

Development & Heritage Standing Committee Meeting

Date: Monday , February 02, 2026

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

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 Anthony Arbour

Member Joseph Fratangeli

Member John Miller

Member Charles Pidgeon

Member William Tape - Participated via video conference

Member Regrets

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:

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

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Stacey McGuire, Executive Director Operations
James Abbs, Manager-Planning
Patrick Winters, Manager, Development
Laura Diotte, Manager, Planning
Elara Mehrilou, Supervisor, Coordinator Maintenance
Adam Szymczak, Planner III - Development
Brian Nagata, Planner III – Development
Kevin Alexander, Planner III - Special Projects
Simona Simion, Planner III – Economic Development
Tracy Tang, Planner III – Heritage
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1 Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc
Item 7.2 Jackie Lassaline, Lassaline Planning Consultants

Delegations—participating in person

Item 7.1 Daniel Grenier, President, Hausology Inc
Item 7.1 Gladys Chiasson, Area Resident
Item 7.1 Eileen Daly, Area Resident
Item 7.1 Roger Hines, Area Resident
Item 7.3 Andi Shallvari, Applicant
Item 7.3 Michael Davis, Agent for Applicant, Siv-ik Planning and Design Inc.
Item 10.2 Alex Seguin, Designer, Adhoc Development, Seguin Design Studio
Item 11.3 Scott Stover, Leasing Representative, Pattison Outdoor Advertising
Item 11.3 Nathan Jankowski, Manager, Legislation and Permits, Pattison Outdoor Advertising

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

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

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4. COMMUNICATIONS

None presented.

10. HERITAGE ACT MATTERS

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held December 1, 2025

Moved by: Member William Tape

Seconded by: Member Joseph Fratangeli

THAT the minutes of the Development & Heritage Standing Committee meeting held December 1, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 381/2025

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held January 5, 2026

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

THAT the minutes of the Development & Heritage Standing Committee meeting held January 5, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 22/2026

10.2. Notice of Intent to Partially Demolish a Heritage Listed Property – 1519 Wyandotte Street East, Tivoli Pool Room, Casa Loma Restaurant - Ward 4

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 801**

- I. THAT the Notice of Intent to partially demolish the heritage listed property at 1519 Wyandotte Street East, Tivoli Pool Room / Casa Loma Restaurant, to remove portions of the building façade facing Wyandotte Street East to facilitate façade improvements **BE RECEIVED.**

Carried.

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Report Number: S 7/2026
Clerk's File: MBA/14987

10.1. Windsor Municipal Heritage Register – Updates about Bill 23 Strategy 2 and Alternative Notice Policy - City Wide

Councillor Kieran McKenzie asks administration to outline the risks and strategies associated with the recommendation to adopt Bill 23, Strategy 2 and the alternative notice policy. Tracy Tang, Planner III – Heritage (Acting) appears before the Development & Heritage Standing Committee regarding the administrative report dated January 8, 2026, entitled “Windsor Municipal Heritage Register – Updates about Bill 23 Strategy 2 and Alternative Notice Policy - City Wide” and responds that this strategy relates to the designation of the highest priority or highest merit properties on the municipal heritage register. There are 881 listed properties, which has been narrowed down to 185 that fit the criteria under the Ontario Heritage Trust. Outreach to the 185 property owners will begin to provide education surrounding the process and how it may impact them and their properties to destigmatize heritage designation.

Councillor Kieran McKenzie inquires whether the 185 properties will each require a separate report. Ms. Tang responds that the properties would come back to Development & Heritage Standing Committee and City Council for decision on the notice of intent to designate along with the reasons for designation. Batch reporting has been done in the past with other properties, such as the University of Windsor.

Councillor Kieran McKenzie asks if there will be several different batches coming forward. Ms. Tang responds that the groupings of properties will come forward and could include any number of properties.

Councillor Kieran McKenzie inquires about the timeline for listed properties to be designated. Ms. Tang responds that the deadline for issuance of the notice of intent to designate is January 1, 2027.

