planner III – Economic Development

Brian Nagata, Planner III – Development

Tracy Tang, Planner III – Heritage

Elara Mehrilou, Transportation Planner I

Natasha McMullin, Secretary

Anna Ciacelli, Deputy City Clerk

### Delegations—participating via video conference

Item 7.1 & 7.3 - Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc.

Item 7.2 - Robert Brown, Consultant for the property owner, Oakview Land Use Planning

Item 7.3 - Keenan O'Brien, Area Resident

Item 11.1 - David Anstett, Property Owner

Item 11.1 - Tim Mullings, Senior Environmental Consultant, WSP Canada Inc.

### Delegations—participating in person

Item 7.1 - Jackie Ng, Designer, Avant Group Inc.

Item 7.3 - Andi Shallvari, Property Owner

Item 7.3 - Cindy Pastorius, Area Resident

Item 7.3 - Louise Mayville, Area Resident

Item 10.1 - John Krizan, On behalf of the owner

Item 10.1 - Kylene Dupuis, Intern Architect AIBC, Felix Culpa Architecture

Item 11.1 - Jeremiah Davies on behalf of 2579105 Ontario Inc.

## 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee (*Heritage Act Matters*) to order at 4:31 o'clock p.m.

## 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

### *Heritage Act Matters*

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Member William Tape discloses an interest and abstains from voting on Item 10.1 being “Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building (Ward 4),” as the proponent used a 2021 report that Member William Tape authored.

### ***Planning Act Matters***

Member Daniel Grenier discloses an interest and abstains from voting on Item 7.1 being “Rezoning – 3880 Matchett Road - Z-007/25 ZNG/7292 - Ward 2,” as his company has hired the planner on record for the application for one of their projects.

Member Daniel Grenier discloses an interest and abstains from voting on Item 7.3 being “ZBA - 0 Randolph Ave - Z-008/25 [ZNG/7297] – Andi Shallvari - Ward 1,” as his company has hired the planner on record for the application for one of their projects.

### **3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

None requested.

### **4. COMMUNICATIONS**

None presented.

### **8. ADOPTION OF THE MINUTES**

#### **8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 2, 2025**

Moved by: Member William Tape

Seconded by: Member Joseph Fratangeli

THAT the minutes of the Development & Heritage Standing Committee meeting held June 2, 2025

**BE ADOPTED** as presented.

Carried.

Report Number: SCM 178/2025

### **10. HERITAGE ACT MATTERS**

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

John Krizan, on behalf of the property owner

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John Krizan, on behalf of the property owner, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 12, 2025, entitled “Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building” and is available for questions.

### **Kylene Dupuis, Intern Architect AIBC, Felix Culpa Architect**

Kylene Dupuis, Intern Architect AIBC, Felix Culpa Architect, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 12, 2025, entitled “Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building” and is available for questions.

Councillor Kieran McKenzie asks the representative of the property owner, if there is any intention to seek a Heritage Designation for the property. Mr. Krizan replies that the owner does not intend to designate at this time.

Councillor Angelo Marignani inquires whether the property will be mixed use residential and commercial. Mr. Krizan replies that the property is currently residential, with the intention to renovate both upper and lower units to be residential apartments. Mr. Krizan adds that the long-term goal is to eventually have commercial space on the ground level, and an apartment above.

Councillor Angelo Marignani asks if anything will be done with the facade facing Riverside Drive. Mr. Krizan replies that the façade has already been restored.

Councillor Kieran McKenzie remarks that he appreciates the work that Mr. Krizan has done to the property to preserve its heritage value.

Councillor Jim Morrison inquires as to what the next steps would be should the Committee wish to consider designating the property. Tracy Tang, Planner III – Heritage (Acting) appears before the Development & Heritage Standing Committee regarding the administrative report dated June 12, 2025, entitled “Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building” and explains that the designation request could be brought forward by city staff without the property owner’s consent. A notice of intention to designate and a report justifying the heritage value criteria the property meets would need to be prepared. The property is considered a high priority property for designation. However, because the property owner is not interested in pursuing the designation, and could appeal the city’s designation attempt, administration recommends not pursuing heritage designation at this time. Neil Robertson, City Planner, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 12, 2025, entitled “Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building” and adds that pursuing the heritage designation now would delay the owner’s project plans. Administration supports the project in that it does not interfere with the heritage value of the property and would prefer to work with the owner and pursue designation once all work is completed.

