

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, October 6, 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 September 2, 2025 (SCM 288/2025)
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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 - 475 Cabana Road West - Z 012-2025 [ZNG/7306] - Ward 1 (S 103/2025)
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- a) Frank Garardo, Senior Planner (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (in person)
- c) Brent Klundert, President, BK Cornerstone, available for questions (in person)
- d) Andi Shallvari, Representing Property Owners, available for questions (in person)

- 7.2. ZBA Application - 619 Cabana Rd W - Z013-2025 [ZNG/7307] - Ward 1 **(C 108/2025)**
- a) Frank Garardo, Senior Planner (in person)
 - b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (in person)
 - c) Dan Coccimiglio, Area Resident (in person)

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

- a) Dan Coccimiglio, Area Resident
- 7.3. Rezoning Application - 4325-4445 Cabana Rd E - Z-018/25 ZNG/7315 - Ward 9 **(S 109/2025)**
- a) Adam Szymczak, Senior Planner – Development (in person)
 - b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (in person)

8. ADOPTION OF THE MINUTES

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. HERITAGE ACT MATTERS

11. ADMINISTRATIVE ITEMS *(previously distributed)*

DELEGATIONS: (5 MINUTES)

- 11.1. Joy Road Sanitary Sewer - Oversizing - Ward 10 **(S 117/2025)**
- a) Kip Brouwer, Area Resident, available for questions (in person)

ADMINISTRATIVE ITEMS: *(previously distributed)*

- 11.2. Part Closure of east/west alley located between Seventh Street and Eighth Street, SAA-7320 - Ward 1 **(S 115/2025)**

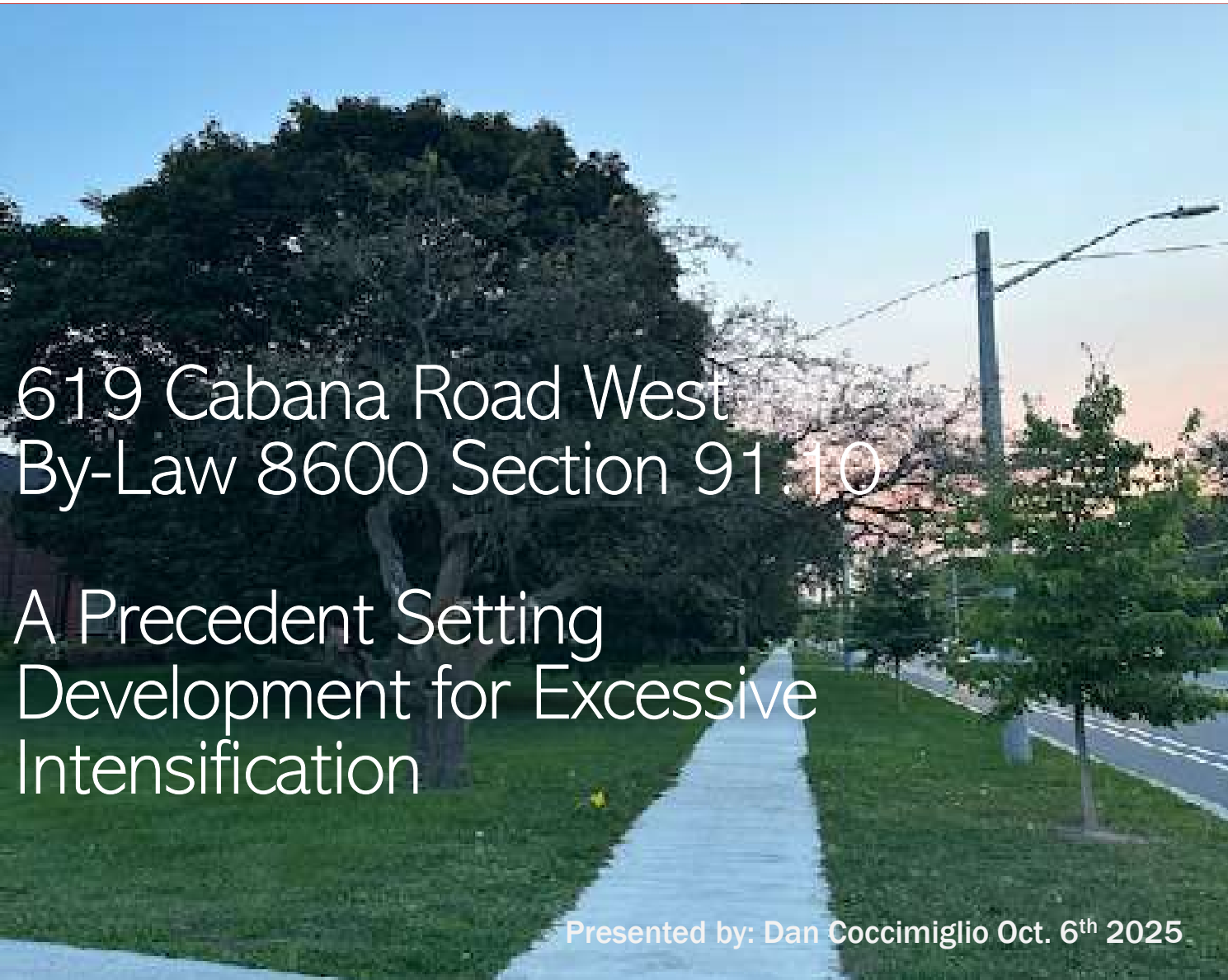
12. COMMITTEE MATTERS *(previously distributed)*

- 12.1. Minutes of the International Relations Committee of its meeting held September 5, 2025 **(SCM 293/2025)**

12.2. Report No. 59 of the International Relations Committee (**SCM 297/2025**)

13. QUESTION PERIOD

14. ADJOURNMENT



Introduction

- I'm here today to ask the Development & Heritage Standing Committee reject the RD2.2 site specific rezoning application for 619 CRW with its requested lot width reliefs, and misguided lot area comparisons relating to over intensification.
- Also asking this Committee to challenge the newly designed By-law 8600 Section 91.10.
- Based on neighbourhood feedback, we are not opposed to the 475 Cabana Road West development being heard today as well, with 12 units, reasonable intensification which fits the character of this beautiful neighbourhood.
- It does not conform with the purpose and intent of the City of Windsor OP, does not conform to good Zoning principles, and would set a harmful precedent of over-intensification. The problem with excessive intensification/too many units: Less privacy, more noise from vehicular traffic, more garbage, and smaller units that do not favour family units.
- This is a Precedent Development: Approval here would **open the door to further severances and overemphasis on intensification** on Cabana and similar Residential Corridor streets.

Main Concerns

- Creating Site Specific Designs which overstep Guiding Principles and Provincial Directives
- Section 91.1 allows for too many Max Dwellings (6) while pulling specifications from RD2.2 to significantly lower the standards for this neighbourhood. 619 Cabana Road West is the burden of proof for this statement as shown
- This is uncontrolled site specific intensification with 18 units (6x3). Even Mixed Use or Residential Corridors are subject to reasonable intensification, potentially going from a 3 bedroom home to 36 bedrooms, isn't reasonable.
- Min Lot Width Violation and Min Lot Area Issues
- No protection of existing neighbourhood street character by altering established lotting
- There are many OP Policies that aren't upheld within the PRR

Zoning Issues: Min Lot Area Calcs and Max Dwelling Specs work together

- Section 91.1 proposes RD2.2 Design methodology designed for Max 4 dwellings. Amending the Max dwellings to 6 changes the design intention. How so...
- The minimum lot area is calculated by overall lot size because the assumption is that there is a max of 4 dwellings to control intensification.
- Section 91.1 should not be approved as is, as these provisions are meant to work together hand in hand to control intensification with the intention of Max 4.
- We have RD2.5 which is designed for the purpose of dealing with multiple dwellings of 5 or more.

Zoning Issues with 619 and Section 91.1: Min Lot Area

- So what would happen if this development was attempting to apply for the RD2.5 zoning bylaw similar to the past? Or if Section 91.1 adopted principles closer to RD2.5?
- The Min lot area calculation changes from an overall lot area to a Min lot area per dwelling and therefore, this development would severely fail the Lot Area Provision. Concludes over-intensification when analyzing the ratio of # of Dwellings to Lot Area.
- Full Lot Area=1991m² vs **2988m²** (Min requirement at 18x166m² per dwelling)
- Severed Lot Area Proposed = 626 m² (from PRR) vs **996m²** (6x166m²) minimum
- The Lot Coverage Specification: passes because the units for this development are very small. This shouldn't be the only argument to determine that this isn't over intensification. (Total building footprint area / Total lot area) x 100%

Zoning Issues: Min Lot Width Relief

- RD2.2 Min Lot Width is designed for 18m and a Max of 4 dwellings.
RD2.5 Min Lot Width is designed for 20m and Over 5 dwellings
- There are ramifications to allowing Section 91.10 and the 619 application:
 - Min Lot Widths down to 15m is a large 25% reduction while increasing allowable units to 6
- Do we realize the impacts to lotting and street character such a reduction to this Roseland area will have?
- 619 still doesn't even meet the Section 91.1 PROPOSED guidelines (over intensification concerns). Such a reduction is not "minor" as mentioned in this PRR.
- The PRR for 475 Cabana states "will not change lotting or street patterns," this application for 619 can't say the same and Section 91.10 is aggressive in terms of intensification and impacts.

OPA 159 – A 20 year vision

- Key findings in OPA 159 include:
 - There is concern that uncontrolled intensification can adversely impact the character of existing residential neighbourhoods within the City.
 - Low profile residential neighbourhoods should accommodate intensification that maintain their character and built forms

Official Plan vs. PRR Statements:

- OP Policy 3.2 – Growth Concept:
 - Policy: Encourages strong pedestrian orientations
 - Reality: This site plan does NOT contain STRONG orientations as the buildings are not frontage facing.

- OP Policy 6.1 – Goals:
 - Policy: 6.1.3 Housing suited to the needs of Windsor's residents.
 - Reality: With units sizes of 664 and 770sq ft, these rental units are not designed for the needs of our residents. These units will not create more housing for families like the application at 475 CRW will. These needs are contrary to the policy as the size dictates the market is for out of town students.

- OP Policy 6.5.3.4:
 - Policy: Council shall promote the infilling and consolidation of existing Mixed Use Corridors.
 - Reality: This infilling strategy is aggressive and not site suitable. 12 units is a compatible and reasonable infilling strategy as proposed by 475 CRW which has the same dimensions as 619.

Official Plan Issues:

OP Policy 6.5.3.8 – Design Guidelines:

OP Policy 6.5.3.8 /Massing Concerns – PRR States “The design and style of the proposed buildings will blend well with the scale and massing of the surrounding area.”

Reality: 3 buildings with the proposed tight lot width relief and small lot areas doesn’t achieve this.

Example: Massing at 475 as a comparison– the proposed 2 buildings with existing lot widths will blend well with the low profile scale and massing of the area, as deemed by Ms. Abbs herself in the 475 PRR application but doesn’t mention this in the 619 application.

OP Policy 6.5.3.8 (d) where possible, parking is located in the rear of the property to encourage continuous building facades adjacent to the street;

Reality: The buildings do not face Cabana Road West and hence do not adopt continuous building facades with strong charming street presence adjacent to the street as desired. This does not blend with the existing character of the surrounding area as the PRR application states.

PRR States in 6.5.3.8 – “Hence the proposed development will blend with the existing character of the surrounding area”.

Reality: Commercial style Flat Roofing, Over Massing extent, façade orientations which don’t face CRW, and lotting relief requested all contradict the blending of the existing character in an effort to over-intensify.

Official Plan Issues:

- OP Policy 8.7.2.3 – Built Form, infill development
- Goal is to maintain and protect the existing neighbourhood character. This is not designed to function as an integral and complementary part of this area's existing development pattern by not having regard for: (a) massing (f) position relative to the road (h) pattern, scale and character of development (i) exterior building appearance.
- The PRR states “The proposed development will be a natural integration of the established area.”
- Reality: According to the drawings, this is a complete clear cut, there natural integration proposal is to plant new trees and remove over 50+ years of natural growth. See “Tree Preservation Plan”
- (a) Massing – The PRR states “the proposed buildings will be limited to 3 storeys, which will blend well with the medium profile scale and massing of the existing surrounding area.”
- Reality: If the massing was consistent with the existing surrounding area, extreme lot width relief wouldn't be needed. The siting place of all 3 buildings is also inconsistent with existing area
- (f) Pedestrian Oriented Design: The proposal does not achieve a **pedestrian-oriented design**, unlike nearby applications such as 475 Cabana whereby the main entrances are oriented to the street sidewalk.

Official Plan Issues:

OP Policy 8.7.2.3 – Built Form, infill development

Continued:

- (h) Pattern, Scale and Character of Existing Development
- PRR states – “**the style of development will blend well** with the scale and massing of the existing medium profile surrounding area.”
- Reality: The proposed flat-roof design is inconsistent with the peaked roof character of the surrounding residential neighbourhood. Even though a peaked roof may increase the height of the overall building for nearby neighbours, it is the right thing to do to preserve existing character.
- See Urban Design Consultation by Sophia Diblasi (Appendix D), with the same concerns and references Section 2.3.2 of the Intensification Guidelines and OP Section 8.7.1.3
- (i) Architectural proportion
- PRR States - “the proposed visual effect of the relationship of the proposed development will blend well with the immediate area. The design will enhance the streetscape along the roadway.”
- Reality: This development does not blend well nor enhance this area.

