

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Tuesday, August 5, 2025

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

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

| Item # | Item Description |
|--------|----------------------|
| 1. | CALL TO ORDER |

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

| | |
|----|---|
| 2. | DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF |
|----|---|

| | |
|----|--|
| 3. | REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS |
|----|--|

| | |
|----|-----------------------|
| 4. | COMMUNICATIONS |
|----|-----------------------|

| | |
|----|--|
| 5. | ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>) |
|----|--|

| | |
|------|--|
| 5.1. | Adoption of the Development & Heritage Standing Committee minutes (<i>Planning Act</i>) of its meeting held July 7, 2025 (SCM 234/2025) |
|------|--|

| | |
|----|------------------------------------|
| 7. | <i>PLANNING ACT</i> MATTERS |
|----|------------------------------------|

DELEGATIONS: (5 Minutes) (*previously distributed*)

| | |
|------|--|
| 7.1. | ZBA - Z 014-2025 [ZNG-7308] - 2121 Riverside Drive W- Ward 2 (S 89/2025) – <i>Author: Frank Garardo, Planner III, Policy & Special Studies</i> |
|------|--|

Clerk's Note: Appendices D & J available at www.citywindsor.ca due to size.

- a) Frank Garardo, Planner III Policy & Special Studies (in person)
- b) Jackie Lassaline, Lassaline Planning Consultants (in person)
- c) Marko Agbaba, Property Owner (in person)
- d) Mike Cardinal, Area Resident (in person)

Clerk's Note: The following written submissions are **attached**:

- a) Ratan Samuel, RAE Investments Inc.
- b) Mike Cardinal, Area Resident
- c) Jackie Lassaline, Lassaline Planning Consultant
- d) Marko Agbaba, Property Owner
- e) Ann-Marie Athavale-Belanger, Area Resident

7.2. Zoning By-Law Amendment – Z015-25 (ZNG/7309) - 726 Josephine Avenue - Ward 2
(S 91/2025) – Author: *Diana Radulescu, Planner II - Development Review*

- a) Averil Parent, Planner II, Development Review (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)

7.3. Official Plan Amendment 196 - Residential Corridors **(S 90/2025)** – Author: *Frank Garardo, Planner III, Policy & Special Studies*

- a) Frank Garardo, Planner III Policy & Special Studies (in person)
- b) Hashim Imtiaz, Development Coordinator and Paul Kitson, VP Planning & Development, Westdell Development Corp. (via Zoom)
- c) Melissa Trudell, Area Resident (via Zoom)

Clerk's Note: The following written submission is **attached**:

- a) Melissa and Mark Trudell and Heather and Kevin Matte, Area Residents

8. **ADOPTION OF THE MINUTES**

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

10. **HERITAGE ACT MATTERS**

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

11.1. Response to CQ32-2020: Regarding Tree Protection and Replacement Policies - City Wide **(S 88/2025)** – Author: *Frank Garardo, Planner III, Policy & Special Studies*

Clerk's Note: Appendices B & C available at www.citywindsor.ca due to size.

- 12. COMMITTEE MATTERS (*previously distributed*)**
- 12.1. Minutes of the International Relations Committee of its meeting held May 21, 2025
(SCM 237/2025)
- 13. QUESTION PERIOD**
- 14. ADJOURNMENT**

Development & Heritage Standing Committee
Monday, August 5, 2025
Item 7.1 - Written Submission

Date: July 10, 2025

Kind Attention To,
The Development and Heritage Standing Committee
Corporation of the City of Windsor
350 City Hall Square West, Suite 210
Windsor, Ontario, N9A 6S1

Subject:

2121 Riverside Dr West Windsor N9B 1A8 – Zoning Application **File No:** Z-014/25 [ZNG/7308] –
Neighbourhood Concerns

Respected Committee Members,

I am writing to formally express my significant concerns regarding the proposed development at 2121 Riverside Drive West, Windsor. I initially raised these concerns with the new property owner in August 2024 and have since reiterated them in multiple email correspondences with the City of Windsor Planning staff and the Ward 2 Councillor.

I remain firmly convinced that these concerns are both valid and critical, and I believe they must be addressed thoughtfully to prevent serious and lasting negative impacts on the surrounding community.

My primary concerns are as follows:

1. Parking and Access Issues

The proposed 46-unit student residence includes parking provisions for only 10 to 12 units, which is grossly inadequate. This shortfall will almost certainly lead potential residents of the proposed development to park along private pathways on my adjacent properties, resulting in congestion, unauthorized use of private access, and significant inconvenience to my tenants.

My affected properties are:

- **2135 Riverside Dr W, Windsor, N9B 1A8**, which I own personally.
- **2161 Riverside Dr W, Windsor, N9B 1A8**, owned through my company, RAE Investments Inc.

Such issues not only disrupt daily life but also adversely affect the quality and value of these properties and other neighboring properties.

2. Noise and Community Disruption

With an anticipated occupancy of 60–80 students, it is highly likely that frequent social gatherings and parties will lead to substantial noise disturbances. This would severely undermine the peaceful, family-oriented environment that current residents value and expect.

3. Easement Rights and Legal Implications

On May 2, 2025, I received a WhatsApp message from Mr. Marko Agbada, the current property owner, outlining the development proposal. A screen shot of the WhatsApp message is given below for your reference:



Hello Mr. Ratan! I hope you've been doing well.

I wanted to update you on a particular matter. The City of Windsor engineering department has attempted to REQUIRE the alley closure behind my property which of course would remove the ability for you to have any parking from the rear of your buildings.

I remember you telling me this was very important to you. Therefore, I fought them on this and instead offered to reconstruct the entire alley with new asphalt in order for them to keep it open.

Please note, if the development is not approved for whatever reason, the most likely case is that the alley will be closed off.

For me, having the corner lot, the alley serves no benefit. However, I do know it is important to you so this proposal from my end to them is for you.

Wishing you the best!

I am particularly concerned about the requirements set forth by the City's Engineering Department. The titles of my properties, I believe, clearly stipulate easement rights to the rear of 2135 and 2161 Riverside Drive West, which must be fully respected in any development plans.

Beyond these specific issues, I believe it is imperative to preserve the distinctive residential character of Riverside Drive West. This neighborhood has long been defined by its quiet, welcoming atmosphere — a quality that would be irreversibly compromised by the introduction of a high-density student residence.

I urge the property owner and developer to engage in constructive dialogue and take proactive steps to mitigate these significant impacts. My intention is not to hinder progress but to ensure that any new development is thoughtfully integrated and aligns harmoniously with the existing community, preserving the character that residents deeply cherish.

Should these concerns not be adequately addressed, I will have no choice but to consider legal remedies to protect my rights, my properties, and the integrity of our neighborhood.

I trust that you will give this matter the serious attention it deserves. I would greatly appreciate a prompt response outlining how you intend to address these concerns.

Thank you for your understanding and cooperation.

Best regards,

A handwritten signature in black ink, appearing to read 'Ratan Samuel', with a horizontal line extending to the right.

Ratan Samuel

RAE Investments Inc.
461 Huntington Ridge Dr.,
Mississauga, Ontario L5R 0A9

Mobil: **647.534.4444 / 437.234.4444**

Email: **ratansamuel@raeinvestments.com**

Development & Heritage Standing Committee
Monday, August 5, 2025
Item 7.1 - Written Submission

From: Mike Cardinal <>
Sent: July 12, 2025 9:44 AM
To: clerks <clerks@citywindsor.ca>
Subject: DHSC file#-Z 014-25 Meeting August 5 2025

I met with the developers at a public information session at the property last year.