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Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 749**

THAT the Notice of Intent to partially demolish 711 Riverside Drive East, Commercial Building, to remove the existing rear one-storey garage addition and construct a new two-storey addition in its place **BE RECEIVED**.

Carried.

Member William Tape discloses an interest and abstains from voting on this matter.

Report Number: S 83/2025

Clerk's File: MBA/14987

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:46 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:49 o'clock p.m.

### 5. ADOPTION OF THE *PLANNING ACT* MINUTES

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

Moved by: Councillor Angelo Marignani

Seconded by: Member Daniel Grenier

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

Carried.

Report Number: SCM 166/2025

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

See items 7.1. through 7.3.

### 7. *PLANNING ACT* MATTERS

#### 7.1. Rezoning – 3880 Matchett Road - Z-007/25 ZNG/7292 - Ward 2

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

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Decision Number: **DHSC 746**

1. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

### 3. WEST SIDE OF MATCHETT ROAD, NORTH OF CHAPPELL AVENUE

For the land comprising PLAN 656 LOT 53 N PT LOT 54 (PIN 01259-0411), the following additional provisions shall apply:

- a) *Gross Floor Area: maximum 480 m<sup>2</sup>*
- b) *Gross Floor Area* of more than 480 m<sup>2</sup> is prohibited
- c) Notwithstanding Section 11.1.5.5 and Section 5.65.1, the *maximum front yard* depth shall be 6.0 m.  
(ZDM 4; ZNG/7292); and,

2. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of PLAN 656 LOT 53 N PT LOT 54, (PIN 01259-0411), situated on the west side of Matchett Road, north of Chappell Avenue (3880 Matchett Road; Roll No. 050-480-04200) from RD1.2 to RD2.2x3.

Carried.

Member Daniel Grenier discloses an interest and abstains from voting on this matter.

Report Number: S 75/2025

Clerk's File: Z/14570

## 7.2. ZBA Application for 4641 Malden Road, Z-010/25 [ZNG-7301], Ward 1

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 747**

- I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

### 1. NORTHEAST CORNER OF HALLIDAY AVENUE AND MALDEN ROAD

For the lands comprising of Lots 88 to 92, Plan 972 (PIN 01262-1355 LT), the following additional provision shall apply:

- a) For a *Single Unit Dwelling*, a central air conditioning system shall be provided.  
[ZDM 5; ZNG/7301]; and,

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following clause to Section 95.20:

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- (14) a) Submission of an Erosion and Sediment Control Plan and a Relocation and Monitoring Plan in accordance with the Environmental Evaluation Report prepared by Terrastory Environmental Consulting Inc., dated January 2, 2025, to the satisfaction of the City Planner.  
[ZNG/7301]; and,

- III. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 88 to 92, Plan 972 (PIN 01262-1355 LT), situated at the northeast corner of Halliday Avenue and Malden Road from DRD1.1 to H(14)RD1.3x(1).

Carried.

Report Number: S 80/2025  
Clerk's File: Z/14980

### 7.3. ZBA - 0 Randolph Ave - Z-008/25 ZNG/7297 - Ward 1

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 748**

- I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

**2. EAST SIDE OF RANDOLPH AVENUE BETWEEN WEST GRAND BOULEVARD AND GRAND MARAIS ROAD WEST**

For the lands comprising Lots 406 and 407, Plan 1295 and Part 1, Plan 12R29574, one *Semi-Detached Dwelling* shall be an additional permitted *main use*.

[ZDM 8; ZNG/7297]; and,

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 406 and 407, Plan 1295 and Part 1, Plan 12R29574, situated on the east side of Randolph Ave, south of Grand Marais Road West, known municipally as 0 Randolph Avenue, from RD1.4 to RD1.4x(2).

Carried.

Member Daniel Grenier discloses an interest and abstains from voting on this matter.

Councillor Fred Francis voting nay.

Report Number: S 78/2025  
Clerk's File: Z/14979

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:58 o'clock p.m.

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The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:58 o'clock p.m.

