



CITY OF WINDSOR AGENDA 02/02/2026

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, February 2, 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 John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item #	Item Description
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1.	CALL TO ORDER
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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 MINUTES</i> (<i>previously distributed</i>)
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5.1.	Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held January 5, 2026 (SCM 23/2026)
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7.	<i>PLANNING ACT MATTERS</i> (<i>previously distributed</i>)
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	DELEGATIONS: (5 MINUTES)
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7.1.	Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6 (S 144/2025) <i>Author: Brian Nagata, Planner III - Development (Acting)</i>
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- a) Brian Nagata, Planner III - Development (Acting) (in person)
- b) Daniel Grenier, President, Hausology Inc., available for questions (in person)
- c) Tracey Pillon-Abbs, Principal Planner, Pillon-Abbs Inc. (via Zoom)
- d) Gladys Chiasson, Area Resident (in person)
- e) Eileen Daly, Area Resident (in person)
- f) Roger & Sandra Hines, Area Residents (in person)

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

- a) Daniel Grenier, President, Hausology Inc.
- b) Gladys Chiasson, Area Resident

- c) Enzo & Sylvia Maola, Area Residents
- d) Stephanie Maola, Area Resident
- e) Roger & Sandra Hines, Area Residents

7.2. Zoning By-law Amendment Application for 401-431 Shepherd Street West, Z-036/25 [ZNG-7345], Ward 3 (**S 145/2025**) *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Brian Nagata, Planner III - Development (Acting) (in person)
- b) Jackie Lassaline, Lassaline Planning Consultants (in person)

7.3. Rezoning - 1360 & 1376 Howard Ave - Z-037/25 ZNG/7349 - Ward 4 (**S 146/2025**)
Author: Adam Szymczak, Senior Planner – Development

- a) Adam Szymczak, Senior Planner – Development (in person)
- b) Andi Shallvari, Applicant, available for questions (in person)
- c) Michael Davis, Agent for Applicant, Siv-ik Planning and Design Inc. (in person)

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

- a) Michael Davis, Agent for Applicant, Siv-ik Planning and Design Inc.

8. ADOPTION OF THE MINUTES (*previously distributed*)

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held December 1, 2025 (**SCM 381/2025**)

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held January 5, 2026 (**SCM 22/2026**)

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. HERITAGE ACT MATTERS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

10.2. Notice of Intent to Partially Demolish a Heritage Listed Property – 1519 Wyandotte Street East, Tivoli Pool Room, Casa Loma Restaurant - Ward 4 (**S 7/2026**) *Author: Tracy Tang, Planner III – Heritage (Acting)*

- a) Alex Seguin, Designer, Adhoc Development, Seguin Design Studio, available for questions (in person)

HERITAGE ACT MATTERS: (*previously distributed*)

10.1. Windsor Municipal Heritage Register – Updates about Bill 23 Strategy 2 and Alternative Notice Policy - City Wide (**S 6/2026**) *Author: Tracy Tang, Planner III – Heritage (Acting)*

11. ADMINISTRATIVE ITEMS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

11.3. Update to Report S 131/2025 – Amendment to Sign By-law 250-040 for 3663 Walker Road - Ward 9 (**S 4/2026 and S 131/2025**) *Author: Kevin Alexander, Senior Planner--Special Projects*

a) Scott Stover, Leasing Representative & Nathan Jankowski, Manager, Legislation and Permits, Pattison Outdoor Advertising, available for questions

ADMINISTRATIVE ITEMS (*previously distributed*)

11.1. Brownfield Community Improvement Plan - 0 Wyandotte St E (south of 10835 Riverside Dr E) - Ward 7 (**S 142/2025**) *Author: Simona Simion, Planner III Economic Development*

11.2. Ford City CIP Application for 1327 Henry Ford Centre Drive, Owner: 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma), Ward 5 (**S 2/2026**) *Author: Kevin Alexander, Senior Planner--Special Projects*

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

a) Maria Mediratta, Coordinator, Ford City BIA

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT

Development & Heritage Standing Committee

Monday, February 2, 2026

Item 7.1 - Written Submission



PE CONSTRUCTION
GENERAL CONTRACTOR

380 MANNING RD, TECUMSEH, ON N8N 4W5 | 226-777-5551

RE: Item 7.1 – Zoning By-law Amendment – 291 Watson Ave
DHSC Meeting – February 2, 2026

I am writing to provide a brief background on the planning considerations and community input associated with the proposed development at 291 Watson Ave.