1. They plan on having high-end tenants with regular housekeeping included. They believe that will help curb any 'student residence' concerns. I think this is short sighted, simplistic and will definitely not be a lasting business policy for the building. When this promised practice is discontinued, we will be left with a 46 unit unsupervised student residence, and the social problems that entails.
2. I have decades of experience with legal student housing, and personally know its patterns and demographics well. This development's 12 parking spaces is woefully inadequate for 46 housing units. Street parking is already a problem in the university area and for many of Riverwest's homes without driveways. Street parking is not allowed on Riverside Drive. The side streets will not be able to handle the average number of cars for this level of occupancy, let alone visitors to the building.
3. The development is an interruption of the consistent row of homes from Atkinson Park to Canterbury College (designated by the City as Riverwest). The current zoning of RD 2.2 allows for double duplex development of all of these properties. RD 2.2 is dense enough while allowing for the neighbourhood environment to remain and thrive. That and the current ADU (Additional Dwelling Unit) rules certainly make it dense enough. The proposed development is an encroachment on the established neighbourhood
4. Does the DHSC know how this proposed development relates to the City's bylaws meant to protect the Riverside Drive parks, the Riverfront Vista Project, etc.?

For the above reasons, and more, the proposed development ought to be opposed by the Development and Heritage Standing Committee.