Councillor Kieran McKenzie asks if we have the resources to meet that deadline. Ms. Tang responds that research has concluded on the 185 properties and administration is confident in the merits of the properties to be designated under the *Ontario Heritage Act* criteria. Next steps would be property owner outreach, education and to report back to the Development & Heritage Standing Committee and City Council for designation.

Councillor Kieran McKenzie asks if the 33 City properties will be designated before the deadline. Jason Campigotto, Deputy City Planner – Growth appears before the Development & Heritage Standing Committee regarding the administrative report dated January 8, 2026, entitled “Windsor Municipal Heritage Register – Updates about Bill 23 Strategy 2 and Alternative Notice Policy - City Wide” and responds that strategy 6 identifies municipal properties and as stewards of those properties, the deadline does not pose a risk as there is an opportunity to proceed with a designation after that date. The focus and resources are on the properties that may be at risk of potential loss.

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Councillor Kieran McKenzie inquires about what happens with the 487 remaining properties. Ms. Tang responds that the approximately 400 remaining properties have been identified as medium or lower priority to designate for lower risk of potential loss, such as residential single detached family dwellings. After the January 1, 2027, deadline the listed status would be removed, but the property owner could proceed with a request to designate the property.

Councillor Kieran McKenzie asks if the property owner must wait 5 years before it could be designated once the property is no longer listed. Ms. Tang responds that the property could be designated anytime after the January 2027 deadline granted it meets the criteria.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 800**

- I. THAT the report regarding 2026 Updates on the Implementation of the Bill 23 Strategy 2 (Part IV Designation of properties of “high” priority), along with the appendices containing informational materials regarding Part IV Individual Property Designation under the *Ontario Heritage Act*, **BE RECEIVED** for information;
- II. THAT Administration **BE DIRECTED** to implement an enhanced education and awareness approach in support of Strategy 2, including the distribution of mailed informational packages to property owners in advance of issuing Notices of Intention to Designate (NOIDs) for “high” priority listed heritage properties; and,
- III. THAT the ‘*Ontario Heritage Act – Alternative Notice Policy*’ included as Appendix ‘E’ **BE ADOPTED** to allow the City to publish notices required under the *Ontario Heritage Act* digitally on the City’s public website.

Carried.

Report Number: S 6/2026

Clerk’s File: MBA/14619

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:48 o’clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:50 o’clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held January 5, 2026

Moved by: Member Anthony Arbour

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Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held January 5, 2026 **BE ADOPTED** as presented.

Report Number: SCM 23/2026

7. PLANNING ACT MATTERS

7.1. Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6

Moved by: Councillor Kieran McKenzie

Seconded by: Member Anthony Arbour

Decision Number: **DHSC 797**

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

18. NORTHWEST CORNER OF CLAIRVIEW AVENUE AND WATSON AVENUE

For the lands comprising of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT), the following additional provisions shall apply:

- a) *Lot Area: minimum 827.2 m²*
- b) *Building Height: Main Building: maximum 9.0 m*
- c) *Side Yard Width: minimum:*
 1. From the north *side lot line*: 2.20 m
 2. From the south *side lot line*: 1.22 m
- d) Notwithstanding Table 24.20.5.1, the *minimum* number of required *parking spaces* for a *Multiple Dwelling* shall be 9.
- e) Notwithstanding clause .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.00 m and the *parking area* separation shall be maintained with *soft landscaping*, save and except any area occupied by a public walkway providing access to a main pedestrian entrance.

[ZDM 10; ZNG/7344]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT) situated at the northwest corner of Clairview Avenue and Watson Avenue from RD1.2 to RD3.1x(18).

Carried.

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Councillor Angelo Marignani voting nay.

