



CITY OF WINDSOR AGENDA 01/05/2026

Final 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 was *previously distributed*:

- 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) Brian Nagata, Planner III - Development (Acting) (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (via Zoom)
- c) Eamon McGrath, Area Resident (in person)
- d) Sheila Roberts, Area Resident (in person)

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

- a) Marjorie Preston, Area Resident

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) Justina Nwaesei, Planner III – Development (in person)
- b) Jackie Lassaline, Lassaline Planning Consultants (in person)
- c) Jennifer Coutts, Registered Owner, Peltier Developments Inc. (in person)
- d) Brad & Niki Blair, Area Residents (in person)

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

- 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) Brian Nagata, Planner III - Development (Acting) (in person) (PowerPoint)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (via Zoom)
- c) 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 was *previously distributed*:

- 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 7.2 - Written Submission

From: Majorie Preston <>
Sent: January 3, 2026 19:51
To: clerks <clerks@citywindsor.ca>
Subject: Rezoning of 3025 Rivard Avenue

I would like to let the committee know that I am definitely not in favour of this proposed rezoning for many reasons, but here are a few.

Since this rezoning will change the complexion of the Fontainebleau committee, I feel that all of the residents (not just those within 200 or 300 metres) should be made aware of what may happen.

At the meeting at Ambassador Community Church, I raised the issue that we had dealt with the proposed addition of 10 extra houses nearby many years ago. In the summary that resulted from that meeting, the only mention of this was the word “noted”. I wanted some research done on what had been done at that time. I’m not sure what “noted” means. At that time, there were concerns about traffic, parking, the sewers, etc. and the additional housing was NOT built.

As far as property values are concerned, my heart goes out to the residents of the home that will be in the winter shade and have no privacy. Everyone on Rivard will be impacted with cars needing to use street parking. (9 parking spots for 8 2-bedroom units is clearly not enough)

This is a really large structure that will change how all of us view our tranquil neighborhood. I know that housing is needed in Windsor, but this is only 8 units, so in the grand scheme, the addition of 8 units is hardly worth the upset to an entire community.

Please reconsider this proposal. Thank you for listening to my concerns.

Marjorie Preston (resident of Fontainebleau for 55 years)