

Final Consolidated Development & Heritage
Standing Committee Meeting Agenda

Date: Tuesday, September 2, 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 (Planning Act) of its meeting held August 5, 2025 (SCM 258/2025)
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6.	PRESENTATION DELEGATIONS (<i>PLANNING ACT</i> MATTERS)
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7.	<i>PLANNING ACT</i> MATTERS (<i>previously distributed</i>)
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DELEGATIONS: (5 MINUTES)

7.1.	ZBA Application for 7900 Anchor Drive & 8100 Twin Oaks Drive, Z-016/25 [ZNG-7310], Ward 9 (S 98/2025) – <i>Author: Brian Nagata, Planner II - Development Review</i> a) Brian Nagata, Planner II - Development Review (in person) b) Jerry Kavanaugh, Agent for the Applicant & Senior Directing Partner, Architectural Design Associates Inc., available for questions (in person)
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- 7.2. ZBA Application for 0 & 1841 Longfellow Avenue, Z-017/25 [ZNG-7312], Ward 10 **(S 99/2025)** – *Author: Brian Nagata, Planner II - Development Review*
a) Brian Nagata, Planner II - Development Review (in person)
b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
- 7.3. ZBA Application for 0 Salter Avenue, Z-009/25 [ZNG-7298], Ward 3 **(S 100/2025)** – *Author: Brian Nagata, Planner II - Development Review*
a) Brian Nagata, Planner II - Development Review (in person)
b) Hal Kersey, President, HRK Realty Services Ltd. Agent for the Applicant, Claudio Martini, Executive Vice President, Sterling Ridge Group, and Alawi Altahhan, Director Project Management, Quality Assurance & Document Control, Sterling Ridge Group, available for questions (in person)
- 7.4. Approval of a Plan of Condominium with Exemption under Section 9(3) of the Condominium Act, 4470 North Service Road East; File No.: CDM 001-25 [CDM-7316]; Ward 5 **(S 97/2025)** – *Author: Justina Nwaesei, Senior Planner – Development*
a) Justina Nwaesei, Senior Planner – Development (in person) (PowerPoint)
b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
8. **ADOPTION OF THE MINUTES (previously distributed)**
- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held July 7, 2025 **(SCM 215/2025)**
- 8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held August 5, 2025 **(SCM 252/2025)**
9. **PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)**
10. **HERITAGE ACT MATTERS (previously distributed)**
- 10.1. Request to Extend MRLA's Consulting Services to Stage 2 of the Walkerville HCD - Ward 4 **(S 104/2025)** – *Author: Tracy Tang, Planner III - Heritage (Acting)*

11. ADMINISTRATIVE ITEMS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

- 11.5. Downtown CIP - 423-437 Ouellette Ave - Ward 3 (**S 102/2025**) – *Author: Simona Simion, Planner III - Economic Development (Acting)*
a) Dawne Martens, Property Manager, 2424718 Ontario Limited, available for questions (via Zoom)

- 11.6 Part Closure of north/south alley located between Brant Street and Wyandotte Street East, Ward 4, SAA-7198 (**S 70/2025**) – *Author: Brian Nagata, Planner II - Development Review*

Clerk's Note: Administration is providing the ***previously distributed*** additional information memo (**AI 21/2025**)

- a) Jeffrey Nanson, Mousseau, Deluca, McPherson, Prince LLP, on behalf of the Applicant Vito Maggio Holdings Inc. (in person)
- b) Patrick Clark, CLP Law, Agent on behalf of 1912944 Ontario Ltd. (via zoom)
- c) Elizabeth Fisk, Area Resident (in person)
- d) Kevin Kavanaugh, Kinart, Inc. (in person)

Clerk's Note: The following written submissions are ***previously distributed***:

- a) Philip Dutton, Lisa Sylvestre, Aaron & Elizabeth Fisk, and Kevin Kavanaugh, Area Residents
- b) Patrick Clark, CLP Law, Agent on behalf of 1912944 Ontario Ltd

ADMINISTRATIVE ITEMS: (*previously distributed*)

- 11.1. Response to CQ 28-2024 – Downtown Residential Parking Requirements (**C 85/2025**) – *Author: Adam Szymczak, Senior Planner - Development*
- 11.2. Brownfield CIP Application - 844 Bridge Ave - Ward 2 (**S 94/2025**) – *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 11.3. Demolition Application subject to Demolition Control - 1968 George Ave - Ward 5 (**S 95/2025**) – *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 11.4. Downtown CIP - 257 Wyandotte St E - Ward 3 (**S 101/2025**) – *Author; Simona Simion, Planner III - Economic Development (Acting)*

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT

LAND
REGISTRY
OFFICE #12

01134-0125 (LT)

PAGE 1 OF 2
PREPARED FOR Patrick
ON 2025/08/22 AT 15:00:24

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 11 PL 455 WALKERVILLE; LT 12 PL 455 WALKERVILLE; LT 13 PL 455 WALKERVILLE ; WINDSOR

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 01134-0297

OWNERS' NAMES

1912944 ONTARIO LIMITED

CAPACITY SHARE

ROWN

PIN CREATION DATE:
1999/05/28

Development & Heritage Standing Committee

Tuesday, September 2, 2025

Item 11.6 - Written Submission

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div>**EFFECTIVE 2000/07/29</div><div>THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/01/08 ON THIS PIN**</div><div>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/05/28**</div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/05/28 **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 1999/05/31 **</div></div>						
R1334059	1996/01/31	TRANSFER		<div><div></div><div></div></div>	<div><div></div><div></div></div>	
CE309804	2008/01/04	TRANSFER		<div><div></div><div></div></div>	<div><div></div><div></div></div>	
CE309805	2008/01/04	CHARGE		<div><div></div><div></div></div>	<div><div></div><div></div></div>	
CE464860	2011/04/01	LIEN		<div><div></div><div></div><div></div></div>		
CE472186	2011/05/31	APL OF SURV-CHRG		<div><div></div><div></div></div>	<div><div></div><div></div></div>	
REMARKS: CE309805.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE472371	2011/05/31	TRANS POWER SALE	\$265,000	[REDACTED]	1486096 ONTARIO LIMITED	C
		REMARKS: CE309805.				
CE472372	2011/05/31	CHARGE		*** COMPLETELY DELETED *** 1486096 ONTARIO LIMITED	[REDACTED]	
CE700604	2016/02/12	DISCHARGE INTEREST		[REDACTED]		
		REMARKS: CE464860.				
CE847408	2018/09/05	APL CH NAME OWNER		1486096 ONTARIO LIMITED	1912944 ONTARIO LIMITED	C
CE888268	2019/05/30	DISCH OF CHARGE		[REDACTED]		
		REMARKS: CE472372.				
CE896150	2019/07/12	NOTICE OF LEASE	\$2	1912944 ONTARIO LIMITED	2652329 ONTARIO INC.	C
CE896151	2019/07/12	NOTICE	\$2	1912944 ONTARIO LIMITED	2652329 ONTARIO INC.	C
		REMARKS: RIGHT OF FIRST REFUSAL				

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