

**Final Consolidated Development & Heritage
Standing Committee Meeting Agenda**

Date: Monday, December 1, 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 November 3, 2025 (SCM 355/2025)
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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) <i>Author: Frank Garardo, Planner III – Policy & Special Studies</i>
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a) Frank Garardo, Planner III – Policy & Special Studies (in person)

b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (in person)

c) Andi Shallvari and Brent Klundert, Property Owners, BK Cornerstone, available for questions (in person)

- 7.2. Zoning By-law Amendment Application for 2525 Annie Street, Z-024/25 [ZNG-7328], Ward 8 **(S 128/2025)** *Author: Brian Nagata, Planner III - Development (Acting)*
- a) Brian Nagata, Planner III - Development (Acting) (in person)
 - b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (in person)
 - c) Larry Holmes, Property Owner, available for questions (via Zoom)
- 7.3. ZBA Application - Z 029/25 (ZNG-7333) 3185, 3187, 3189 & 3191 McRobbie Rd. - Ward 7 **(S 125/2025)** *Author: Averil Parent, Planner II - Development Review*
- a) Averil Parent, Planner II - Development Review (in person)
 - b) Jasmeen Dhillon, Applicant, available for questions (via Zoom)
- Clerk's Note:** Administration is providing the ***previously distributed*** updated Appendix A.
- 7.4. Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1 **(S 126/2025)** *Author: Adam Szymczak, Senior Planner – Development*
- a) Adam Szymczak, Senior Planner – Development (in person)
 - b) Davide M. Petretta, Applicant, Petcon Realty Corp. (in person)
 - c) Esam Saeed , Area Resident (via Zoom)
 - d) Max Song, Area Resident (in person)
- 7.5. Zoning By-law Amendment Application for 3503 Byng Road, Z-019/25 [ZNG-7317], Ward 9 **(S 127/2025)** *Author: Brian Nagata, Planner III - Development (Acting)*
- a) Brian Nagata, Planner III - Development (Acting) (in person)
 - b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (in person)
 - c) Daniel Grenier, Applicant (in person)
 - d) Heather Howie, Area Resident (via Zoom)
 - e) Frank & Linda Lucente, Area Residents (in person)
 - f) Debora Bessette & Ronald Craig, Area Residents (in person)
- Clerk's Note:** Debora Bessette & Ronald Craig, Area Residents are providing the ***previously distributed*** email dated November 27, 2025 as a written submission.
8. **ADOPTION OF THE MINUTES (*previously distributed*)**
- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held November 3, 2025 **(SCM 328/2025)**
9. **PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)**

10. HERITAGE ACT MATTERS (previously distributed)

DELEGATIONS: (5 Minutes)

- 10.1. Ontario *Heritage Act* Part IV Heritage Designations of 'High' Priority Properties, University of Windsor (Ward 2) **(S 133/2025)** *Author: Tracy Tang, Planner III – Heritage (Acting)*

a) Charlie Simpkins, University of Windsor, available for questions (in person)

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS (previously distributed)

- 11.2. Amendment to Sign By-law 250-04 for 3663 Walker Rd, File No. SGN-003/24 (BILLBOARD) - Ward 9 **(S 131/2025)** *Author: Kevin Alexander, Senior Planner--Special Projects*

Clerk's Note: The applicant is requesting a deferral to a future meeting of the Development & Heritage Standing Committee to allow for further discussion with administration to take place.

11. ADMINISTRATIVE ITEMS (previously distributed)

- 11.1. Closure of Grand Boulevard and Joinville Avenue located east of Lloyd George Boulevard, Ward 8, SAS-7225 **(S 129/2025)** *Author: Brian Nagata, Planner III - Development (Acting)*

- 11.2. Amendment to Sign By-law 250-04 for 3663 Walker Rd, File No. SGN-003/24 (BILLBOARD) - Ward 9 **(S 131/2025)** *Author: Kevin Alexander, Senior Planner--Special Projects*

Clerk's Note: The applicant is requesting a deferral to a future meeting of the Development & Heritage Standing Committee to allow for further discussion with administration to take place.

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT