

Development & Heritage Standing Committee Meeting

Date: Tuesday, August 5, 2025

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

Members Present:

Councillors

Ward 1 - Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 10 - Councillor Jim Morrison (Chairperson)

Members

Member Anthony Arbour

Member Daniel Grenier

Member Regrets

Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING:

Ward 9 – Councillor Kieran McKenzie

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

James Chacko, Executive Director, Parks, Recreation & Facilities

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Patrick Winters, Manager, Development

Laura Diotte, Manager, Planning

Yemi Adeyeye, City Forester / Manager Forest & Natural Areas

Elara Mehrilou, Transportation Planner I

Averil Parent, Planner II – Development Review

Frank Garadrdo, Planner III – Policy & Special Studies

Ryan Upton, Landscape Architect

Natasha McMullin, Clerk Steno Senior

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Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.2 - Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc.

Item 7.3 - Melissa Trudell, Area Resident

Delegations—participating in person

Item 7.1 - Jackie Lassaline, Lassaline Planning Consultants

Item 7.1 - Marko Agbaba, Property Owner

Item 7.1 - Mike Cardinal, Area Resident

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Daniel Grenier discloses an interest and abstains from voting on Item 7.2 being "Zoning By-Law Amendment – Z015-25 (ZNG/7309) – 726 Josephine Avenue, Ward 2," 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.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held July 7, 2025

Moved by: Member Daniel Grenier

Seconded by: Member Anthony Arbour

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held July 7, 2025 **BE ADOPTED** as presented.

Carried.

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Report Number: SCM 234/2025

6. PRESENTATION DELEGATIONS (*PLANNING ACT MATTERS*)

See items 7.1. through 7.3.

7. *PLANNING ACT MATTERS*

7.1. Zoning Amendment - Z014-2025 [ZNG-7308] - 2121 Riverside Drive W-Ward 2

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 754**

THAT the application to amend the City of Windsor Zoning by-law 8600 by changing the zoning on the lands of Part of Lot 1, Registered Plan 1163, Town of Sandwich as in R940402; City of Windsor, known municipally as 2121 Riverside Drive West from "Residential RD2.2 zone" to a site specific "Residential RD2.2 zone" to permit a multiple dwelling with 46 dwelling units **BE APPROVED.**

Carried.

Councillors Fred Francis and Jim Morrison voting nay.

Report Number: S 89/2025
Clerk's File: Z/14993

7.2. Zoning By-Law Amendment – Z015-25 (ZNG/7309) - 726 Josephine Avenue, Ward 2

Moved by: Councillor Fred Francis
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 755**

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

4. **EAST SIDE OF JOSEPHINE AVENUE, BETWEEN WYANDOTTE STREET WEST AND ROONEY STREET**

For the lands comprising of the north Part Lot 18 and the south Part Lot 17, Registered Plan 1042, one *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

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- a) *Lot Width: minimum 12.5 m*
 - b) *Lot Area: minimum 410 m²*
 - c) *Lot Coverage: maximum 48.0%*
 - d) *Rear Yard Depth: minimum 7.20 m*
 - e) *Gross Floor Area: maximum 460 m²*
- [ZDM 3; ZNG/7309]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the north Part Lot 18 and the south Part Lot 17, Registered Plan 1042, situated on the east side of Josephine Ave between Wyandotte Street West and Rooney Street, from RD1.3 to RD1.3x(4).

Carried.

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

Report Number: S 91/2025
Clerk's File: Z/14992

7.3. Official Plan Amendment 196 - Residential Corridor Designations

Moved by: Councillor Fred Francis

Seconded by: Member Daniel Grenier

Decision Number: **DHSC 756**

1. THAT Official Plan Amendment 196 **BE APPROVED** and Volume 1: The Primary Plan of the City of Windsor Official Plan ("Official Plan") **BE AMENDED** as follows:
 - THAT Schedule D – Land Use of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designations of the subject lands from "Mixed Use Corridor" to "Residential Corridor" as shown on Appendix A.

Carried.

