

Development & Heritage Standing Committee Meeting

Date: Monday, November 3, 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 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Members

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member William Tape

Member Regrets

Member Anthony Arbour

Member Joseph Fratangeli

Member Robert Polewski

Member Khassan Saka

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

Sahar Jamshidi, Manager, Road Safety

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Patrick Winters, Manager, Development
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Joe Baker, Manager, Land Development and Growth
Elara Mehrilou, Supervisor, Corridor Maintenance
Adam Szymczak, Senior Planner - Development
Averil Parent, Planner II - Development Review
Brian Nagata, Planner III – Development
Tracy Tang, Planner III – Heritage
Daniel Lopez, Development Engineer
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.3 & 7.4 – Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc.

Delegations—participating in person

Item 7.1 & 7.2 – Amy Farkas, Agent for the Applicant, Dillon Consulting Limited

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 7.3 being “Zoning By-Law Amendment - Z 023/25 (ZNG-7327) 3858-3868 Peter St. - Ward 2” as his company has hired the planner on record for the application for one of their projects and Item 7.4 being “Zoning By-Law Amendment - Z 021/25 (ZNG-7323) - 520 Grand Marais Rd. W - Ward 10” 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.

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8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held September 2, 2025

Moved by: Member William Tape
Seconded by: Member John Miller

THAT the minutes of the Development & Heritage Standing Committee meeting held September 2, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 287/2025

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held October 6, 2025

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Mark McKenzie

THAT the minutes of the Development & Heritage Standing Committee meeting held October 6, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 325/2025

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. *HERITAGE ACT* MATTERS

10.1. Notice of Intent to Partially Demolish a Heritage Listed Property – 734 Kildare Road, Warren Seagrave House - Ward 4

Moved by: Councillor Mark McKenzie
Seconded by: Member William Tape

Decision Number: **DHSC 780**

- I. THAT the Notice of Intent to partially demolish the heritage listed property at 734 Kildare Road, Warren Seagrave House, to remove the existing one-storey detached garage structure at the rear of the property **BE RECEIVED**.

Carried.

Report Number: S 124/2025
Clerk's File: MBA/14987

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Tracy Tang appears before the Development & Heritage Standing Committee and provides a brief update on the Walkerville Heritage Conservation District Project indicating there will be a public engagement event for Stage 2 – Plan and Guideline stage on Tuesday, November 4, 2025, doors open at 6:30 o'clock p.m. with the presentation beginning at 7:00 o'clock p.m. at Willistead Manor in the Saltmarche Gallery. This meeting is open to the public.

Councillor Kieran McKenzie asks how the feedback will be reported back to the Development & Heritage Standing Committee and City Council. Ms. Tang indicates that the feedback received from the meeting will be incorporated into the Draft Plan and Guidelines documents that will be presented to the Development & Heritage Standing Committee and to City Council along with a record of public engagement report at the completion of the project for final approval.

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:35 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:37 o'clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held October 6, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held October 6, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 326/2025

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 1730 Olive Road, Z-025/25 [ZNG-7329], Ward 8

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

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Decision Number: **DHSC 776**

- I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 318, 319, 431 & 432, Part of Lots 317, 320, 430 & 433, and Part of Closed Alley, Plan 1063 [PIN No. 01116-0581 LT (in part) & PIN No. 01116-0587 LT (in part)], situated on the south part of Kinsmen Norman Road Park and north half of abutting 7.62-metre-wide closed east/west alley, shown as the *Subject Site* on Appendix A, from GD1.1 to RD1.2.
- II. THAT before the issuance of a Building Permit, the City Solicitor **BE DIRECTED** to grant Bell Canada, ENWIN Utilities Ltd. and Managed Network Systems Inc. (MNSi), at no cost, a 4.57-metre-wide easement, measuring 1.52 metres and 3.05 metres from the shared rear lot line of the new single unit dwelling lots on Olive Road and Norman Road, respectively, shown as the *Subject Site* on Appendix A, to service the proposed development.
- III. THAT Administration **BE DIRECTED** to provide a financial, or real estate business plan for information when this report proceeds to Council for their consideration.

Carried.

Report Number: S 121/2025

Clerk's File: Z/15041

7.2. Rezoning – 0 Spitfire Way – Z-020/25 ZNG/7318 – Ward 6

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 777**

1. THAT Zoning By-law 8600 **BE AMENDED** by deleting and replacing clause 439 in Section 20(1) as follows:
 439. **EAST SIDE OF LAUZON ROAD BETWEEN MCHUGH STREET AND THE VIA RAIL RAILWAY RIGHT-OF-WAY**
 1. For the lands comprising Parts 1 and 2, Plan 12R-29424 (Part of Block 42, Plan 12M-678; PIN 015962727 & 015962728), situated on the east side of Lauzon Road and the west side of Bowler Drive, north of Spitfire Way, the following additional provisions shall apply:
 - a) *Building Height: Main Building: maximum:*
 1. 56% of the *main building* footprint: *maximum* 31.0 m
 2. Remainder of *building* footprint: *maximum* 21.0 m
 - b) *Lot Area: minimum* 63.75 m² per *dwelling unit*
 - c) *Required Parking Spaces: minimum:* 1.24 for each *dwelling unit*
 - d) *Required Yard: from Bowler Drive: minimum* 23.0 m
 - e) *Landscaped Area: minimum* 31.0% of *lot area*
 - f) Section 24.26.5 shall not apply

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g) Section 24.28.1.1 shall not apply

h) Section 24.40.20.3a) shall not apply

2. For the land comprising Part of Part 1, Plan 12-28651 (Part Lot 128, Concession 1 (McNiff's Survey); PIN 015962291), situated at the southeast corner of Lauzon Road and Spitfire Way the following additional provisions shall apply:

a) A *Multiple Dwelling* shall be an additional permitted *main use*

b) *Building Height: Main Building: maximum: 28.0 m*

c) For a *Combined Use Building*, a *dwelling unit* shall be permitted on the ground floor

d) A *Public Parking Area* may be designated exclusively for the *Multiple Dwellings* located on the lands described in Clause 1 above

[ZDM 14; ZNG/6590; ZNG/7318]

(B/L 78-2022 May 30/2022)

2. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Part 1, Plan 12-28651 (Part Lot 128, Concession 1 (McNiff's Survey); PIN 015962291), situated at the southeast corner of Lauzon Road and Spitfire Way (0 Spitfires Way; Roll No. 070-720-00107) by extending zoning exception 20(1)439 to include the subject parcel.

3. THAT, when Site Plan Control is applicable:

A. The following additional materials **BE SUBMITTED** with an application for site plan approval:

- 1) A Noise Study to the satisfaction of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
- 2) A Vibration Study to the satisfaction of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
- 3) A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of these archaeological reports and the GIS study area must be submitted to the City of Windsor.
- 4) Any other documents, materials, or studies identified in Appendix B to Report S 120/2025, to the satisfaction of the municipal department or external agency requesting them.

B. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following into an approved site plan and an executed and registered site plan agreement:

- 1) Any mitigation measures identified in a Noise Study and Vibration Study, subject to the satisfaction of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
- 2) Any requirements identified in Appendix B to Report S 120/2025, to the satisfaction of the municipal department or external agency requesting them.

C. The Site Plan Approval Officer **CONSIDER** the following items in an approved site plan and an executed and registered site plan agreement:

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- 1) Provision of a controlled crossing for pedestrians at the intersection of Bowler Drive and Spitfire Way, to the satisfaction of the City Engineer.

Carried.

Report Number: S 120/2025

Clerk's File: Z/15039

7.3. Zoning By-Law Amendment - Z 023/25 (ZNG-7327) 3858-3868 Peter St. - Ward 2

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 778**

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

10. NORTH SIDE OF PETER STREET BETWEEN CHAPPELL AVENUE AND HILL AVENUE

For the lands comprising of Part of Lots 27 & 28, Registered Plan 40 (PIN 01258-0188 LT), the following additional provisions shall apply:

- a) *Building Height: maximum 9.0 m*
- b) *Side Yard Width: minimum 1.20 m*
- c) Section 5.67.1 shall not apply
- d) Section 24.26.5 shall not apply
- e) A screening fence with a minimum height of 1.8 m shall be provided abutting the west lot line (abutting 3872 Peter St.)

[ZDM 4; ZNG/7327]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Lots 27 & 28, Registered Plan 40 (PIN 01258-0188 LT), known municipally as 3858 Peter Street (Roll No. 050-170-14800), situated on the north side of Peter Street between Chappell Avenue and Hill Avenue, from DRD1.1 to MD1.2x(10).

Carried.

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

Report Number: S 119/2025

Clerk's File: Z/15042

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7.4. Zoning By-Law Amendment - Z 021/25 (ZNG-7323) - 520 Grand Marais Rd. W - Ward 10

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 779**

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

11. NORTH SIDE OF GRAND MARAIS ROAD WEST, BETWEEN BRUCE AVENUE AND AVONDALE AVENUE

For the lands comprising of Part Lot 78, Concession 3, the following additional provisions shall apply:

- f) *Lot Width: minimum 11.8 m*

[ZDM 8; ZNG/7323]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Lot 78, Concession 3, known municipally as 520 Grand Marais Road West (Roll No. 080-380-05700) situated on the north side of Grand Marais Road West between Bruce Ave and Avondale Ave, from RD1.4 to RD1.2x(11).

Carried.

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

Report Number: S 122/2025

Clerk's File: Z/15040

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:14 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:14 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Amendment to CR15/2020 for Closure of Perth Avenue located north of Chappus Street, Ward 1, SAS-5686

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 781**

- I. THAT CR15/2020, adopted on January 6, 2020, **BE AMENDED** as follows:
By **DELETING** Section III in its entirety and replacing it with the following:
 - III. THAT Conveyance Cost **BE SET** as follows:

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-
- i. For street conveyed to abutting lands zoned DRD1.1, \$2.00 per square foot without easements plus HST and deed preparation fee.

- II. THAT CR15/2020, adopted on January 6, 2020, **BE FURTHER AMENDED** to replace Drawing No. CC-1743 with the drawing attached hereto as Appendix "A".

Carried.

Report Number: S 123/2025

Clerk's File: SAA2025

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items Matters) is adjourned at 5:15 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on December 1, 2025.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

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

Date: Monday, November 3, 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 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Members

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member William Tape

Member Regrets

Member Anthony Arbour

Member Joseph Fratangeli

Member Robert Polewski

Member Khassan Saka

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM
ADMINISTRATION:**

Sandra Gebauer, Council Assistant

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

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

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Sahar Jamshidi, Manager, Road Safety
Patrick Winters, Manager, Development
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Joe Baker, Manager, Land Development and Growth
Elara Mehrilou, Supervisor, Corridor Maintenance
Adam Szymczak, Senior Planner - Development
Averil Parent, Planner II - Development Review
Brian Nagata, Planner III – Development
Tracy Tang, Planner III – Heritage
Daniel Lopez, Development Engineer
Victoria Mallett, Engineer I - Operations
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.3 & 7.4 – Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc.

Delegations—participating in person

Item 7.1 & 7.2 – Amy Farkas, Agent for the Applicant, Dillon Consulting Limited

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 7.3 being “Zoning By-Law Amendment - Z 023/25 (ZNG-7327) 3858-3868 Peter St. - Ward 2” as his company has hired the planner on record for the application for one of their projects and Item 7.4 being “Zoning By-Law Amendment - Z 021/25 (ZNG-7323) - 520 Grand Marais Rd. W - Ward 10” 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.

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5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held October 6, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held October 6, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 326/2025

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 1730 Olive Road, Z-025/25 [ZNG-7329], Ward 8

Brian Nagata (author), Planner III – Development, presents application.

Amy Farkas (agent), is available for questions.

Councillor Angelo Marignani inquires about the estimated sale price of each unit. Brian Nagata defers the question to Joe Baker. Mr. Baker states he does not have an approximate value at this time and the Manager of Real Estate Services has been consulted but they are unsure what the market will be at the time of sale. Mr. Baker states that he believes the units will be available in the second quarter of 2026 and will be assessed at that time.

