



CITY OF WINDSOR AGENDA 01/05/2026

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, January 5, 2026

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 December 1, 2025 (SCM 382/2025)
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7.	<i>PLANNING ACT</i> MATTERS (<i>previously distributed</i>)
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DELEGATIONS: (5 MINUTES)

7.1.	Rezoning – 1913, 1925 & 1949 Devonshire Court – Z-027/25 ZNG/7331 – Ward 4 (S 136/2025) <i>Author: Adam Szymczak, Senior Planner – Development</i>
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- a) Adam Szymczak, Senior Planner – Development (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (via Zoom)
- c) Marko Agbaba, Property Owner, President, Agbaba Holdings Corporation, available for questions (in person)

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

- a) Marko Agbaba, Property Owner, President, Agbaba Holdings Corporation

7.2. Zoning By-law Amendment Application for 3025 Rivard Avenue, Z-032/25 [ZNG-7337], Ward 8 (**S 137/2025**) *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (via Zoom)
- b) Eamon McGrath, Area Resident (in person)
- c) Sheila Roberts, Area Resident (in person)

7.3. Zoning By-law Amendment for the property known as 1744 Norman Rd; Applicant: Lassaline Planning Consultants Inc.; File No. Z-028/25 [ZNG/7332]; Ward 8 (**S 138/2025**) *Author: Justina Nwaesei, Planner III – Development*

- a) Jackie Lassaline, Lassaline Planning Consultants (in person)
- b) Jennifer Coutts, Registered Owner, Peltier Developments Inc. (in person)

Clerk's Note: The following written submissions are **attached**:

- a) Lisa Normandeau, Area Resident
- b) Michelle and Christopher Seaver, Area Residents

7.4. Zoning By-law Amendment Application for 3220 Church Street, Z-022/25 [ZNG-7326], Ward 1 (**S 135/2025**) *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (via Zoom)
- b) Jacob McCourt, Area Resident (in person)

7.5. Official Plan Review Outline - City Wide (**S 141/2025**) *Author: Frank Garardo, Planner III – Policy & Special Studies*

- a) Frank Garardo, Planner III – Policy & Special Studies (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. Downtown Community Improvement Plan Application - 629 Riverside Dr W - Ward 3
(S 139/2025) *Author: Simona Simion, Planner III Economic Development*

a) Theresa O'Neill, Agent, Dillon Consulting Limited (via Zoom)

11.2. Ford City CIP/ Main Street CIP Application, 1009 Drouillard Road, Owners: Gary Gordon and Ruth Rebekah Spencer - Ward 5 **(S 143/2025)** *Author: Kevin Alexander, Senior Planner-Special Projects*

a) Gary Spencer, Applicant (via Zoom)

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

a) Maria Mediratta, Coordinator, Ford City BIA

12. COMMITTEE MATTERS (*previously distributed*)

12.1. Minutes of the International Relations Committee of its meeting held December 17, 2025 **(SCM 399/2025)**

13. QUESTION PERIOD

14. ADJOURNMENT

Development & Heritage Standing Committee

Monday, January 5, 2026

Item 7.1 - Written Submission

Zoning By-law Amendment – 1913 Devonshire Court

Development & Heritage Standing Committee – January 5, 2026

I am writing to place a clarification on the record with respect to the Engineering comments contained in Appendix D of the agenda package.

The applicant fully accepts the requirement for a private local sewer on private property, as well as the requirement to complete a CCTV inspection of the existing combined sewer, as outlined by Engineering.

Certain language in Appendix D regarding potential sewer replacement and reciprocal access is conditional in nature and subject to further technical clarification. For clarity, the applicant does **not** agree to or accept responsibility for the replacement of any municipal sewer infrastructure serving other properties, including the commercial properties fronting Ottawa Street, nor does the applicant agree to grant access to, or provide servicing through, the proposed private local sewer for those properties.

The applicant has sought clarification from Engineering regarding the scope of these items by email on **December 22, 2025**, and again on **December 30, 2025**, (still pending a response) and understands that these matters will be appropriately addressed through the Site Plan Control process once clarification is provided.

Nothing in the rezoning application seeks approval of, or agreement to, municipal sewer replacement or third-party servicing arrangements at this stage.

This submission is intended solely to clarify the record and does not alter the applicant's support for the proposed zoning amendment.