Councillors Kieran McKenzie and Angelo Marignani voting nay.

Report Number: S 90/2025
Clerk's File: Z/14994

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:56 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:56 o'clock p.m.

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8. ADOPTION OF THE MINUTES

None presented.

10. *HERITAGE ACT* MATTERS

None presented.

11. ADMINISTRATIVE ITEMS

11.1. Response to CQ32-2020: Regarding Tree Protection and Replacement Policies - City Wide

Councillor Kieran McKenzie comments that there are real challenges in creating a protection program for trees on private land and would like to know if the city has any control over that. He also asks if other municipalities have procedures in place to protect trees on private property, or if there are means to implement a program to replace trees removed from private lands for an overall net zero impact. Yemi Adeyeye, City Forester/Manager, Forestry and Natural Areas, appears before the Development & Heritage Standing Committee regarding the administrative report dated July 7, 2025, entitled "Response to CQ32-2020: Regarding Tree Protection and Replacement Policies – City Wide" and indicates that Windsor does not have regulations in place to control what is done to trees on private property, but other municipalities in Ontario have tree protection by-laws, either through the planning process, or through requiring permits before removing trees. The Urban Forest Management Plan – Key Findings and Direction Report has a summary of the other municipalities with protection plans in place.

Councillor Kieran McKenzie asks what "low-hanging fruit" Council might be able to implement to move more strongly in the direction of tree protection. Mr. Adeyeye replies that the easiest method to implement is incentivizing people to plant trees on private land.

Councillor Kieran McKenzie asks how tree canopy coverage in Windsor – Essex County compares to other municipalities in the province. Mr. Adeyeye replies that province-wide, Windsor's tree canopy is lower than average, but when comparing to similar-sized cities, Windsor's coverage falls within the average.

Councillor Kieran McKenzie asks what the city's identified target is, and where we are currently in comparison. Mr. Adeyeye replies that the main target is maintaining the canopy, currently at 19%, with varying levels of future growth based on different options. Administration is awaiting Council direction on which path and targets to pursue.

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

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Decision Number: **DHSC 757**

THAT the report of the Planner III Policy & Special Studies dated July 7, 2025 entitled "Response to CQ32-2020: Regarding Tree Protection and Replacement Policies – City Wide" as it relates to the City of Windsor's land development by-laws **BE RECEIVED** for information.

Carried.

Report Number: S 88/2025

Clerk's File: SRT2025

12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee of its meeting held May 21, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 758**

THAT the minutes of the International Relations Committee meeting held May 21, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 237/2025

Clerk's File: MB2025

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 7:06 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on September 2, 2025.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

Development & Heritage Standing Committee Meeting
(*Planning Act* Matters)

Date: Tuesday, August 5, 2025

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

Members Present:

Councillors

Ward 1 - Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 10 - Councillor Jim Morrison (Chairperson)

Members

Member Anthony Arbour

Member Daniel Grenier

Member Regrets

Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING:

Ward 9 – Councillor Kieran McKenzie

Sandra Gebauer, Council Assistant

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

James Chacko, Executive Director, Parks, Recreation & Facilities

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Patrick Winters, Manager, Development

Laura Diotte, Manager, Planning

Yemi Adeyeye, City Forester / Manager Forest & Natural Areas

Elara Mehrilou, Transportation Planner I

Averil Parent, Planner II – Development Review

Frank Garadrdo, Planner III – Policy & Special Studies

Ryan Upton, Landscape Architect

Natasha McMullin, Clerk Steno Senior

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Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.2 - Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc.

Item 7.3 - Melissa Trudell, Area Resident

Delegations—participating in person

Item 7.1 - Jackie Lassaline, Lassaline Planning Consultants

Item 7.1 - Marko Agbaba, Property Owner

Item 7.1 - Mike Cardinal, Area Resident

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Daniel Grenier discloses an interest and abstains from voting on Item 7.2 being "Zoning By-Law Amendment – Z015-25 (ZNG/7309) – 726 Josephine Avenue, Ward 2," 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.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held July 7, 2025

Moved by: Member Daniel Grenier

Seconded by: Member Anthony Arbour

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held July 7, 2025 **BE ADOPTED** as presented.

Carried.

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7. *PLANNING ACT MATTERS*

7.1. Zoning Amendment - Z014-2025 [ZNG-7308] - 2121 Riverside Drive W-Ward 2

Frank Garardo (author), Planner III Policy & Special Studies, presents application.

Jackie Lassaline (agent), Lassaline Planning Consultants is available for questions. Ms. Lassaline states that she is requesting is a site-specific zoning by-law amendment to support a unique low profile residential apartment building geared toward student housing which provides single studio apartments. Ms. Lassaline states that a multi-use trail is north of the development and surrounded by other student housing residences, and low, medium and high residential profile buildings with similar heights. Ms. Lassaline states that the zoning by-law recognizes multi-unit residential building and asking for site-specific provisions to the following minor adjustment for heights, reduction in loading spaces, and set back from windows for parking spaces. Ms. Lassaline continues that the architectural design is complementary to the surrounding heritage buildings and existing community. Also, permitted on this site is a four-unit townhouse each with two additional dwelling units (ADU) and three residential units per townhouse, with a total of forty-eight rooms and permitted under the current by-law. Ms. Lassaline continues that only four parking spaces would also be required, where the proposed development is proposing twelve. This development provides an alternative to dormitory living spaces for students.

Marko Agbaba (owner), Agbaba Holdings Inc., is available for questions. Mr. Agbaba states that a development can proceed with a building permit to construct a forty-eight-bedroom student complex with four parking spaces and not be heard by a Standing Committee nor have the public notified of the proposed development. Mr. Agbaba states that it is important to understand the comparison of what is as-of-right to be constructed under the current by-law. Mr. Agbaba has concerns of Administration's report about density, building mass area, lot coverage, setbacks, and parking. Mr. Agbaba states that the proposed development is providing a better development than townhouses that can be built as-of-right.

Mike Cardinal (area resident) is available for questions and states that is here to reverse his recommendation from his written submission. Mr. Cardinal states he was informed of the potential for an alternative development and of current surrounding developments that did not require being presented at the Standing Committee. Mr. Cardinal states that the current zoning by-law should be reviewed of single-family dwelling properties along Bridge Ave to Huron Church Road and rezone all, as they could go through the building permit review and be approved for massive student housing which would be a disservice to the community.

Councillor Mark McKenzie inquires why not build more units if you can. Mr. Agbaba states the biggest demand for the City is studio apartments, this development has less density and is more efficient.

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Councillor Mark McKenzie how will you avoid double occupancy within these studio apartments. Mr. Agbaba states that his developments do not have double-occupancy rooms and the square footage of the units would not allow enough space for multiple tenants in each studio apartment.

Councillor Mark McKenzie inquires about the building materials used for the development. Mr. Agbaba states the exterior building materials were chosen to match the neighbouring homes and elevate the look of the community. Ms. Lassaline states that the design took into consideration heritage features and colours to be sensitive to the heritage properties and fit in the neighbourhood.

Councillor Kieran McKenzie inquires about the comparative buildings that contain more units and the potential for additional residents living in each unit and how the development proposed is not accurately captured in the metric being used to determine density. Mr. Agbaba states that it is inaccurate to compare density with a unit per hectare metric as a studio apartment is not the same as a six-bedroom apartment. Ms. Lassaline speaks about the type of apartment style and which type of student it would attract and why they chose studio apartments for this development.

Councillor Kieran McKenzie inquires if the apartment building down the street should have been included in the report to account for massing and neighbourhood characteristics. Ms. Lassaline states that the Official Plan policy and current Zoning By-Law needs to acknowledge student housing and look at each property uniquely.

Councillor Kieran McKenzie inquires how this development is an alternative to dormitory living. Ms. Lassaline states in terms of townhouses where you have three units in each contains multiple bedrooms as a shared facility. This development will provide units that will have privacy for a graduate student.

Councillor Marigani inquires about development timelines and dates of completion. Mr. Agbaba states development can start in September 2026 and completed September 2027.

Councillor Marignani inquires about the rental costs of units. Mr. Agbaba states the costs of the units at a very attainable price.

Councillor Marignani inquires if there are any conditions or clauses in place to keep this development as student housing. Mr. Agbaba states that the province of Ontario does not allow for discrimination for occupants, and the only time it may be an issue is if there are issues with on-street parking, which none is available for this property.

Councillor Marignani inquires about the front of the building and site lines and if it is possible to recess the development to maintain the site lines. Ms. Lassaline states that the development exceeds the front setback and moved back the building line as far back as possible with the parking provided at the back of the building. Ms. Lassaline states that the building has been stepped back to allow for the west side of the building set back further than the east side.

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Councillor Marignani inquires about the concerns from the Forestry Department and parking recommendation. Mr. Agbaba states that the trees in the parking lot will be retained to accommodate the Forestry Departments concern and by doing so will decrease the parking lot by two spaces.

Councillor Marignani inquires about the spaces permitted for bicycle parking spaces. Mr. Agbaba states that the mandatory bicycle parking is not located in the right-of-way sideyard but the bonus parking is located there and no variances are being asked for.

Councillor Marignani inquires about the tree on the northeast section of the property and whether it will be removed. Mr. Agbaba states the tree will be removed and will add different lower profile trees and shrubs that will replace it.

Chair Morrison states that there is an Urban Forestry Management Plan as part of the agenda to implement policies.

Member Anthony Arbour inquires what type of bicycle parking will be provided, will it be secure with shelter and will there be electricity to accommodate scooters. Mr. Agbaba states that the spaces provided are not indoor but will be secured with access only by occupants, and shelter and power can be provided.

Councillor Marignani inquires about the roof top terrace and it's intent. Mr. Agbaba states that half of the roof will be used for solar panels, and the other half will be used amenity space with restricted hours. Ms. Lassaline states that it provides some green space for residents and it will be monitored.

Councillor Marignani inquires whether Rankin Avenue can be used for loading or parking concerns. Mr. Agbaba states that if someone parks on Rankin, with the boulevard having two one-way streets, it will not have an impact on other through traffic, and makes having a loading space irrelevant for a development like this.

Chair Morrison asks for clarification about the height of the building. Ms. Lassaline states that the building is 3.5-storeys, where the basement will have apartments and makes up the half storey.

Chair Morrison inquires if a couple could rent an apartment and whether this would be monitored. Mr. Agbaba states that under his ownership, this will remain single occupancy units.

Councillor Mark McKenzie inquires if this development were to change to four townhomes would site-plan control be applied. Mr. Garardo states that site-plan would apply for anything over 10 residential units, or until the applicant receives permission to sever the parcel.

Councillor Mark McKenzie inquires about parking concerns and if exceptions have been made for no parking with other developments. Mr. Garardo states that other developments have reduced parking but not in residential areas and defers the question to Transportation Planning. Ms. Mehrilou states that the parking study shows concerns for the significant parking reduction and this

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cannot be regulated for only students. Mr. Campigotto states that the purpose of the application is to amend the Zoning By-Law to approve forty-six units on the property and nothing to bind the current or future owner outside of the process increase the number of bedrooms in the units. Parking utilization was assessed the closest subject properties nearest in profile and found that all did not have less than 50-70% utilization.

Councillor Mark McKenzie inquire what can be implemented within the zoning to ensure the property stays student housing. Mr. Garardo states that the Planning Act does not discriminate based on age or who the tenants will be.

Councillor Kieran McKenzie inquires if Mr. Agbaba is correct and that forty-eight units can be put into several townhouses without involving the City's Planning Department. Mr. Campigotto states that the site plan and loose renderings were submitted, yet floor plans have not been provided and cannot confirm whether it would conform to the Ontario Building Code. We do not have enough information to deem the townhouse plan viable.