Report Number: S 144/2025
Clerk's File: Z/15073

7.2. Zoning By-law Amendment Application for 401-431 Shepherd Street West, Z-036/25 [ZNG-7345], Ward 3

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 798**

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

21 SOUTH SIDE OF SHEPHERD STREET WEST BETWEEN YORK STREET AND CHURCH STREET

For the lands comprising of Lot 107 & Part of Lot 108, Plan 652 (PIN 01184-0428 LT), for a *Combined Use Building* the following additional provisions shall apply:

- f) *Lot Coverage: maximum* As Existing
- g) *Front Yard depth: minimum* As Existing
- h) *Rear Yard depth: minimum* As Existing
- i) *Side Yard width: minimum* As Existing

[ZDM 7; ZNG/7345]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 107 & Part of Lot 108, Plan 652 (PIN 01184-0428 LT), situated on the south side of Shepherd Street West between York Street and Church Street, from CD1.3 to CD1.3x(21).

Carried.

Report Number: S 145/2025
Clerk's File: Z/15074

7.3. Rezoning - 1360 & 1376 Howard Ave - Z-037/25 ZNG/7349 - Ward 4

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 799**

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

19. SOUTHEAST CORNER OF HOWARD AVENUE AND OTTAWA STREET

For the lands comprising Plan 128 PT Lot 13; Corner; Plan 128 N PT Lot 14; Plan 936 PT Lot 19; PIN 01163-0214, 01163-0217, 01163-0511, a *Stacked Dwelling* shall be an

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additional permitted *main use*, and for a *Multiple Dwelling* having five or more *dwelling units* or a *Stacked Dwelling*, the following additional provisions shall apply:

- a) *Lot Area: minimum: 1,900 m²*
- b) *Lot Coverage: maximum 40% of lot area*
- c) The *Front Yard Depth, Rear Yard Depth, Side Yard Width* provisions in Section 12.1.5 shall not apply
- d) *Building Setback:*
 1. From an *exterior lot line* abutting Lillian Avenue: *minimum 6.0 m*
 2. From any other *exterior lot line: minimum 0.0 m*
 3. From an *interior lot line: minimum 2.20 m*
- e) *Landscaped Area: minimum 30.0% of lot area*
- f) *Required Parking Spaces: minimum: 1 for each dwelling unit*
- g) *Required Visitor Parking Spaces: 0*
- h) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m
- i) Notwithstanding Clause .2 in Table 25.5.20.1, the minimum parking area separation of a parking area from Ottawa Street shall be 1.5 m
- j) Notwithstanding Section 25.5.30.4, each lane shall have a minimum width of 3.0 m

[ZDM 7; ZNG/7349]

2. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the lands comprising Plan 128 PT Lot 13; Corner; Plan 128 N PT Lot 14; Plan 936 PT Lot 19; PIN 01163-0214, 01163-0217, 01163-0511; situated southeast corner of Howard Avenue and Ottawa Street, (Roll No. 030-330-08700 & 030-330-08900), from RD1.3, RD2.2, and CD2.6 to RD3.1x(19).
3. THAT the Site Plan Approval Officer **BE DIRECTED** to review the comments from municipal departments and external agencies in Appendix B to Report S 146/2025.

Carried.

Report Number: S 146/2025
Clerk's File: Z/15075

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:50 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:50 o'clock p.m.

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9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

11. ADMINISTRATIVE ITEMS

11.3. Update to Report S 131/2025 – Amendment to Sign By-law 250-2004 for 3663 Walker Road - Ward 9

And

11.3.1. Amendment to Sign By-law 250-2004 for 3663 Walker Rd, File No. SGN-003/24 (BILLBOARD) - Ward 9

Scott Stover, Leasing Representative & Nathan Jankowski, Manager, Legislation and Permits, Pattison Outdoor Advertising

Scott Stover, Leasing Representative & Nathan Jankowski, Manager, Legislation and Permits, Pattison Outdoor Advertising appear before the Development & Heritage Standing Committee regarding the administrative report dated January 8, 2026, entitled “Update to Report S 131/2025 – Amendment to Sign By-law 250-2004 for 3663 Walker Road – Ward 9” and are available for questions.