Respectfully submitted,
Mike Cardinal

2121 RIVERSIDE DRIVE 2014-2025

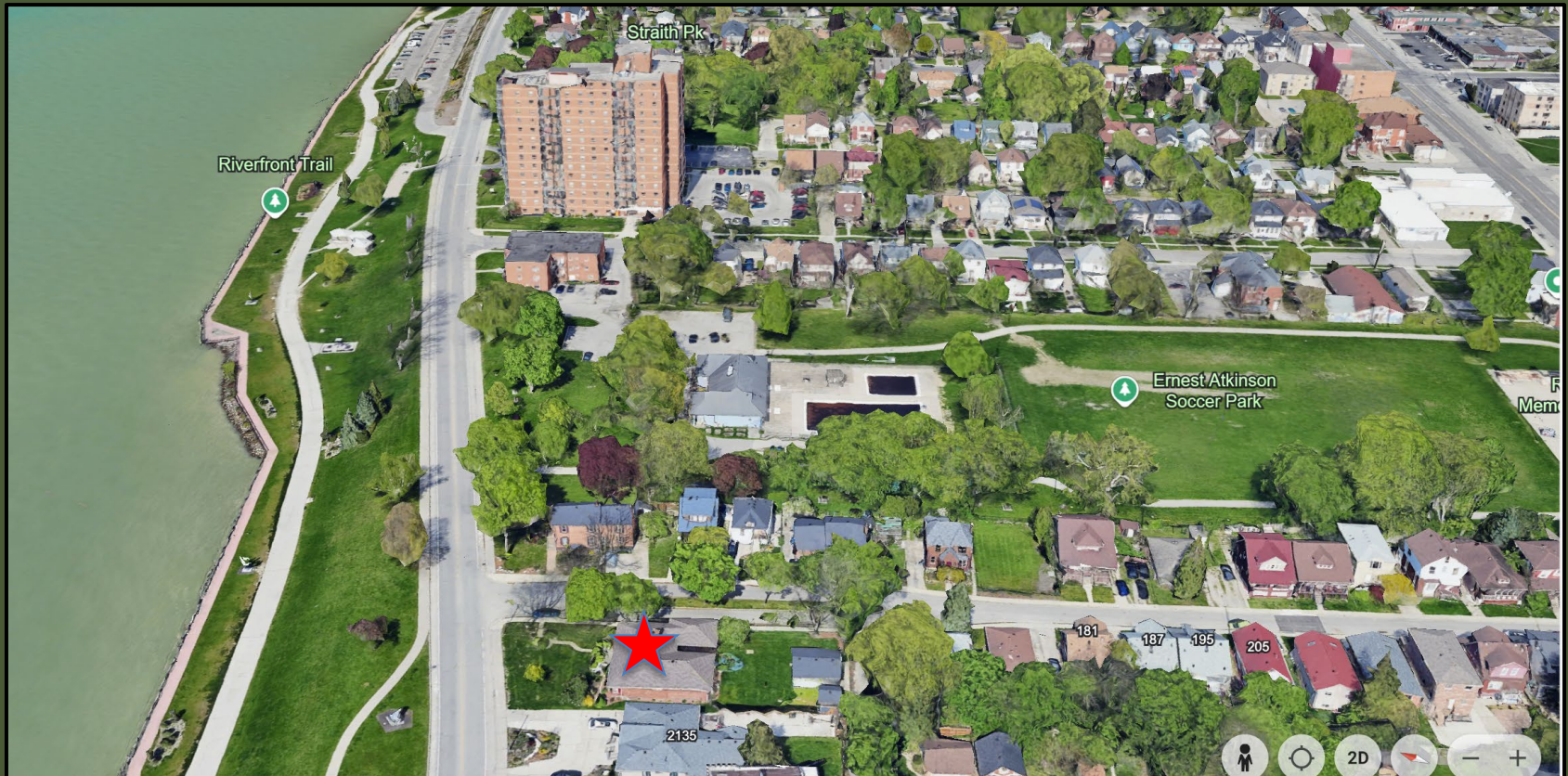


AERIAL OF SITE



LASSALINE
PLANNING CONSULTANTS INC.