Councillor Kieran McKenzie inquires if what Mr. Agbaba has claimed is possible. Mr. Campigotto states that there are Ontario Building Code concerns and Zoning By-Law 8600 regulations that need to be fulfilled and with the absence of the information required believes that it is unlikely that that many units can be built.

Councillor Kieran McKenzie inquires about the fourteen storey, 200 unit not far from the development and why it was not included as a comparison in the report. Mr. Garardo states that it was part of the analysis, with the intensification guidelines stating to analyze within 150 metres which it fell outside of that range.

Councillor Marignani inquires what possibility that this type of housing be used as an Air BnB in the off season. Mr. Garardo states that the short-term rental by-law requires a license and the primary resident is to be onsite.

Councillor Kieran McKenzie asks for clarification about why the parking framework that was applied and not a student residence parking requirement. Mr. Campigotto defines a student residence based off Zoning By-Law 8600 and that it is not available for private residence nor a non-for-profit organization.

Councillor Kieran McKenzie inquires about the parking ratio. Mr. Campigotto states that the ratio is being applied as a response to the use profile asked for by the applicant based on Zoning By-Law 8600.

Councillor Kieran McKenzie inquires how many residential parking permits the proponent would be entitled to if the townhouse model was proposed. Mr. Campigotto states one parking spot per unit is provided and defers the question to Transportation Planning regarding on-street parking. Ms. Mehrilou gives the parking ratios for townhouse developments.

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Councillor Kieran McKenzie inquires about permit parking for the development. Ms. Mehrilou states that because the address is on Riverside Drive it does not allow for residential permits on Rankin Avenue as there is on-site parking available currently.

Councillor Kieran McKenzie inquires about the townhouse proposal and whether that would go forward to Council. Chair Morrison states that the proposal is for the multi-residential dwelling not the townhouse proposal and Administration recommends to deny the application.

Councillor Francis inquires for clarification from Administration to provide context. Mr. Campigotto states that the multiple dwelling on a property with established regulations that align with low profile development that are not like the surrounding apartment buildings. The proponent is requesting something that is not comparable and as appropriate as other residential dwellings and the precedent that has been established.

Councillor Francis inquires about setting precedence for this development in the area. Mr. Campigotto states that the development is not appropriate in this context, rather in an area that is commensurate in size relative to density or in other areas in which have been designated intensity targets through our Official Plan.

Councillor Marignani inquires if the developer can incorporate that portion of Rankin Avenue as part of their development. Ms. Mehrilou states that there are restrictions in place. Mr. Winters states that it has not been reviewed to determine the possibility and there would be utility implications. Ms. Mehrilou states that any changes of parking restrictions would require a petition from the residents.

Councillor Kieran McKenzie moved the motion to approve the application as presented.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 754**

THAT the application to amend the City of Windsor Zoning by-law 8600 by changing the zoning on the lands of Part of Lot 1, Registered Plan 1163, Town of Sandwich as in R940402; City of Windsor, known municipally as 2121 Riverside Drive West from "Residential RD2.2 zone" to a site specific "Residential RD2.2 zone" to permit a multiple dwelling with 46 dwelling units **BE APPROVED.**

Carried.

Councillors Fred Francis and Jim Morrison voting nay.

Report Number: S 89/2025

Clerk's File: Z/14993

7.2. Zoning By-Law Amendment – 2015-25 (ZNG/7309) - 726 Josephine Avenue, Ward 2

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Averil Parent (author), Planner II - Development Review, is available for questions.

Tracey Pillon-Abbs (agent), is available for questions.

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 755**

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

- 4. EAST SIDE OF JOSEPHINE AVENUE, BETWEEN WYANDOTTE STREET WEST AND ROONEY STREET**

For the lands comprising of the north Part Lot 18 and the south Part Lot 17, Registered Plan 1042, one *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

- a) *Lot Width: minimum 12.5 m*
- b) *Lot Area: minimum 410 m²*
- c) *Lot Coverage: maximum 48.0%*
- d) *Rear Yard Depth: minimum 7.20 m*
- e) *Gross Floor Area: maximum 460 m²*

[ZDM 3; ZNG/7309]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the north Part Lot 18 and the south Part Lot 17, Registered Plan 1042, situated on the east side of Josephine Ave between Wyandotte Street West and Rooney Street, from RD1.3 to RD1.3x(4).