The site sits within a neighbourhood that already includes a mix of multi-unit residential buildings. Early in the design process, and prior to the Open House, we contemplated a 9-unit configuration. Listening to the feedback received at Open House and with Planning staff, we made the decision to reduce the proposal to 8 units.

At the Open House, residents raised additional comments around the refuse location, building size, parking, and visibility at the corner. Below is how each of those items has been addressed:

- **Refuse Management:** Garbage storage has been intentionally located along the side of the building in a screened area, away from adjacent rear yards and out of view from the street, to minimize visual impacts and respect nearby properties.
- **Building Scale:** The building size has been kept well within dimensions consistent with what is permitted under the existing zoning.
- **Parking:** A parking study has been completed to confirm adequate on-site parking and reduce the likelihood of spillover onto the street.
- **Corner Visibility:** The limited sightlines at the corner appear to be primarily the result of overgrown landscaping. We are committed to improving front-yard landscaping to enhance visibility and safety.

We have also recently reached out again to the neighbours on Watson Avenue to offer an opportunity to speak with us directly. The letter distributed to residents is attached for the Committee's reference. While no one requested a meeting, we remain focused on delivering a building that we can stand behind and that will contribute positively to the neighbourhood.

Respectfully,

Dan Grenier

President

PE Construction and Hausology Inc.

Dear Neighbour,

My name is Dan Grenier. I am the owner and developer of a proposed **8-unit residential project at 291 Watson Ave.**

You may or may not have already received notice that this project is scheduled to be reviewed by the City of Windsor's **Development & Heritage Standing Committee on February 2**. Before that occurs, I wanted to personally reach out to the immediately adjacent neighbours and invite you to meet with me directly.

I have included a **preliminary rendering** of the project to provide a visual sense of what is being considered. The design is not final. My intent in sharing it now is to hear whether there are elements you feel could be improved to better fit the street and surrounding homes.

This letter is not a request for your approval. You were respectful with me at the Open House, and I want to return that respect by hearing your perspective directly. Should the City permit the 8-unit project to proceed, I do not want you to feel that your voice was not heard. I would like to consider any reasonable input that could help the project better fit the neighbourhood.

If you are open to a brief **in-person meeting** before February 2, I would welcome the opportunity to sit down and listen.

You can reach me directly on my cell at 226-787-7842 or email me at daniel@perealestatesolutions.com to coordinate a time.