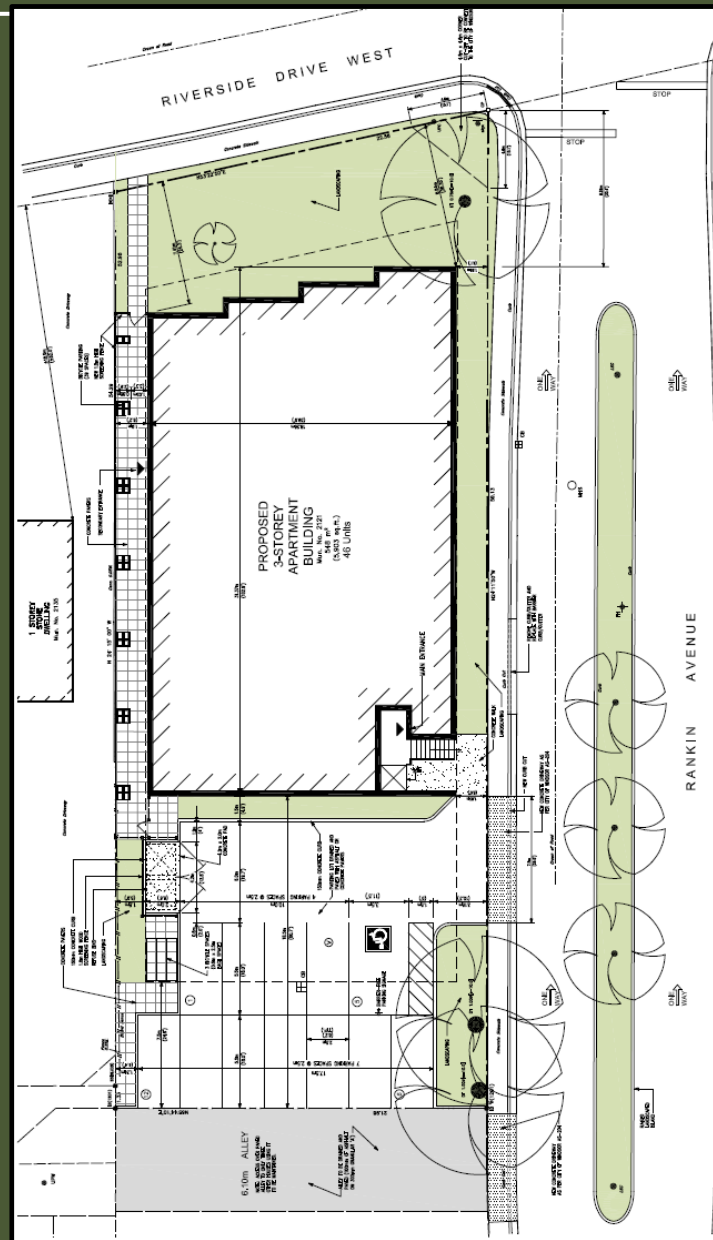
RIVERSIDE DRIVE LOOKING EAST

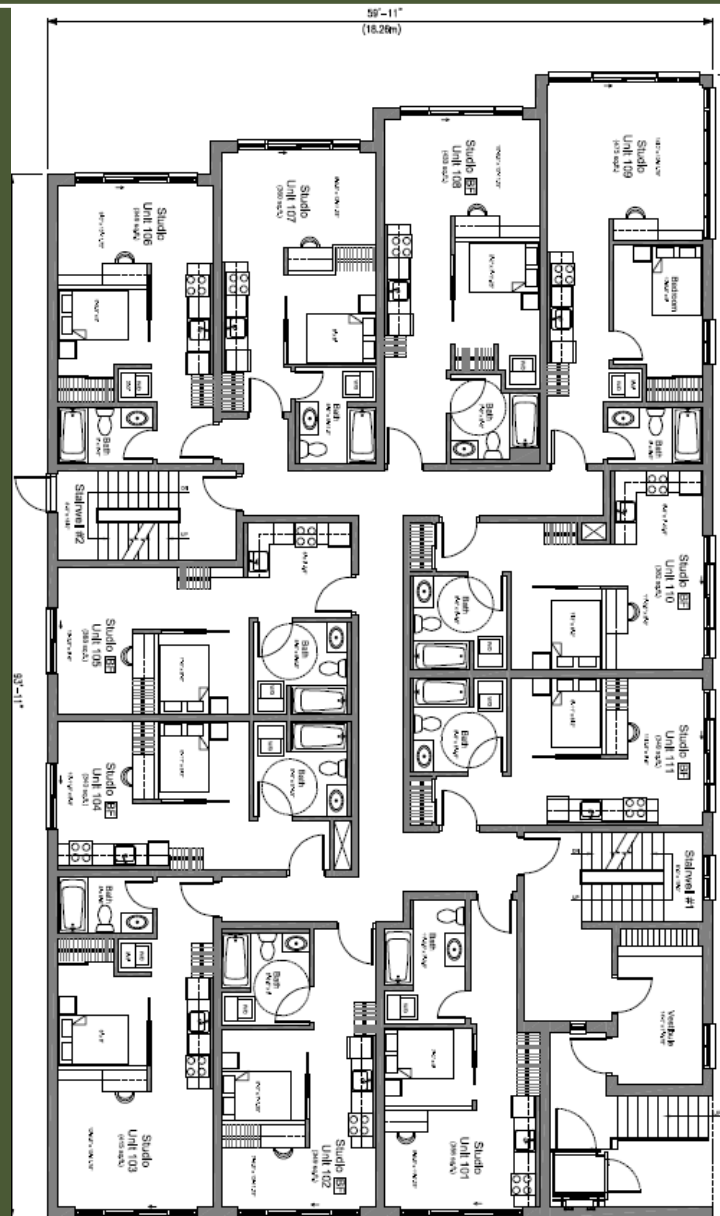


INTRODUCTION

ZBA APPLICATION:

- SITE SPECIFIC;
- 3 STOREY MULTIPLE UNIT RES. BLDG.;
- 46 INDIVIDUAL RESIDENTIAL UNITS
- 12 PARKING SPACES
- GEARED TO STUDENTS/PROFESSIONALS





NORTH ELEVATION



NORTH-EAST IMAGE



WEST IMAGE



HERITAGE REVIEW



14

| TOWNHOUSE VS MULTIPLE BUILDING COMPARISON | | |
|---|--|--|
| REGULATIONS: | MULTI-UNIT BLDG | TOWNHOUSE (x4) |
| OCCUPANCY (density) | 46 Residents in individual Studio Apartments | 4 residents in each unit 3 units in each townhouse unit 4 townhouse units 48 Residents Total |
| Bathrooms | 46 bathrooms | 48 bathrooms |
| LOT COVERAGE (max) | 44% | 44.8 % |
| BLDG HEIGHT (max) | 11.71 m (2.7 m variance) | 9 m |
| FRONT YARD (min) | 7.41 m (established bldg. line) | 6.1 m (minimum setback) |
| REAR YARD (min) | 18.5 m | 7.5 m |
| SIDE YARD (min) | 1.83 m | 1.2 m |
| LOADING SPACES | 0 | 0 |
| PARKING SPACES | 12 spaces on site | 4 spaces (1 space on each lot) |
| BIKE PARKING | 3 legal (+39 bonus = 42) | 0 |
| REZONING OR VARIANCE | YES | NO |
| SITE PLAN CONTROL | YES | NO |
| OPEN HOUSE REQUIRED | YES | NO |