Carried.

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

Report Number: S 91/2025

Clerk's File: Z/14992

7.3. Official Plan Amendment 196 - Residential Corridor Designations

Frank Garardo (author), Planner III Policy & Special Studies, is available for questions.

Melissa Trudell (area resident) states a letter was submitted with signatures of her own and additional residents in opposition to the Official Plan Amendment (OPA) to change the lands from mixed use zoning to residential single-family homes only in the Wyandotte Corridor. Ms. Trudell has concerns that the corridor should have higher density as it will reduce and limit access to amenities and would stunt the growth and progress in the neighbourhood. This amendment goes

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against achieving the City's goals of mixed-use corridors to create walkable communities, and states that there are no reasons to support this change.

Councillor Francis inquires whether the Cabana Corridor is being converted from mixed use to residential zoning and seeks clarification that commercial lands will remain as commercial. Mr. Garardo agrees and states that the business improvement areas were excluded, a high-level policy allows areas within 100 metres of business areas, continuous opportunity to expand within the existing commercial areas, but do so in an orderly manner.

Councillor Francis inquires if this is based on the feedback received from residents and whether opinions were considered to put forward this recommendation. Mr. Garardo states that yes, open houses were conducted and all opinions were considered. Mr. Garardo states that when locations were reviewed with OPA 159 and gave information regarding why certain areas were chosen.

Councillor Marignani seeks clarification on the area of the Wyandotte Corridor. Mr. Garardo states that small sections along Wyandotte Street, and states that areas in between are designated under traditional commercial street and mixed-use corridors that are subject to certain high-level policies and framework.

Councillor Marignani inquires if City Council could change direction if they see that it would benefit the community. Mr. Garardo agrees and states that any development proposal would still come forward and the context would be reviewed and provide the support from Administration.

Councillor Kieran McKenzie inquires why if we wanted to create intensification corridors why would we preclude the idea of mixed use when another aspect that would promote higher levels of intensification. Mr. Garardo states that these policies still promote intensification but provide more framework based on the context and lotting patterns and provides clarity on the types of proposals administration would deem viable/supportable.

Councillor Kieran McKenzie inquires if someone where to purchase a parcel of land to create a ten-storey building in the Wyandotte Corridor that is highlighted as a residential corridor, and whether a restaurant could be situated on the main floor. Mr. Garardo states that it would not be permitted but the policy provides an opportunity to review development proposals contextually under the policy framework. If the proposal was in an orderly manner from expansion of other commercial centres then it would be reviewed to see if it would be viable.

Councillor Kieran McKenzie states that residents prefer mixed use corridors and inquires how Administration would respond to their preferences. Mr. Garardo states that there are only small sections of the Corridor and does not hinder the opportunity for mixed use and commercial development within a walkable distance in an orderly manner. Mr. Campigotto states that the intent of the framework is to incentivize residential intensity in an area with current residential built form and commercial built form where it already exists.

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Councillor Kieran McKenzie inquires how much effect does the federal housing initiatives and policies have on the initiative to develop residential corridors. Mr. Campigotto states he does not have an answer to that.

Moved by: Councillor Fred Francis

Seconded by: Member Daniel Grenier

Decision Number: **DHSC 756**

1. THAT Official Plan Amendment 196 **BE APPROVED** and Volume 1: The Primary Plan of the City of Windsor Official Plan ("Official Plan") **BE AMENDED** as follows:

- THAT Schedule D – Land Use of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designations of the subject lands from "Mixed Use Corridor" to "Residential Corridor" as shown on Appendix A.

Carried.

Councillors Kieran McKenzie and Angelo Marignani voting nay.

Report Number: S 90/2025

Clerk's File: Z/14994

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:56 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services