### 11. ADMINISTRATIVE ITEMS

#### 11.1. Community Improvement Plans – Extension and Rescindment of Grant Approvals (City Wide)

##### David Anstett, Property Owner

David Anstett, Property Owner appears before the Development & Heritage Standing Committee via Zoom regarding the administrative report dated May 12, 2025, entitled “Community Improvement Plans – Extension and Rescindment of Grant Approvals” to explain that the property was purchased from the city in 2015, and was promised a tax exemption provided certain criteria were met. Mr. Anstett is requesting an extension of the grant approval in order to finish the extensive work required on the property.

##### Tim Mullings, Senior Environmental Consultant, WSP Canada Inc.

Tim Mullings, Senior Environmental Consultant, WSP Canada Inc. appears before the Development & Heritage Standing Committee via Zoom regarding the administrative report dated May 12, 2025, entitled “Community Improvement Plans – Extension and Rescindment of Grant Approvals” and provides a brief overview of the work required on the property at 9082-9152 Tecumseh Road East (U-Haul). Mr. Mullings provides details related to the history of the property and requests on behalf of the property owner, for an extension to be granted beyond the June 2026 deadline already in place, as they will not be able to complete the record of site condition required by the grant approval by that deadline.

Councillor Fred Francis requests that administration clarify that extensions can be granted so long as the property owner can provide a reasonable explanation as to why it is needed. Mr. Robertson replies that this is correct, and that the purpose of Mr. Mullings presentation was to provide this explanation, and demonstrate that work has been, and continues to be, done. Administration is agreeable to an extension due to this explanation.

##### Jeremiah Davies, on behalf of 2579105 Ontario Inc.

Jeremiah Davies, on behalf of 2579105 Ontario Inc., appears before the Development & Heritage Standing Committee regarding the administrative report dated May 12, 2025, entitled “Community Improvement Plans – Extension and Rescindment of Grant Approvals” to request an extension as the owners are involved in some shareholder issues, once the issues are resolved the work should be able to move forward.

Councillor Angelo Marignani requests a timeline for the property improvements in order to complete the application for the Community Improvement Fund. Mr. Mullings replies that the expectation is to be late 2027.



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Councillor Angelo Marignani requests clarification related to the extension request. Mr. Robertson replies that Administration is recommending the extension, but it would be up to the committee to decide the length of that extension.

Councillor Kieran McKenzie inquires as to how the property owner will be proceeding assuming the shareholder issues are resolved in the expected two month timeframe. Mr. Davies replies that the architectural work is complete and they will be applying for the building permit as soon as possible.

Councillor Kieran McKenzie would like to establish an estimated timeline to prevent the building owner from asking for an additional extension should the process take longer than two months.

Councillor Jim Morrison suggests it would be more appropriate to grant the extension until the end of 2026, rather than 2025, to account for any delays.

Councillor Angelo Marignani requests clarification on how it was determined which Community Incentive Programs would be extended and which would be rescinded. Laura Strahl, Manager, Development Application appears before the Development & Heritage Standing Committee regarding the administrative report dated May 12, 2025, entitled “Community Improvement Plans – Extension and Rescindment of Grant Approvals” and replies that Administration communicated with the applicants, or was aware of the status of site planning or zoning by-law applications, and determined if it was reasonable to extend based on their progress.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

### Decision Number: **DHSC 750**

- I. THAT all approvals to participate in Community Improvement Plan Grant Programs granted by Council Resolutions listed in Appendix A **BE EXTENDED** to June 30, 2026 and that each grant approval **EXPIRE** and **BE RESCINDED** should the project not be completed or other terms of the grant not be satisfied to the satisfaction of the City Planner as of July 1, 2026, save and except 9082 Tecumseh Rd East – U-Haul **BE EXTENDED** until December 31, 2027 and grant approval **EXPIRE** and **BE RESCINDED** should the project not be completed or other terms of the grant not be satisfied to the satisfaction of the City Planner as of January 1, 2028; and,
- II. Should CIP Grants identified in Appendix A expire as of July 1, 2026:
  - a. THAT any related funding allocated in the CIP Reserve (Fund 226) **BE UNENCUMBERED** and/or any related funding already transferred to a CIP capital project for these CIP Grants **BE RETURNED** to the CIP Reserve (Fund 226) and **UNENCUMBERED**.
  - b. THAT the approval for future tax increment grants **BE RESCINDED**; and,