Respectfully submitted,

Marko Agbaba

President

Agbaba Holdings Corporation

Development & Heritage Standing Committee
Monday, January 5, 2026
Item 7.3 - Written Submission

From: Lisa GN <>
Sent: December 30, 2025 22:21
To: clerks <clerks@citywindsor.ca>
Cc: Kaschak, Gary <gkaschak@citywindsor.ca>
Subject: File Numbers Z-028/25 [ZNG/7332] 1744 Norman

City Councillors

A new building in the neighbourhood should not be allowed to take away from the current aesthetics. If the new homes being built (Norman Park - 6 lots being prepped by the City of Windsor for sale) in the area should be 6.0m from the road, any other new buildings should be required to follow the same.

The Schedule "A" also states that there will be 9-dwelling units and 12 on-site parking spaces. Building this property closer to the road does not provide enough parking spaces for the building. I realize the city only requires 1-parking spot per unit. If 2 adults drive in the unit, that would most likely equal 1 vehicle per driver. That would be up to an additional 9 cars on the road.

We already have an issue with parking in this area, with Polonia Park overflow parking.

The developer should consider fewer units (perhaps 4 units) so they can provide 2 parking spaces per unit, plus visitor parking. This may also prevent them from requiring a change to the front yard depth.

In all honesty, with our economy, the price of homes and rent being out of reach for most, the chances of only 2 adults moving into each unit are slim.

Regards
Lisa Normandeau

Development & Heritage Standing Committee
Monday, January 5, 2026
Item 7.3 - Written Submission

From: Michelle Seaver <>
Sent: January 1, 2026 14:13
To: clerks <clerks@citywindsor.ca>
Subject: 1744 Norman File Numbers Z-028/25 [ZNG/7332]

Good afternoon,

We are writing in regard to the proposal for a multi plex apartment (9 dwellings) on property 1744 Norman Road. We cannot attend the public meeting due to working schedules so we'd like to voice our opinion and concerns via this platform.

Opinion - I believe this is not a good proposal as this would affect the esthetics, the parking and noise factor for our already busy neighborhood. The Value of our dwellings as well.

Reasonings are listed below and I hope this helps to deny the proposal for any kind of multi plex in this neighborhood.

1 - In Norman Park they have rezoned the park to add 3 single dwelling houses in front of this location and also on Olive which could add more parking issues for those in the area

2 - The proposal suggests having 10 parking spots for those living there and 2 Handicap parking. Most people have either 1 or in most cases have 2 cars per dwelling which means you would need 9 to possible 18 parking spots. Those living there won't be able to use HDCP parking unless they have a permit which would mean they would be parking on the street. With the addition of the houses going to be built across the street and those currently living here would not be enough parking for everyone.

3 - Those living directly next to this building will no longer have the same space/room or privacy they currently have and would affect any selling value. The other location would have a driveway next to their house which has bedrooms along that side and will be hearing people driving back and forth or exhaust from the care when the windows are open.

4 - Having a larger Garbage area would increase the rodent problem in the area that is already evident due to Polonia Park being directly behind with all their apartments and duplexes.

5 - We think if you change the distance from the road request from 6.0m it will affect the look of this neighborhood and the value of the houses current values.

6 - We have a fence around our backyard however we don't appreciate having a larger building where people will be able to look into our backyard and remove our limited privacy we currently have either or the safety of our child's privacy.

7 - Hosting friends or family get togethers would be strained as there would be no parking for anyone and would cause those in our lives to not want to come over forcing out from our homes to attend somewhere else.

Please don't allow this proposal to progress as this neighborhood should be single dwelling housing as it currently is.

Thank you,
Michelle and Christopher Seaver

Development & Heritage Standing Committee
Monday, January 5, 2026
Item 11.2 - Written Submission



RE: Notice of Standing Committee Meeting - Item 11.2 – Ford City CIP/ Main Street CIP Application, 1009 Drouillard Road - Ward 5

To the members of City Council and the Development & Heritage Committee,

My name is Maria Mediratta and I am the Coordinator for the Ford City Business Improvement Association. I am writing in support of the Ford City CIP application for **1009 Drouillard Road**. The CIP has been instrumental in helping building owners within our BIA make positive changes to their buildings which enhances the overall look, feel and engagement of the street.

Please feel free to contact us at the Ford City BIA should you require additional information.

Sincerely,

Maria Mediratta
Coordinator, Ford City BIA