Councillor Marignani inquires about the square footage of each unit. Mr. Nagata states that this detail has not been discussed, as only general conceptual drawings that show the building envelope have been provided. Mr. Nagata confirms the maximum achievable building area and gross floor area under the Residential District 1.2 (RD1.2) zoning for the proposed lots.

Councillor Kieran McKenzie inquires about how the properties will be brought to market and would they be sold individually or together assuming Council approves the application. Mr. Baker states the Manager of Real Estate Services will take this to City Council to get approval to list the properties which will entail a discussion on how to list the properties.

Councillor Kieran McKenzie inquires about conformity with the Official Plan and whether City Council will have to take any action to amend it or any other legislative step for the development to proceed. Mr. Nagata states that the proposed lots will comply with the RD1.2 zoning provisions and that no zoning exceptions are being recommended. Mr. Nagata adds that should a developer choose to propose a development that does not comply with the RD1.2 zoning provisions, it will be their responsibility to obtain the necessary Planning Act approvals to allow for it to proceed.

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Councillor Kieran McKenzie inquires about the plan of subdivision and whether it plays a role or amended, and whether action is required from Council regarding the reduced footprint of the park space in the neighbourhood. Mr. Nagata states that there is an underlying registered plan of subdivision and the City is permitted under the Planning Act to create lots without having to go through the consent process, and this is how the application would proceed.

Councillor Kieran McKenzie inquires about the ratio within the plan of subdivision and if reducing the footprint does that require action to bring it into compliance. Neil Robertson states that there are no specific required ratios within the Planning Act and our Official Plan for Park Lands, and the Parks Master Plan is the best guidance for this application.

Member Daniel Grenier asks what initiated this, whether it was a directive from the Parks Department stating that they have excess parkland to sell and whether there was neighbourhood feedback. Councillor Fred Francis states that it was a directive from Councillor Kaschak. Councillor Francis states that he's unsure of the number of Councillors that are for or against the directive, and states that the surplus land sold would help to make improvements to the overall park.

Councillor Francis inquires about the business process, what the lots would sell for and whether this would be sufficient monies to make park improvements. Mr. Baker states that it is hard to predict how much the units will sell for in the future, and the revenue would be used to make park improvements and feel that enough revenue would be made to do what is necessary. The application will be presented to Council in the future with more concrete numbers.

Councillor Francis clarifies if all information will be presented to Council for a final decision to determine if this is worth while going forward or if this is moving forward today. Mr. Baker states that the Parks Department has looked at the numbers and estimates they are sufficient to cover the park improvements.

Chair Jim Morrison inquires if we will have the availability to make a decision on how the lots are sold. Mr. Baker states that the Manager of Real Estate Services will bring this application back to Council prior to listing and selling for approval and will be able to see numbers in the future.

Chair Morrison inquires if there will be any restrictions regarding additional dwelling units (ADU) on these properties. Mr. Nagata states that ADUs are permitted as-of-right, however current servicing capacity that ENWIN has will not permit any additional units to be created on any lots without a servicing upgrade that is not be included as part of the proposal.

Chair Morrison inquires that there will no be requests for variances within our current policy. Mr. Nagata reiterates that the proposed lots will comply with the RD1.2 zoning provisions and that no zoning exceptions are being recommended. however this will not stop a developer to request this in the future and this would be brought forward to Committee of Adjustment or Council.

Councillor Kieran McKenzie inquires about this not going as envisioned and is there anything preventing a developer to bring forward a rezoning proposal after land transfer. Mr. Nagata states that there are no means to prevent a landowner to rezone with a different proposal and it would

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come back to this Committee. Mr. Baker states that a restricting covenant in the purchase and sale agreement that limits what can be built on the property specifically to ensure compatibility with the neighbourhood is being investigated.

Councillor Francis moves the recommendation for a business plan included and the process for financial funds.