PRR Section 6.1 Site Suitability Summary

- PRR States “6.1.1 Site Suitability “The land area is sufficient to accommodate the proposed development”.
- Reality: The site isn’t suitable and hence why the City needed to design Section 91.1 and the lot widths still aren’t suitable.
- PRR States “6.1.3 The proposal represents good planning.”
- Reality: It asks for aggressive intensification relief, it eliminates mature environmental buffers, introduces incompatible built forms, and harms pedestrian orientation by not containing road facing front doors
- PRR States “6.1.4 Natural Environment Impacts: The proposal does not have any negative natural environmental impacts.”
- Reality: Potentially removing 8 - 50-75 foot Norway Spruce Trees that are 50-70 years old has negative impacts.

Housing That We Need

- The justification of “affordability” is misleading. Units of **650–750 sq. ft. are not family-oriented and will not provide the types of housing needed in this area.
- The Lot Coverage Specification passes because the units for this development are very small. This shouldn’t be the only argument to determine over intensification.
- Provincial Directive: 4 plexes (which would allow these units to be larger and family oriented) have less compatibility impacts than medium and high density proposals within existing neighbourhoods (Why are we going up to 6 dwellings in Section 91.1?)
- Provinces New Planning Policy Statement started Oct. 2024: Building up around Transit Hubs and Retail/Shopping Nodes – Neither are on Cabana Road West, thus REASONABLE intensification is justified
- Windsor Infill and Intensification Design Guideline April 2022 and June 2022:
 - 3.2: All development shall ensure excellence in design, be designed to achieve a high degree of environmental sustainability, and demonstrate high quality architectural detailing

Tree Canopy Elimination on Cabana Road West

- The Urban Tree Canopy Assessment Report 2020 indicates that the City needs to continue to plant, at a minimum, 2200 trees per year. One of the objectives of the City is to improve our Canopy Cover which is currently at 19%.
- PRR – 4.3.3 A Tree Survey and Preservation Plan. How protection and enhancement can coincide with the proposed development.
- Reality – A total of 16 trees were identified and only 3 small trees are on the plan to remain. This would include the loss of 8 mature Norway Spruces, each approximately 50–75 feet tall with a spread of 25–40 feet. No efforts here to maintain existing screening, privacy and environmental buffers for neighbouring residents.

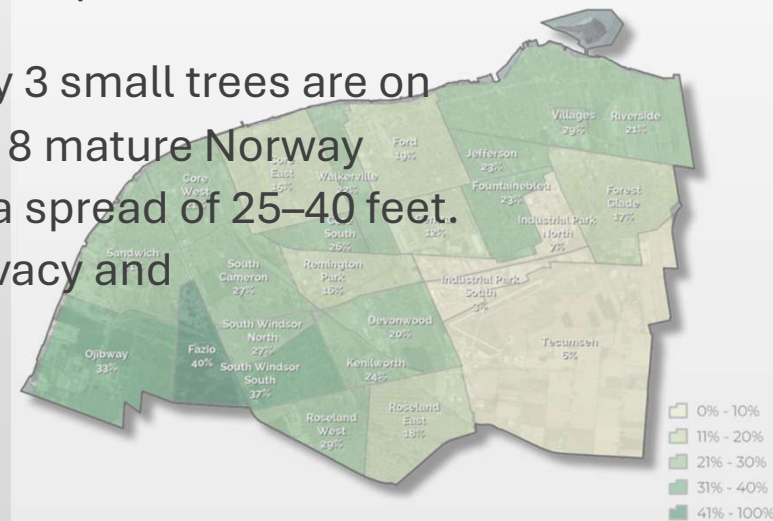


Figure 12. | Urban tree canopy in Windsor by IMS districts.

619 Cabana – Removal of 50+ year old Natural Screening Proposed



Conclusion

This application and the zoning exception Section 91.1 represents uncontrolled intensification, does not respect the purpose and intent of the City of Windsor's Zoning By-Laws, Official Plan requirements, and undermines both environmental integrity and neighbourhood character.

For these reasons, I respectfully request that this Committee deny the rezoning application for 619 Cabana Road West at this stage and re-design aspects of Section 91.1 that meets intensification restrictions such as min lot widths and min lot areas.

As mentioned, 12 townhomes such as 475 Cabana Road West, fits character and intensification goals.

Thank you all for your time and consideration.

Dan Coccimiglio