Respectfully,

Dan Grenier

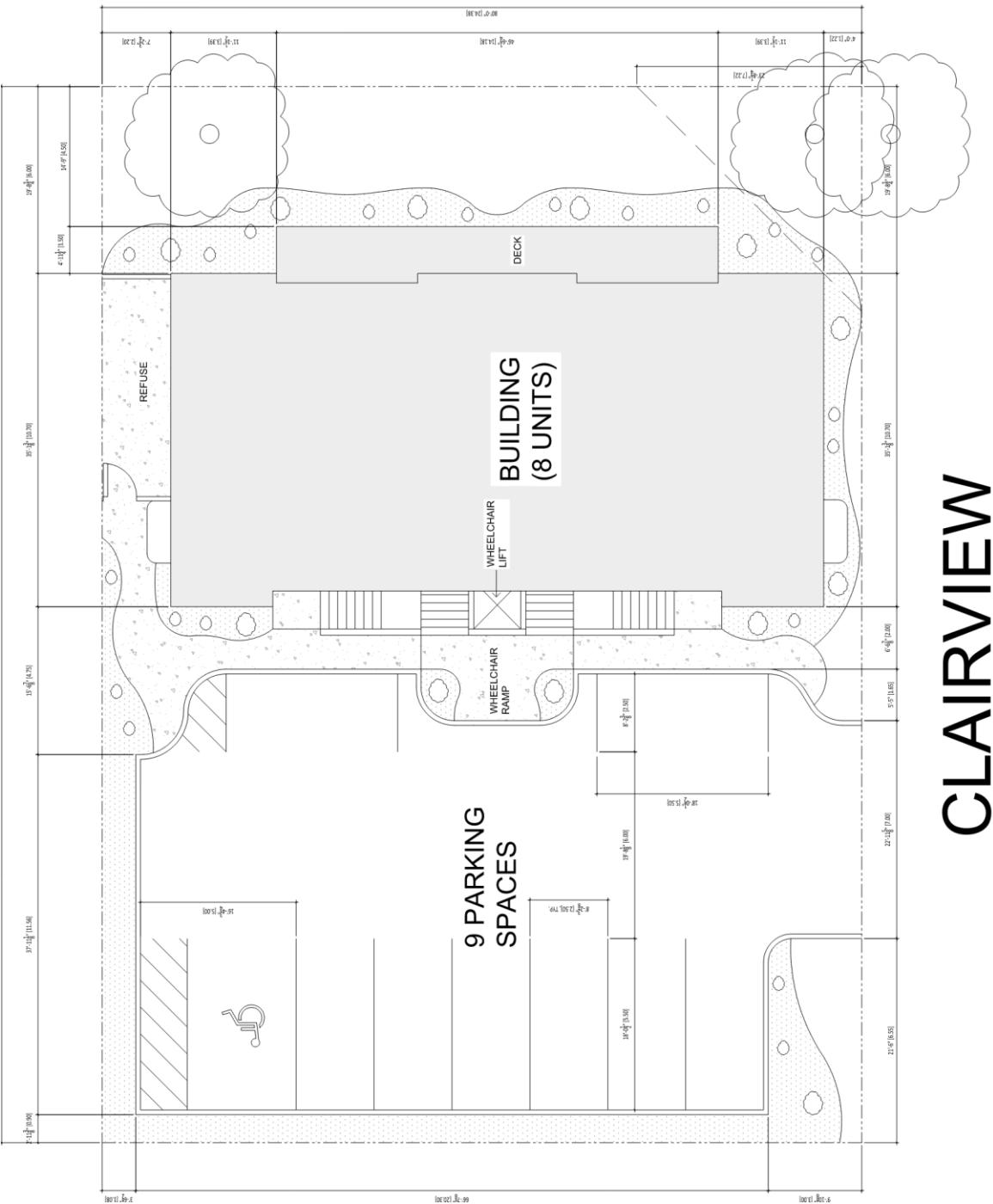
President PE Construction and Hausology Inc.



The design focuses on familiar residential proportions and soft detailing to align with the character of the street, while using modern materials in a restrained way. The goal is a building that feels settled and respectful of its surroundings, not dominant or visually disruptive.

N

WATSON



Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission

From: Gladys Chiasson <>
Sent: Monday, January 26, 2026 4:05 PM
To: Clerks <clerks@citywindsor.ca>
Subject: Re: Delegation Confirmation - Item 7.1 – Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6

I will be attending the meeting. My name is Gladys Chiasson

On this Street alone we have Windsor house, two large apartment buildings, and large condo's units. that makes parking hard on this street.

Making the right turn Clairveiw street, is dangerous as it is because it was a streetcar route. We don't have this eight-unit Multiple Dwelling.

Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission

January 27, 2026

To the City of Windsor Mayor and Council Members,

Re: Proposed Zoning By-law Amendment
Subject Property: 291 Watson Avenue

File #Z-035/25 (ZNG/7344)

Application: Rezoning from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1)

This letter is to formally advise that we, Enzo and Sylvia Maola, owners and long-time residents of Watson Avenue, oppose the proposed zoning by-law amendment to change the subject property from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1) to permit the development of an eight (8) unit Multiple Dwelling (apartment building) with a rear nine (9) space parking area.

We also oppose the requested reduction to the established minimum side yard setback along the north property line, which represents a departure from the performance standards intended to protect adjacent residential properties.

Our opposition is based on planning, zoning, and land-use compatibility grounds. The portion of Watson Avenue between Riverside Drive East and Clairview Avenue already contains a concentration of multiple dwelling developments. The introduction of an eight-unit apartment building on an undersized lot measuring approximately 80 feet by 111 feet constitutes an over-intensification of the site that is not consistent with the prevailing built form or the intent of the RD1.2 zoning designation.

The proposed rezoning does not meet the standard planning tests of compatibility, appropriateness, and minimal adverse impact as required under the City of Windsor Official Plan and Zoning By-law 8600. In particular, the scale and density of the proposed development are not appropriate for this specific site, as evidenced by the need to reduce required setbacks and compress building massing and site functions. This variance-driven design approach suggests that the site cannot comfortably or appropriately accommodate an eight-unit apartment building without adverse impacts on adjacent properties.

Specifically, the proposed development would result in:

- Increased on-street parking demand beyond the capacity of Watson Avenue, leading to congestion, reduced sightlines, and compromised traffic and pedestrian safety
- Increased noise and activity levels inconsistent with the existing low-density residential character
- Adverse impacts on neighbouring property values
- Erosion of the remaining single-family residential character of the block

As the immediately adjacent neighbours to the north, we would experience direct and disproportionate impacts, including loss of privacy, loss of sunlight to our backyard and garden,

and reduced enjoyment of our property due to the scale and proximity of the proposed building. These impacts are neither minor nor adequately mitigated and therefore do not meet the Official Plan objective of minimizing adverse effects on surrounding residential uses.

We are also concerned with the proposed garbage storage location along the shared north property line. The storage of refuse generated by eight residential units in such close proximity to our property raises legitimate concerns related to odour, sanitation, and pest attraction, which would negatively affect our property and quality of life.

As residents of this neighbourhood for approximately sixty (60) years, we are not opposed to responsible residential intensification. However, we strongly believe that the proposed RD3.1 zoning and eight-unit apartment building represent an inappropriate level of density for this site. A lower-density alternative, such as a duplex or four-unit multiple dwelling that respects existing zoning performance standards, would better align with the City's intensification objectives while minimizing adverse impacts on surrounding homeowners.

For the reasons outlined above, we respectfully request that this zoning by-law amendment application be denied.

Thank you for your consideration.

Respectfully submitted,

Enzo Maola
Sylvia Maola

Development & Heritage Standing Committee

Monday, February 2, 2026

Item 7.1 - Written Submission

January 28, 2026

Re: File #Z-035/25 (ZNG/7344) – Proposed Rezoning of 291 Watson Avenue

City of Windsor Mayor and Members of City Council,

As a Watson Avenue property owner, I am writing to share my concerns and opposition to the proposed rezoning of 291 Watson Avenue from RD1.2 to RD3.1, which would permit the redevelopment of a site currently intended for a single-family home into an eight-unit apartment building.

I understand and appreciate the City's efforts to address the broader housing shortage, and I whole-heartedly support thoughtful residential intensification where it makes sense. However, in this case, I believe the scale and density being proposed for this particular property are not appropriate given the size of the lot and the existing character of the surrounding neighbourhood.

The proposal relies on several requested variances, including reduced side-yard setbacks, increased lot coverage, and reduced on-site parking. To me, this raises a concern that the development is being pushed beyond what the site can reasonably accommodate. These variances suggest that the proposal does not align with the intent of the City of Windsor Official Plan or Zoning By-Law 8600, which are meant to ensure that new development fits its context and minimizes impacts on nearby residents.

Parking and traffic are also major concerns. On-street parking is already heavily used, particularly during evenings, overnight, and on weekends. Additional parking demand from an eight-unit building would likely worsen congestion and make it more difficult and less safe for residents to see oncoming traffic when entering or exiting their driveways. Reduced on-site parking only adds to this concern and increases the risk of conflicts between vehicles and pedestrians.

Because this is a corner lot, the scale and lot coverage of the proposed development also affect visibility and traffic flow at nearby intersections. It is already challenging to see oncoming traffic when approaching Clairview from Watson, and increased density on this site would likely intensify those safety issues.

While some level of intensification is inevitable and necessary, I respectfully ask Council to consider denying this high-density proposal in favour of a lower-density option that better fits the size of the lot and the existing neighbourhood. A more modest form of development could still contribute to housing goals while respecting established planning standards and maintaining the safety and livability of the area.

Thank you for your time and for considering my comments.

Sincerely,
Stephanie Maola

Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission

From: Sandra Hines <>
Sent: January 30, 2026 11:03
To: clerks <clerks@citywindsor.ca>
Subject: zoning amendment 291 Watson

This letter is to register our opposition to the zoning by-law amendment that allows an 8 unit apartment building for 291 Watson. WE live at [REDACTED] Watson and enjoy seeing a daily concours of walkers, joggers, runners, cyclists, dog walkers, grade school students, motor wheel chair patients who SAFELY use the 300 block of Broadview. This is a juncture with the Riverside trail that connects our neighbourhood with the many other parks on the Trail. An apartment at this juncture will kill the enjoyment and safety of those many Windsorites who now use this route. The main threat will be the demands of this new development to seek an open flow for traffic through the dead end of Watson. We oppose this change to the zoning in our community.

Roger & Sandy Hines

1360 & 1376 HOWARD AVENUE

PROJECT SUMMARY

siv-ik.ca/1360h | **Developer:** Masotti Construction Inc.

USE



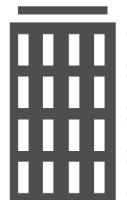
RESIDENTIAL UNITS
(1-2 BEDROOMS)

PARKING



VEHICLE SPACES

HEIGHT



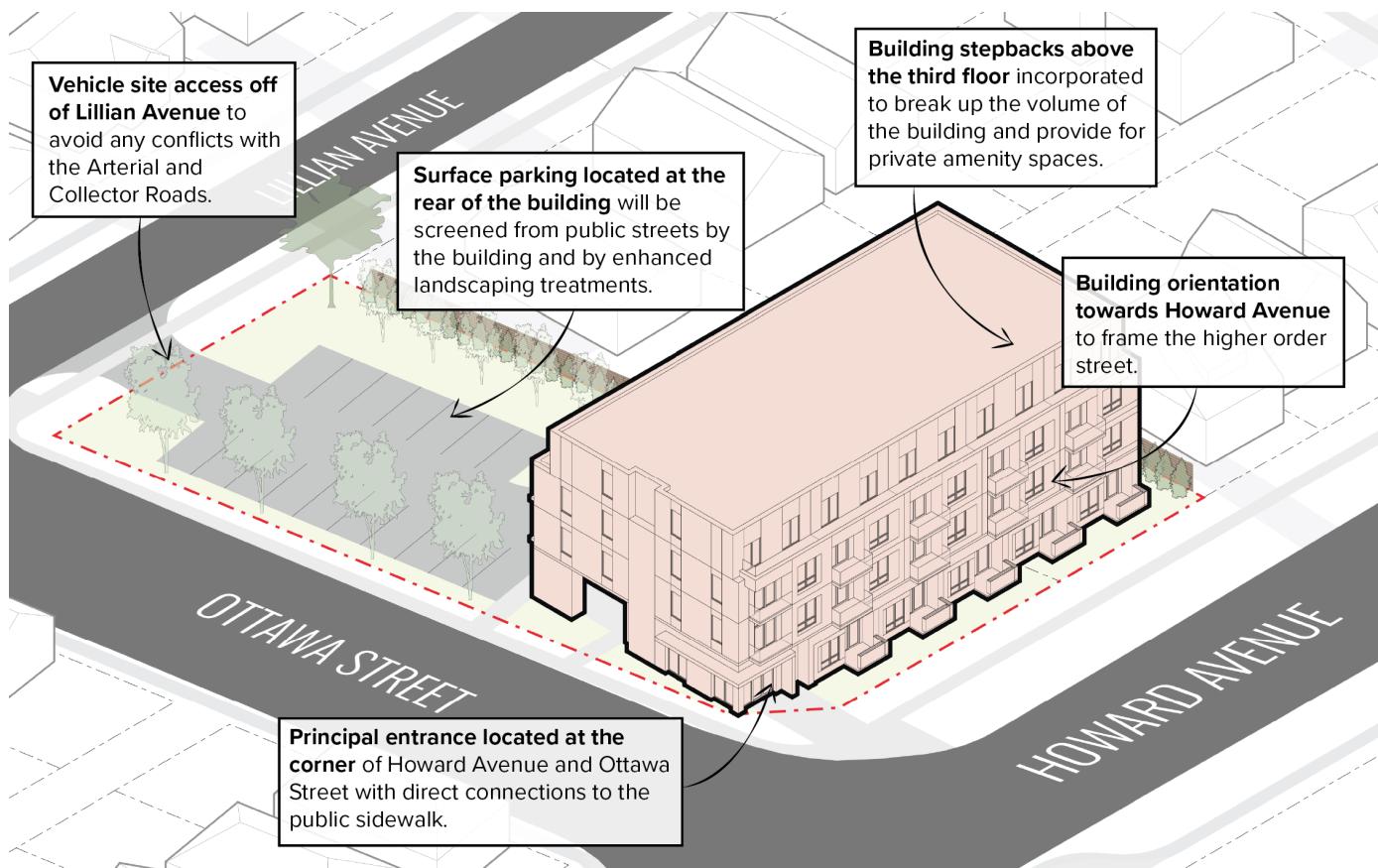
4
STOREYS
(14.0m)

DENSITY



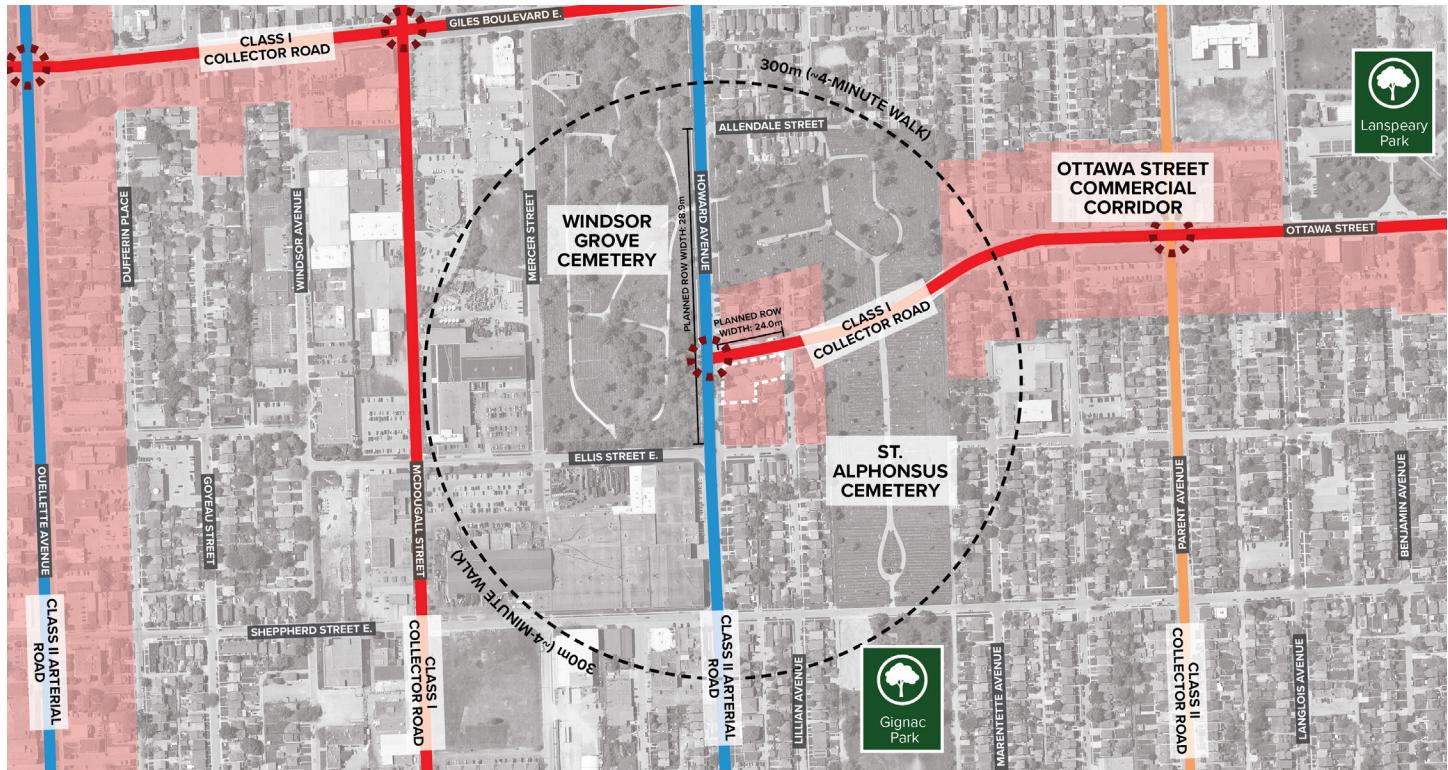
129
UNITS PER
HECTARE

KEY SITE AND BUILDING DESIGN FEATURES



Note: These images are a conceptual massing diagram of the proposed built form.