CONCLUSIONS

- **CONSISTENT WITH PPS;**
- **CONFORMS WITH OP POLICIES;**
- **COMPLIES WITH BYLAW**
- **CAN BE CONSIDERED SOUND LAND USE**



Vice-President, Finance & Operations

Assumption Hall, Room 128
400 Huron Church Road
Windsor, Ontario N9C 2J9
T 519-253-3000 (x 2092)

Development & Heritage Standing Committee
Monday, August 5, 2025
Item 7.1 - Written Submission

March 6, 2025

City of Windsor
Development & Heritage Standing Committee
350 City Hall Square West
Windsor, Ontario N9A 6S1

Re: Proposed River Vista Project , 2121 Riverside Dr

Dear Sir/Madam:

We are pleased to learn of the intentions of the River Vista project regarding a proposed new housing construction on Riverside Drive.

The University of Windsor strongly believes that the city would benefit from additional housing inventory, especially those that bring a level of diversity, accessibility and affordability to the post-secondary students who wish to reside in close proximity to the University's main campus. Being a comprehensive University with student populations from Undergraduate to PhD, and drawing students from both locally and abroad, we have seen that students are demanding a wider variety of housing options, sizes and models that suit their particular needs. The University of Windsor is firmly committed to the continued increase of affordable housing in Windsor.

Undeniably, having quality, diverse and accessible housing inventory plays a key role in our community, and we would certainly be delighted to see these types of plans take shape to the benefit of both the University and broader Windsor-Essex communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gillian Heisz'.

