

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, March 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
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

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

4. COMMUNICATIONS

5. ADOPTION OF THE *PLANNING ACT* MINUTES (*previously distributed*)

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held February 2, 2026 (**SCM 67/2026**)

7. *PLANNING ACT* MATTERS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

7.1. Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3 (**S 13/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Rukma Ramdenee, Dillon Consulting Ltd., available for questions (in person)
- b) Douglas Bierer, Agent for the Applicant & Alan Kivisto, Agent for the Applicant, LRU Leasing Inc., available for questions (via Zoom)
- c) Jerzy Niec, Area Resident (in person)

8. ADOPTION OF THE MINUTES (previously distributed)

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held February 2, 2026 (**SCM 66/2026**)

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. HERITAGE ACT MATTERS (previously distributed)

- 10.1. Request for Community Heritage Fund – 3056 Alexander Avenue (Sandwich HCD) (Ward 2) (**S 17/2026**) *Author: Tracy Tang, Planner III – Heritage (Acting)*

11. ADMINISTRATIVE ITEMS (previously distributed)

DELEGATIONS: (5 MINUTES)

- 11.2. Ford City CIP/ Main Street CIP Application, 1037-1039 Drouillard Road, Owner: MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), Ward 5 (**S 14/2026**) *Author: Kevin Alexander, Senior Planner-Special Projects*

Clerk's Note: Administration indicates that the correct property address for this application is 1037-1039 Drouillard Road - See Page 7.

- a) Christiaan & Jay Meyer, MB Land and Building Corp (via Zoom)

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

- a) Maria Mediratta, Coordinator, Ford City BIA

ADMINISTRATIVE ITEMS (previously distributed)

- 11.1. University Wyandotte CIP - 591 Wellington Ave - Ward 3 (**S 12/2026**) *Author: Simona Simion Planner III – Economic Development (Acting)*
- 11.3. Main Streets CIP Application: 1519 Wyandotte Street East; Owners: ADHOC Development Inc. (C/O: Philip Duym), Ward 4 (**S 15/2026**) *Author: Kevin Alexander, Senior Planner - Special Projects*

12. COMMITTEE MATTERS (*previously distributed*)

12.1. International Relations Committee Annual Reports 2024/2025 (**SCM 29/2026**)

13. QUESTION PERIOD

14. ADJOURNMENT

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



**Subject: Ford City CIP/ Main Street CIP Application, 1037-1039
Drouillard Road, Owner: MB Land and Building Corp. (c/o: Christiaan
Meyer and Jay Meyer), Ward 5**

Dear Committee Members,

On behalf of the Ford City BIA, I'm writing to express our continued support for the proposed redevelopment of 1037–1039 Drouillard Road.

This building sits right in the heart of our district, and like many older properties in the area, it has incredible potential. We're excited to see the thoughtful and intentional plan that brings it back to life. Christiaan and Jay Meyer have made such a great investment in Ford City and we can't wait to see more.

When one building improves, it supports the next and with the proposed improvements, we would see support for our businesses year-round and it would contribute to a safer, more bustling neighbourhood.

Ford City continues to build positive momentum, and multi-faceted projects like this are key components. We're confident this redevelopment will contribute meaningfully to our district.

We appreciate the Administration's recommendation for approval and respectfully ask the Committee and Council to support this application.

Thank you,

Maria Mediratta

Coordinator, Ford City BIA