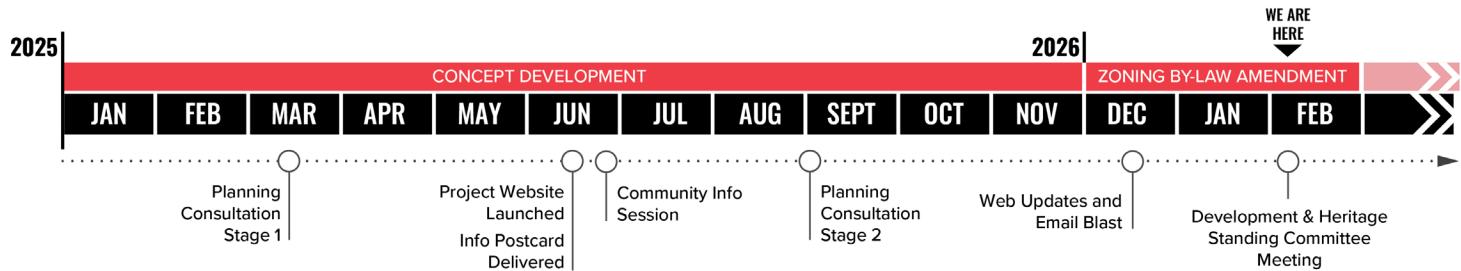
Surrounding Area Context



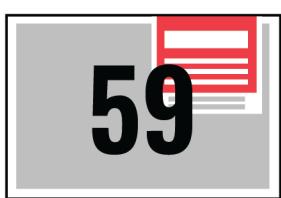
Development Permitted up to 4-storeys in Height
in City of Windsor Official Plan

Intersections with Additional Height Permissions Above
4-storeys (Generally Not Exceeding Right-of-Way Width)

Timeline



Community Engagement Summary



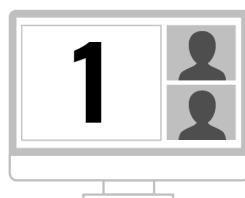
POSTCARDS SENT TO
HOUSEHOLDS

(within 120m of the site)



UNIQUE WEBPAGE
VIEWS

(www.siv-ik.ca/1360h)



VIRTUAL INFORMATION
SESSION HELD

(on June 25th, 2025)

3

PIECES OF
UNIQUE
FEEDBACK
RECEIVED

(Received after Planning
Rationale Report submission)

Contact Us

www.siv-ik.ca | info@siv-ik.ca

Consolidated Development & Heritage Standing Committee Meeting Agenda - Monday, February 2, 2020

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Development & Heritage Standing Committee
Monday, February 2, 2026
Item 11.2 - Written Submission



**RE: Notice of Standing Committee Meeting - Item 11.2 – Ford City CIP Application
for 1327 Henry Ford Centre Drive, Owner: 1001134151 Ontario Inc. (C/O: Andrew
Lennon, Kaija Karmiste, and Saksham Sharma), Ward 5**

To the Council and the Development & Heritage Committee,

My name is Maria Mediratta and I am the Coordinator for the Ford City Business Improvement Association. On behalf of the BIA, I am writing in support of the residential CIP application for 1327 Henry Ford Centre Drive.

While this property is not located within the Ford City BIA boundary, we believe this application aligns with broader goals of fostering a vibrant, healthy, and growing community. The applicant has also demonstrated a continued commitment to the surrounding area through the purchase and improvement of other nearby properties.

High-quality residential development contributes to neighbourhood stability, population growth, and long-term economic vitality, which benefits Ford City and the surrounding area as a whole.

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

Sincerely,
Maria Mediratta
Coordinator
Ford City Business Improvement Association