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- III. THAT all approvals to participate in the Community Improvement Plan Grant Programs granted by Council Resolutions listed in Appendix B **BE RESCINDED**, save and except for the approval to participate in the Community Improvement Plan Grant program for the property located at 3239 Russel Street **BE EXTENDED** until December 31, 2026; and,
- a. THAT funding in the amount of \$399,501.18 **BE RETURNED** to the CIP Reserve (Fund 226) and **BE UNCOMMITTED**;
- b. THAT the approval for future tax increment grants **BE RESCINDED**, save and except for the approval to participate in the Community Improvement Plan Grant program for the property located at 3239 Russel Street **BE EXTENDED** until December 31, 2026; and,
- IV. THAT all approvals to participate in the Brownfield Property Tax Assistance Program under the Brownfield Redevelopment Community Improvement Plans as listed in Appendix C **BE RESCINDED**; and,
- V. That the length of the grant period for those items listed in Appendix C under the Brownfield Rehabilitation Grant Program **BE ADJUSTED**, if necessary, to ensure the total length of financial assistance is consistent with the original approvals.
- Carried.

Report Number: S 73/2025  
Clerk's File: SPL2025

### 11.2. Closure of east/west alley located between Olive Road and Norman Road, Ward 8, SAA-7296

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Fred Francis

Decision Number: **DHSC 751**

- I. THAT the 7.62-metre-wide east/west alley located between Olive Road and Norman Road, and shown as Parts 1 & 2 on Drawing No. CC-1872 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure; and,
- II. THAT the north half of the Subject Alley, shown as Part 1 on Drawing No. CC-1872, **BE CLOSED AND RETAINED** by The Corporation of the City of Windsor and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
- a. Easement, 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 the existing utility pole with guy wires and anchors supporting overhead utility lines.

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- b. Ontario Land Surveyor be directed to create a Part for the aforesaid easement per the instructions provided by Bell Canada through their comments included in the attached hereto Appendix "C"; and,
  - III. THAT the south half of the Subject Alley, shown as Part 2 on Drawing No. CC-1872, **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. Easement, 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 the existing utility pole with guy wires and anchors supporting overhead utility lines.
    - b. Ontario Land Surveyor be directed to create a Part for the aforesaid easement per the instructions provided by Bell Canada through their comments included in the attached hereto Appendix "C"; and,
  - IV. THAT Conveyance Cost **BE SET** as follows:
    - a. 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; and,
  - V. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1872; and,
  - VI. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
  - VII. 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; and,
  - VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: S 76/2025

Clerk's File: SAA2025

### 11.3. Ford City CIP Application - 998 Drouillard Road - Ward 5

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

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Decision Number: **DHSC 752**

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Program made by Artcite Inc. (c/o: Erin Fyfe) (the “Applicant”), the tenant of the property located at 998 Drouillard Road, owned by 2727692 Ontario Inc. (c/o: Michael DiFazio) (the “Owner”) **BE APPROVED**, for the following incentive programs:
    - i. *Retail Investment Grant* totalling a maximum amount of \$15,000 for one (1) ground floor retail unit; and
    - ii. *Municipal Development Fees Grant Program* to a maximum amount of \$1,000; and,
  - II. THAT funds in the maximum amount of \$16,000 under the *Retail Investment Grant* and the *Municipal Development Fees Grant* Programs **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed; and,
  - III. THAT grants **BE PAID** to the Applicant upon completion of improvements to the interior of the property located at 998 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
  - IV. THAT for grants that have lapsed, all funds **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; and,
  - V. THAT any unused portion of the CIP grants **BE RETURNED** to the CIP Reserve Fund 226.
- Carried.

Report Number: S 84/2025  
Clerk’s File: Z/13251

## 12. COMMITTEE MATTERS

### 12.1. Minutes of the Property Standards Committee of its meeting held May 20, 2025

Moved by: Councillor Fred Francis  
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 753**

THAT the minutes of the Property Standards Committee meeting held May 20, 2025 **BE RECEIVED** as presented.  
Carried.

Report Number: SCM 196/2025

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### 13. QUESTION PERIOD

None registered.

### 14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items) is adjourned at 6:23 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on August 5, 2025.

Carried.

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Ward 10 – Councillor Jim Morrison  
(Chairperson)

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Deputy City Clerk / Supervisor of  
Council Services