Councillor Kieran McKenzie asks administration to provide an overview of the recommendation as it relates to minimum set-back distance from a residential area and mitigations to justify the amendment. Kevin Alexander, Senior Planner – Special Projects appears before the Development & Heritage Standing Committee regarding the administrative report dated January 8, 2026, entitled “Update to Report S 131/2025 – Amendment to Sign By-law 250-2004 for 3663 Walker Road – Ward 9” and responds that according to the current by-law, a billboard sign along Walker Road cannot be within 300m of a residential area, which is difficult in this section of Walker Road south of the E.C. Row Expressway. Some of the mitigation measures proposed by the applicant are to reduce the height of the sign, to orient the sign towards the street in a V-shaped pattern, and to reduce the hours of operation to 7:00 a.m. to 10:00 p.m. To adhere to the policies of the Official Plan, Walker Road is a civic way, administration wants to ensure that there is a landscape setback and that cars are not parking over the property line within the City’s right of way.

Councillor Kieran McKenzie inquires as to how close the billboard is to the nearest residential area. Mr. Alexander responds that it is within 31 meters of the nearest residential area.

Councillor Kieran McKenzie asks about the shape of the sign and how it may impact more residents on neighbouring streets. Mr. Alexander responds that the sign may be seen from a distance along with the lighting. The illumination levels have also been met in accordance with the by-law as a way to mitigate some of these issues.

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Councillor Kieran McKenzie asks, that if the 300m setback provision within the by-law excludes several areas, should we not look at amending the by-law. Neil Robertson, City Planner appears before the Development & Heritage Standing Committee regarding the administrative report dated January 8, 2026, entitled "Update to Report S 131/2025 – Amendment to Sign By-law 250-2004 for 3663 Walker Road – Ward 9" and responds that the 300 meters is a distance intended for an unobstructed view as a default. The layering of the ability to block the sign in other ways enables a reduction of the 300 meters. The intent of the by-law is to ensure that the light is not shining into someone's home.

Councillor Jim Morrison asks about the shape of the billboard and the direction of the light. Mr. Alexander responds that the intent is that people driving along Walker Rd will see the billboard.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 804**

- I. THAT the application for a Site-Specific Amendment to By-law 250-2004, being a by-law respecting signs and other advertising devices in the City of Windsor, as amended (the "**Sign By-law**"), to allow for the installation of an Electronic Changing Copy Ground Sign at 3663 Walker Road, **BE APPROVED**;

- II. THAT Schedule "E" – "Special Provisions for Individual Signs" of the Sign By-law **BE AMENDED** by adding the following as its new section E.24:

E. 24 Despite the provisions of this By-law, that: a) a BILLBOARD SIGN, that is both a GROUND SIGN and an ELECTRONIC CHANGING COPY SIGN, may be constructed on 3663 Walker Road; and b) an existing WALL SIGN on 3663 Walker Road is permitted, subject to the following conditions:

 - a. That the BILLBOARD SIGN does not include FLASHING ILLUMINATION, and that changing of the ELECTRONIC CHANGING COPY does not occur at intervals of less than 60 seconds;
 - b. That the manufacturer of the BILLBOARD SIGN confirm compliance with the lighting restrictions in accordance with Section 3 for electronic message signs;
 - c. That the BILLBOARD SIGN does not have any animation including scrolling letters, television or video message, or any moving sign message objects;
 - d. That the illumination intensity of the BILLBOARD SIGN complies with subsection 3.3.1.(c) of this By-law, and that the brightness of the BILLBOARD SIGN be automatically controlled with an ambient light photo-sensor;
 - e. That the BILLBOARD SIGN will only be illuminated between the hours of 7:00 AM and 10:00 PM; and
 - f. That the WALL SIGN remains in its existing location, as of the date of this amendment.