Gillian Heisz
Vice-President, Finance & Operations

CC: Charlie Simpkins, Director, Strategic Initiatives & Business Enterprise

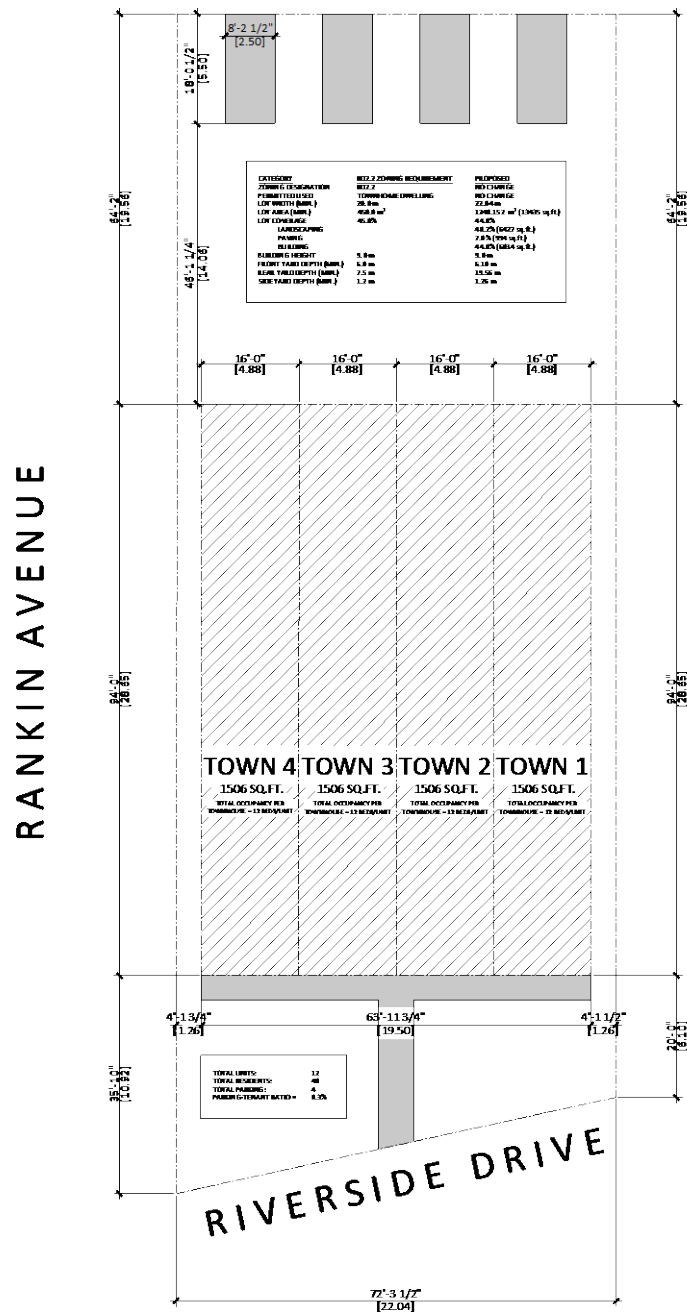
2121 Riverside – Townhouse Complex

4 Towns (+2 ADUS each)
12 Units – 48 Bedrooms + 48 Bathrooms

| TOWNHOUSE BYLAW REVIEW | | | |
|------------------------|---------------------------------------|----------------------|----------|
| REGULATIONS: | RD2.2 | SITE | COMPLIES |
| LOT WIDTH (min) | 20 m | 22.04 m | YES |
| LOT AREA (min) | 200 m ² /unit 800 m min | 1,248 m ² | YES |
| LOT COVERAGE (max) | 50% with ADU | 44.8 % | YES |
| BLDG HEIGHT (max) | 9 m | 9 m | YES |
| FRONT YARD (min) | 6 m | 6.1 m | YES |
| REAR YARD (min) | 7.5 m | 7.5 m | YES |
| SIDE YARD (min) | 1.2 m | 1.2 m | YES |
| PARKING SPACES | 4 (1 space per townhouse lot) | 4 spaces | YES |

| TOWNHOUSE VS MULTIPLE BUILDING COMPARISON | | |
|---|--|--|
| REGULATIONS: | MULTI-UNIT BLDG | TOWNHOUSE (x4) |
| OCCUPANCY (density) | 46 Residents in individual Studio Apartments | 4 residents in each unit 3 units in each townhouse unit 4 townhouse units 48 Residents Total |
| Bathrooms | 46 bathrooms | 48 bathrooms |
| LOT COVERAGE (max) | 44% | 44.8 % |
| BLDG HEIGHT (max) | 11.71 m (2.7 m variance) | 9 m |
| FRONT YARD (min) | 7.41 m (established bldg. line) | 6.1 m (minimum setback) |
| REAR YARD (min) | 18.5 m | 7.5 m |
| SIDE YARD (min) | 1.83 m | 1.2 m |
| LOADING SPACES | 0 | 0 |
| PARKING SPACES | 12 spaces on site | 4 spaces (1 space on each lot) |
| BIKE PARKING | 3 legal (+39 bonus = 42) | 0 |
| REZONING OR VARIANCE | YES | NO |
| SITE PLAN CONTROL | YES | NO |
| OPEN HOUSE REQUIRED | YES | NO |

Site Plan

[illegible]

Renderings









Sent: August 1, 2025 12:18

To: clerks <clerks@citywindsor.ca>

Subject: re: Z-014/25 Zoning By-Law Amendment – 2121 Riverside Dr.

To Whom It May Concern,

I am writing to express my concerns regarding the proposed 40-unit residential complex at 2121 Riverside Drive.

Please know that I do **not oppose development** in our neighbourhood, and I recognize the need for increased housing options in Windsor. However, I believe the proposed scale of this project will create undue strain on Rankin Avenue, and I respectfully ask that a smaller-scale building be considered.

My concerns are as follows:

1. Overpopulation and Density:

Although I understand the bylaw may limit each unit to one tenant, the reality is that many renters — particularly students — often have partners, friends, or roommates. This could easily result in 60–80 people living in a space designed for 40. This population density may exceed what our narrow infrastructure can handle.

2. Traffic and Street Safety:

Rankin Avenue is a one-way, narrow street that already struggles with traffic flow. Many drivers ignore the one-way rule, creating safety risks for pedestrians and residents. With the proposed complex making Rankin the main access point, this will significantly increase congestion, illegal driving, and stress on the road.

3. Snow Removal and Emergency Access:

During the winter, Rankin is often among the last streets to be plowed. With additional cars and residents, emergency access and snow removal will become even more difficult, potentially compromising safety and accessibility for all.

In summary, I respectfully request that the City and the developer consider **a smaller-scale development** that still adds value to the community without overwhelming existing infrastructure. We are not against development — just in favour of responsible, sustainable growth.

Sincerely,

Ann-Marie Athavale-Belanger / Sudhir Athavale

August 1, 2025

RE: Proposed Official Plan Amendment 196 (File OPA/7311): Residential Corridor Designation.

ATTN: Development and Heritage Standing Committee, Councillor Gignac and members of Council

We are writing regarding the Proposed Official Plan Amendment 196 (File OPA/7311): Residential Corridor Designation. We attended an In-Person Public Engagement session for the Wyandotte Street East and Lauzon Road Corridor in June, 2025. **We are STRONGLY OPPOSED to the proposed land use changes from Mixed-Use to Residential Use only.** The current proposal will decrease the number of dwellings able to be built in our neighbourhood, limit accessibility to services and retail, and will inhibit growth of the existing BIA. Overall, this change will stunt the needed growth and progress of our neighbourhood.

We are representing all working aged individuals and young families who have moved to Riverside for the convenience and culture afforded by living in a walkable BIA with surrounding services and grocery stores, accessible public transit, and the opportunity for more of those things to come to this area in the future. We also know that, as we age, easy access to these things will become even more important. We have all purchased homes in this area in the last decade as an investment in this type of community.

We know that there are some who wish to slow development and feel that more density is a problem. The truth that we all need to hear and understand is that our population is growing and lifestyles are changing. Young families are having a harder time to afford single dwelling homes and multiple cars. As well, life is becoming less affordable for retirees who benefit from living in areas close to services they need. Furthermore, bringing more people to the area will support the businesses who have invested in this neighborhood. The City can guide development purposefully and thoughtfully to maintain the characteristics of our neighbourhoods, while meeting the needs for growth.

Larger cities and older cities that have undergone centuries of growth understand the benefits of mixed-use neighborhoods. Mixed-use neighborhoods provide even more benefits beyond convenience and creating new jobs and enterprise opportunities closer to where people live. They also build a more connected community for social support that is needed for overall mental health, wellbeing and yes - even things like substance use and crime prevention. With increases in mental health issues, substance use issues, and crimes occurring in homes (i.e. abuses like IPV) as well as in the community, our growing

city needs to encourage the development of community spaces where neighbours have the opportunity to come together for support and safety.

Mixed-use (what we currently have) is exactly what we need to allow for both higher density housing, and businesses and services that are accessible. From what I understand, converting to a Residential Corridor will actually reduce the amount of housing able to be built. Residential Corridors may only have multi-family dwellings up to 3 stories, whereas Mixed-Use Corridors may have up to 4 stories. ANY building, anywhere in the city over 4 stories will CONTINUE to require an application and City of Windsor approval. Therefore, a mixed-use area will NOT automatically have high rise condos and apartments. But our growing city does need more housing. Allowing for one more story seems like a good compromise, especially given the benefit that mixed-use designation allows for convenient services and retail to exist in the same building.

We moved to Old Riverside BECAUSE of the mix of the BIA and commercial area with residential, so we can now walk to services and grocery stores. Wyandotte is, and always will be (as it should), a main, bustling street. The benefit to living on Wyandotte is that you have convenient access to services! Besides busy young families and working adults, it is very good for aging populations who wish to remain independent at home, but who are unable to travel far from home. Finally, our growing city does not have the infrastructure to support heavier traffic created when businesses are pushed away from residential areas.

We are extremely against the proposed change of zoning for large parts of Wyandotte from Mixed-Use to Residential only. It does not make sense from a city building and growth perspective, nor from a housing development perspective. It goes against the progress that the City is trying to make to best meet the needs of our growing community. We believe mixed-use is a complete win for residents and developers and it should stay as-is.

Thank you for your consideration.

Sincerely,

Melissa and Mark Trudell

Heather and Kevin Matte