

**Final 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
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3.	REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS
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4.	COMMUNICATIONS
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5.	ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>)
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5.1.	Adoption of the Development & Heritage Standing Committee minutes (<i>Planning Act</i>) of its meeting held July 7, 2025 (SCM 234/2025)
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7.	<i>PLANNING ACT</i> MATTERS
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DELEGATIONS: (5 Minutes) (*previously distributed*)

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

- 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, Heather and Kevin Matte, and Colin Luby, 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**

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

Colin Luby