- III. THAT the City Solicitor **BE DIRECTED** to prepare the by-law to amend the Sign By-law;

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- IV. THAT the Chief Building Official **BE DIRECTED** to require, as conditions of the Sign By-law Permit:
- a. A Plan of Survey (Completed by a licensed Ontario Land Surveyor), identifying topographical land features, in addition to the location of utility poles and above ground electrical conductors;
 - b. Site Plan approval (Based on the Site Plan Control Terms of Reference) identifying the following:
 - i. A three (3) metre landscape setback from the property line along Walker Road ;
 - ii. A landscape plan approved by the City's Landscape Architect;
 - iii. The location of the proposed Electronic Changing Copy Billboard Sign, the distance from the existing wall sign and distance to the nearest residential district Lighting locations and specifications
 - iv. All buildings, structures, overhead conductors and hydro lines
 - v. The horizontal separation between the proposed sign and above ground electrical conductors.
 - vi. Incorporation of features from the Plan of Survey
 - c. The construction and redevelopment of the landscape setback as per the approved Site Plan, to the satisfaction of the City Planner; and
 - d. The removal of the existing quad-faced Billboard Ground Sign located at 980 Crawford Avenue; and,
- V. THAT the report of the Senior Planner--Special Projects and Planner II – Revitalization & Policy Initiatives dated November 7, 2025, entitled “Amendment to Sign By-law 250-04 for 3663 Walker Rd, File No. SGN-003/24 (BILLBOARD) - Ward 9” **BE RECEIVED** for information.

Carried.

Councillor Kieran McKenzie voting nay.

Report Number: S 4/2026 & S 131/2025
Clerk's File: SBS2025

11.1. Brownfield Community Improvement Plan - 0 Wyandotte St E (south of 10835 Riverside Dr E) - Ward 7

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 802**

- I. THAT the request made by Lankor Horizons Development Inc. c/o Imad Najjar to participate in the Brownfield Redevelopment Community Improvement Plan **BE APPROVED** for:
- a. The Brownfields Development Charge Exemption Program for the lesser of 60% reduction in development charges (DC) payable for the proposed multiple dwellings and townhouses at 0 Wyandotte St E (south of 10835 Riverside Dr. E), or the eligible project costs; and,
 - b. Brownfields Rehabilitation Grant Program for the lesser of 70% of the municipal

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portion of the tax increment resulting from the proposed development for up to ten (10) years, or the eligible project costs;

In no case will the total amount of grant financial assistance provided exceed the total eligible project costs; and,

- II. THAT if a grant agreement is required, Administration **BE DIRECTED** to prepare an agreement between Lankor Horizons Development Inc. c/o Imad Najjar and the City in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Brownfield Rehabilitation Grant Program Agreement; and,
- IV. THAT the approval to participate in the Brownfield Rehabilitation Grant Program **EXPIRE** if the agreement is not signed by the applicant within two (2) years following Council approval.

Carried.

Report Number: S 142/2025

Clerk's File: Z/15072

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

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 803**

- I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma), the owner of the property located at 1327 Henry Ford Centre Drive, **BE APPROVED**, for the following incentives:
 - i. *New Residential Development Grant* in the maximum amount of \$7,500 for three (3) new residential units;
 - ii. *Municipal Development Fees Grant Program* in the maximum amount of \$15,000;
 - iii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- \$4,230 per year or the eligible costs.

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- II. THAT the CAO and City Clerk **BE AUTHORIZED** to prepare the agreement between the City and 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma) to implement the *Building/Property Improvement Tax Increment Grant Program* in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
 - III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
 - IV. THAT funds in the amount of \$7,500 under the New *Residential Development Grant Program*, and funds under the *Municipal Development Fees Grant Program* in the amount of \$15,000 **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project Fund (#7181046) upon completion of the three (3) new residential units on the property located at 1327 Henry Ford Centre Drive, to the satisfaction of the City Planner and Chief Building Official;
 - V. THAT grants **BE PAID** to 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma), upon completion of the three (3) new residential units on the property located at 1327 Henry Ford Centre Drive, through the Ford City CIP Fund (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
 - VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 2/2026
Clerk's File: Z/13251

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None registered.