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 776**

- I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 318, 319, 431 & 432, Part of Lots 317, 320, 430 & 433, and Part of Closed Alley, Plan 1063 [PIN No. 01116-0581 LT (in part) & PIN No. 01116-0587 LT (in part)], situated on the south part of Kinsmen Norman Road Park and north half of abutting 7.62-metre-wide closed east/west alley, shown as the *Subject Site* on Appendix A, from GD1.1 to RD1.2.
- II. THAT before the issuance of a Building Permit, the City Solicitor **BE DIRECTED** to grant Bell Canada, ENWIN Utilities Ltd. and Managed Network Systems Inc. (MNSi), at no cost, a 4.57-metre-wide easement, measuring 1.52 metres and 3.05 metres from the shared rear lot line of the new single unit dwelling lots on Olive Road and Norman Road, respectively, shown as the *Subject Site* on Appendix A, to service the proposed development.
- III. THAT Administration **BE DIRECTED** to provide a financial, or real estate business plan for information when this report proceeds to Council for their consideration.

Carried.

Report Number: S 121/2025

Clerk's File: Z/15041

7.2. Rezoning – 0 Spitfire Way – Z-020/25 ZNG/7318 – Ward 6

Adam Szymczak (author), Senior Planner – Development, is available for questions.

Amy Farkas (agent), is available for questions.

Councillor Marignani inquires about the proximity of the rail line and what features of the development will dampen the noise. Adam Szymczak states that a Noise and Vibration study will be submitted as part of Site Plan Control, and that any mitigation measures that are recommended will be incorporated into the SPC agreement..

Chair Morrison inquires about pedestrians and crosswalks and whether this will be considered. Mr. Szymczak states that this will be considered at Site Plan Control.

Member Grenier inquires about the buildings in the drawing and whether they are existing or will be built with the development and the parking associated. Mr. Szymczak states that the buildings on the east side of Lauzon are the existing buildings referred to in the report.

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Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 777**

1. THAT Zoning By-law 8600 **BE AMENDED** by deleting and replacing clause 439 in Section 20(1) as follows:

439. **EAST SIDE OF LAUZON ROAD BETWEEN MCHUGH STREET AND THE VIA RAIL RAILWAY RIGHT-OF-WAY**

1. For the lands comprising Parts 1 and 2, Plan 12R-29424 (Part of Block 42, Plan 12M-678; PIN 015962727 & 015962728), situated on the east side of Lauzon Road and the west side of Bowler Drive, north of Spitfire Way, the following additional provisions shall apply:
 - a) *Building Height: Main Building: maximum:*
 1. 56% of the *main building* footprint: *maximum* 31.0 m
 2. Remainder of *building* footprint: *maximum* 21.0 m
 - b) *Lot Area: minimum* 63.75 m² per *dwelling unit*
 - c) *Required Parking Spaces: minimum:* 1.24 for each *dwelling unit*
 - d) *Required Yard:* from Bowler Drive: *minimum* 23.0 m
 - e) *Landscaped Area: minimum* 31.0% of *lot area*
 - f) Section 24.26.5 shall not apply
 - g) Section 24.28.1.1 shall not apply
 - h) Section 24.40.20.3a) shall not apply
2. For the land comprising Part of Part 1, Plan 12-28651 (Part Lot 128, Concession 1 (McNiff's Survey); PIN 015962291), situated at the southeast corner of Lauzon Road and Spitfire Way the following additional provisions shall apply:
 - a) A *Multiple Dwelling* shall be an additional permitted *main use*
 - b) *Building Height: Main Building: maximum:* 28.0 m
 - c) For a *Combined Use Building*, a *dwelling unit* shall be permitted on the ground floor
 - d) A *Public Parking Area* may be designated exclusively for the *Multiple Dwellings* located on the lands described in Clause 1 above

[ZDM 14; ZNG/6590; ZNG/7318]

(B/L 78-2022 May 30/2022)

2. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Part 1, Plan 12-28651 (Part Lot 128, Concession 1 (McNiff's Survey); PIN 015962291), situated at the southeast corner of Lauzon Road and Spitfire Way (0 Spitfires Way; Roll No. 070-720-00107) by extending zoning exception 20(1)439 to include the subject parcel.
3. THAT, when Site Plan Control is applicable:

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- A. The following additional materials **BE SUBMITTED** with an application for site plan approval:
- 1) A Noise Study to the satisfaction of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
 - 2) A Vibration Study to the satisfaction of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
 - 3) A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of these archaeological reports and the GIS study area must be submitted to the City of Windsor.
 - 4) Any other documents, materials, or studies identified in Appendix B to Report S 120/2025, to the satisfaction of the municipal department or external agency requesting them.
- B. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following into an approved site plan and an executed and registered site plan agreement:
- 1) Any mitigation measures identified in a Noise Study and Vibration Study, subject to the satisfaction of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
 - 2) Any requirements identified in Appendix B to Report S 120/2025, to the satisfaction of the municipal department or external agency requesting them.
- C. The Site Plan Approval Officer **CONSIDER** the following items in an approved site plan and an executed and registered site plan agreement:
- 1) Provision of a controlled crossing for pedestrians at the intersection of Bowler Drive and Spitfire Way, to the satisfaction of the City Engineer.

Carried.

Report Number: S 120/2025
Clerk's File: Z/15039

7.3. Zoning By-Law Amendment - Z 023/25 (ZNG-7327) 3858-3868 Peter St. - Ward 2

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

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

Councillor Kieran McKenzie inquires about the proposed uses of warehousing operation, what other uses are permitted and the industrial processes undertaken to ensure compatibility with the existing neighbourhood. Averil Parent states manufacturing district 1.1 has many uses and this development as proposed will facilitate the neighbouring business under the same ownership to create a storage facility. The analysis states that the use will be acceptable in this area.

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Councillor Kieran McKenzie inquires if there would be additional uses of the property other than storage and maybe ensure noise would be mitigated. Ms. Parent states that the application had been circulated through internal departments and no issues with noise had been brought up with the proposed use. The additional provisions are used to protect the neighbouring residential areas.

Councillor Kieran McKenzie inquires about the use of the property and any notion that a different use may be taken in the future other than what is proposed and inquires about parking. Tracey Pillon-Abbs states that the property owner owns the abutting properties and intent of use is storage of equipment and supplies. Ms. Pillon-Abbs states that there are other uses for the zoning but the design of the building is intended to be a warehouse and parking will not be used for customers and this will dictate the future use of the building.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 778**

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

10. NORTH SIDE OF PETER STREET BETWEEN CHAPPELL AVENUE AND HILL AVENUE

For the lands comprising of Part of Lots 27 & 28, Registered Plan 40 (PIN 01258-0188 LT), the following additional provisions shall apply:

- a) *Building Height: maximum 9.0 m*
- b) *Side Yard Width: minimum 1.20 m*
- c) Section 5.67.1 shall not apply
- d) Section 24.26.5 shall not apply
- e) A screening fence with a minimum height of 1.8 m shall be provided abutting the west lot line (abutting 3872 Peter St.)

[ZDM 4; ZNG/7327]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Lots 27 & 28, Registered Plan 40 (PIN 01258-0188 LT), known municipally as 3858 Peter Street (Roll No. 050-170-14800), situated on the north side of Peter Street between Chappell Avenue and Hill Avenue, from DRD1.1 to MD1.2x(10).

Carried.

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

Report Number: S 119/2025
Clerk's File: Z/15042

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7.4. Zoning By-Law Amendment - Z 021/25 (ZNG-7323) - 520 Grand Marais Rd. W - Ward 10

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

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

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 779**

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

11. **NORTH SIDE OF GRAND MARAIS ROAD WEST, BETWEEN BRUCE AVENUE AND AVONDALE AVENUE**

For the lands comprising of Part Lot 78, Concession 3, the following additional provisions shall apply:

- f) *Lot Width: minimum 11.8 m*

[ZDM 8; ZNG/7323]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Lot 78, Concession 3, known municipally as 520 Grand Marais Road West (Roll No. 080-380-05700) situated on the north side of Grand Marais Road West between Bruce Ave and Avondale Ave, from RD1.4 to RD1.2x(11).

Carried.

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

Report Number: S 122/2025

Clerk's File: Z/15040

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:14 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services