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14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative items) is adjourned at 6:04 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on March 2, 2026.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

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CITY OF WINDSOR MINUTES 02/02/2026

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

Date: Monday, February 02, 2026

Time: 4:30 o'clock p.m.

Members Present:

Councillors

- Ward 1 - Councillor Fred Francis
- Ward 4 - Councillor Mark McKenzie
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- Member Anthony Arbour
- Member Joseph Fratangeli
- Member John Miller
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- Member William Tape - Participated via video conference

Member Regrets

- Member Robert Polewski
- Member Khassan Saka

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Neil Robertson, City Planner

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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

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

Minutes

Development & Heritage Standing Committee
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4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held January 5, 2026

Moved by: Member Anthony Arbour

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held January 5, 2026 **BE ADOPTED** as presented.

Report Number: SCM 23/2026

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6

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

Daniel Grenier (applicant) is available for questions.

Tracey Pillon-Abbs (agent) states that the applicant is in agreement with the staff's recommendation. Ms. Pillon-Abbs states that the applicant reduced the number of dwelling units from nine to eight in response to feedback from residents at the open house. Ms. Pillon-Abbs states that the applicant issued letters to property owners within 200 metres of the subject property before this meeting, informing them of the change, with no responses received to date. Ms. Pillon-Abbs addresses concerns from the letters submitted to the Development and Heritage Standing Committee (DHSC). Ms. Pillon-Abbs is available for questions.

Gladys Chiasson (area resident) expressed her opposition to the development, citing concerns about flooding, safety due to the narrowness of the street, and the high number of multi-unit residences in the area, which has led to an increase in garbage bins placed along the street.

Eileen Daly (area resident) expressed concerns that many multi-residential buildings direct traffic onto Watson Avenue, that developers are replacing single-family homes with multi-residential dwellings, and that garbage and service trucks create unsafe road conditions. She also raised concerns that the proposed development near a busy intersection could negatively affect pedestrian safety.

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Roger Hines (area resident) expressed concerns about recurring flooding that has caused damage to his personal property despite the installation of a large drain. He noted that unstable soil conditions have led to foundation shifting and cracking, resulting in significant expenses for his property and several others. Mr. Hines suggested that the property instead be incorporated into the Ganatchio Trail and that the existing trees be left to mature to enhance the tree canopy.

Councillor Angelo Marignani inquired whether flooding in the area had ever reached one metre in height. Mr. Hines responded that he could not recall flooding reaching that level on the street; however, he stated that flooding had occurred three times, destroying his basement, and that he is no longer eligible for flood insurance.

Councillor Marignani further inquired whether the area floods in its entirety. Mr. Hines stated that this has not occurred.

Councillor Marignani asked how the flooding program, including the East Marsh pumping station and the Sewer Master Plan, would assist with floodwater control and mitigation in the area. Patrick Winters responded that there are plans in place for the broader area under the Sewer Master Plan.

Councillor Marignani inquired whether improvements to a sewer line in the area would also lower the water table. Mr. Winters responded that the Sewer Master Plan prioritizes projects and that Disaster Mitigation and Adaptation Fund (DMAF) is allocated to address the most critical projects first.

Councillor Marignani asked about an Essex Region Conservation Authority (ERCA) comment regarding potential obstruction to emergency services and how that concern would be addressed. Chair Morrison noted that no ERCA representative was present, but stated that regular meetings are held to discuss property access and that the project would require an ERCA permit. Neil Robertson added that, for a previous nearby application, emergency services had indicated they would have no issue accessing and servicing 233 Watson Avenue.

Councillor Marignani inquired about the potential increased burden on existing residents and the reduction of permeable surfaces as a result of the development. Mr. Robertson stated that the proposed development significantly reduces and consolidates the built surface area, improving stormwater management. He added that the current site conditions exceed the built area proposed under the new development.

Councillor Marignani asked how the proponent could ensure that basement units would not flood, given the site's location within a flood-prone area. Mr. Nagata advised that ERCA will evaluate all opening elevations to ensure the dwellings are protected during a 1:100-year flood event.

Councillor Marignani further inquired whether modifications to the site plan could help mitigate flooding. Mr. Nagata deferred the question to the Engineering Department. Stacey McGuire explained that the development is within the St. Paul pumping station service area, which is currently undergoing capacity upgrades through DMAF funding, with construction underway to

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improve the system significantly. She added that the proposed parking lot would manage stormwater onsite to mimic pre-development runoff levels.

Councillor Marignani asked whether the site plan guarantees that basement units will not flood. Mr. Robertson stated that during the ERCA and building permit review stages, if the units cannot be constructed safely, the basement units would not proceed. He noted that the proposed height limitation forms part of the rezoning request.

Councillor Marignani inquired whether ERCA could require a reduction in the total number of units. Mr. Robertson explained that a technical review would establish minimum elevations or required mitigation measures, after which the developer could determine whether to proceed with all proposed units or reduce them to address flooding concerns.

Councillor Kieran McKenzie asked about past flooding incidents and whether any significant events have occurred since 2017. Ms. McGuire responded that staff have reviewed sewer drawings predating 2017 and confirmed that a storm relief sewer services the area.

Councillor Kieran McKenzie inquires if there would be a pathway for a reasonable stormwater plan that would address some of the flooding issues brought up today. Mr. Winters states that, from a functional level, administration has agreed to an allowable release rate from this site and demonstrated that it will not adversely affect the existing residents.

Councillor Kieran McKenzie inquires about the comments presented by Ms. Daly and the responses to her concerns. Mr. Nagata states that the development presented adequate parking, landscape open space, and no traffic-related concerns based on the density.

Councillor Kieran McKenzie inquires if the characteristics of the surrounding neighbourhood (i.e., density, traffic, servicing capacity, etc.) factor into a decision to increase the density on a property, in addition to the impact on the property itself. Councillor Kieran McKenzie also inquires if there is a threshold for density on a property. Mr. Nagata states that the resulting zoning requirements (i.e., additional parking spaces, increased minimum lot area, etc.), in conjunction with site functionality, often indicate the threshold for density on a property.

Councillor Kieran McKenzie acknowledges that the property consists of two existing lots that could each potentially have a single-unit dwelling with up to two additional dwelling units (ADU) as of right, resulting in six total dwelling units. Councillor Kieran McKenzie inquires about the possibility of subdividing the subject property into three lots, each containing a single-unit dwelling with up to two ADUs as of right. Mr. Nagata states that the proposal was not reviewed for the creation of three lots and would be hard to comment on. The configuration of three lots would be difficult to create.

Councillor Kieran McKenzie inquires whether there are similar lots in the City that have greater lot width than lot depth. Mr. Nagata agrees and states that such lots exist in older neighbourhoods within the City.

Councillor Marignani inquired whether the City is waiting for ERCA confirmation to determine if emergency services would be able to access the site during a 100-year flood, and whether the City

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is meeting its obligation in this regard. Aaron Farough stated he could not comment, noting that the Legal Department typically does not receive information from the Police Department about fulfillment of this obligation. Chair Morrison responded that he would follow up with ERCA and noted that the Fire Department usually provides a response.

Moved by: Councillor Kieran McKenzie

Seconded by: Member Anthony Arbour

Decision Number: **DHSC 797**

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

18. **NORTHWEST CORNER OF CLAIRVIEW AVENUE AND WATSON AVENUE**

For the lands comprising of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT), the following additional provisions shall apply:

j) *Lot Area: minimum 827.2 m²*

k) *Building Height: Main Building: maximum 9.0 m*

l) *Side Yard Width: minimum:*

3. From the north *side lot line*: 2.20 m

4. From the south *side lot line*: 1.22 m

m) Notwithstanding Table 24.20.5.1, the *minimum* number of required *parking spaces* for a *Multiple Dwelling* shall be 9.

n) Notwithstanding clause .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.00 m and the *parking area* separation shall be maintained with *soft landscaping*, save and except any area occupied by a public walkway providing access to a main pedestrian entrance.

[ZDM 10; ZNG/7344]

IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT) situated at the northwest corner of Clairview Avenue and Watson Avenue from RD1.2 to RD3.1x(18).

Carried.

Councillor Angelo Marignani voting nay.

Report Number: S 144/2025

Clerk's File: Z/15073

7.2. Zoning By-law Amendment Application for 401-431 Shepherd Street West, Z-036/25 [ZNG-7345], Ward 3

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Brian Nagata(author), Planner III – Development, is available for questions.

Jackie Lassaline (agent) is available for questions.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 798**

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

21 SOUTH SIDE OF SHEPHERD STREET WEST BETWEEN YORK STREET AND CHURCH STREET

For the lands comprising of Lot 107 & Part of Lot 108, Plan 652 (PIN 01184-0428 LT), for a *Combined Use Building* the following additional provisions shall apply:

o) *Lot Coverage: maximum* As Existing

p) *Front Yard depth: minimum* As Existing

q) *Rear Yard depth: minimum* As Existing

r) *Side Yard width: minimum* As Existing

[ZDM 7; ZNG/7345]

IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 107 & Part of Lot 108, Plan 652 (PIN 01184-0428 LT), situated on the south side of Shepherd Street West between York Street and Church Street, from CD1.3 to CD1.3x(21).

Carried.

Report Number: S 145/2025

Clerk's File: Z/15074

7.3. Rezoning - 1360 & 1376 Howard Ave - Z-037/25 ZNG/7349 - Ward 4

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

Michael Davis (agent) and Andi Shallvari (applicant) is available for questions.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 799**

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

19. SOUTHEAST CORNER OF HOWARD AVENUE AND OTTAWA STREET

For the lands comprising Plan 128 PT Lot 13; Corner; Plan 128 N PT Lot 14; Plan 936 PT Lot 19; PIN 01163-0214, 01163-0217, 01163-0511, a *Stacked Dwelling* shall be an

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additional permitted *main use*, and for a *Multiple Dwelling* having five or more *dwelling units* or a *Stacked Dwelling*, the following additional provisions shall apply:

- k) *Lot Area: minimum: 1,900 m²*
- l) *Lot Coverage: maximum 40% of lot area*
- m) The *Front Yard Depth, Rear Yard Depth, Side Yard Width* provisions in Section 12.1.5 shall not apply
- n) *Building Setback:*
 - 1. From an *exterior lot line* abutting Lillian Avenue: *minimum 6.0 m*
 - 2. From any other *exterior lot line: minimum 0.0 m*
 - 3. From an *interior lot line: minimum 2.20 m*
- o) *Landscaped Area: minimum 30.0% of lot area*
- p) *Required Parking Spaces: minimum: 1 for each dwelling unit*
- q) *Required Visitor Parking Spaces: 0*
- r) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m
- s) Notwithstanding Clause .2 in Table 25.5.20.1, the minimum parking area separation of a parking area from Ottawa Street shall be 1.5 m
- t) Notwithstanding Section 25.5.30.4, each lane shall have a minimum width of 3.0 m

[ZDM 7; ZNG/7349]

- 5. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the lands comprising Plan 128 PT Lot 13; Corner; Plan 128 N PT Lot 14; Plan 936 PT Lot 19; PIN 01163-0214, 01163-0217, 01163-0511; situated southeast corner of Howard Avenue and Ottawa Street, (Roll No. 030-330-08700 & 030-330-08900), from RD1.3, RD2.2, and CD2.6 to RD3.1x(19).
- 6. THAT the Site Plan Approval Officer **BE DIRECTED** to review the comments from municipal departments and external agencies in Appendix B to Report S 146/2025.

Carried.

Report Number: S 146/2025

Clerk's File: Z/15075

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act Matters*) portion is adjourned at 5:50 o'clock p.m.

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Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services