

**Development & Heritage Standing Committee Meeting**

Date: Monday, March 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 - Participated via video conference

Member William Tape- Participated via video conference

**Member Regrets**

Member John Miller

Member Charles Pidgeon

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:**

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Ian Day, Senior Manager, Transportation

James Abbs, Manager-Planning

Patrick Winters, Manager, Development

Laura Diotte, Manager, Planning

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Elara Mehrilou, Supervisor, Coordinator Maintenance  
Brian Nagata, Planner III – Development  
Kevin Alexander, Planner III - Special Projects  
Simona Simion, Planner III – Economic Development  
Tracy Tang, Planner III – Heritage  
Natasha McMullin, Clerk Steno Senior  
Anna Ciacelli, Deputy City Clerk

### Delegations—participating via video conference

Item 7.1 Douglas Bierer, Agent for the Applicant & Alan Kivisto, Agent for the Applicant, LRU Leasing Inc.  
Item 11.2 Christiaan & Jay Meyer, MB Land and Building Corp

### Delegations—participating in person

Item 7.1 Rukma Ramdenee, Dillon Consulting Ltd  
Item 7.1 Jerzy Niec, Area Resident

## 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

Councillor Kieran McKenzie discloses an interest and abstains from voting on Item 7.1 being “Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3,” as there is a possibility that the proposed use could impact his employer.

## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

## 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 February 2, 2026

Moved by: Member William Tape

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Seconded by: Member Joseph Fratangeli

THAT the minutes of the Development & Heritage Standing Committee meeting held February 2, 2026, **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 66/2026

### 10.1. Request for Community Heritage Fund – 3056 Alexander Avenue (Sandwich HCD) (Ward 2)

Councillor Kieran McKenzie inquires, given the recommendation to exceed the minimum grant allocation threshold, should they consider revising the policy to raise the threshold. Neil Robertson, City Planner appears before the Development & Heritage Standing Committee regarding the administrative report dated February 5, 2026, entitled “Request for Community Heritage Fund – 3056 Alexander Avenue (Sandwich HCD) (Ward 2)” and responds that the threshold for the program is 15% and for this particular application, the recommendation is to cover 30% of the cost associated with the improvements. Mr. Robertson adds that since covid, there has been a new standard of about 30% simply because of the increased cost of building materials and the limited number of qualified professionals to complete the works. It may be worthwhile to adjust the program to reflect the current reality.

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 806**

- I. THAT the request for a Heritage Permit under Section 42 (1) 1. of the *Ontario Heritage Act* for the repair and restoration of the single detached dwelling at 3056 Alexander Avenue **BE GRANTED** as per plans in Appendix ‘A’ of this report;
- II. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the repair and restoration of the single detached dwelling;
- III. THAT a total grant of 30% of the cost of the repair and restoration works, to an upset amount of \$12,374 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to the Owner of 3056 Alexander Avenue, subject to:
  - a. Submission of conservation details, technical details, and samples (including material and colour selections) to the satisfaction of the City Planner or designate prior to work start;
  - b. Determination by the City Planner that the work is completed to heritage conservation standards and adheres to the details and plans as outlined in the Heritage Permit application;
  - c. Owner’s submission of paid receipts for work completed; and

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## Development & Heritage Standing Committee

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- d. That the Community Heritage Fund (Reserve Fund 157) grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

- IV. That Administration **BE DIRECTED** to report back on funding thresholds for the Community Heritage Fund Grant program that will allow Council to consider augmentations to the program given recent administrative recommendations.

Carried.

Report Number: S 17/2026

Clerk's File: MBA/15108

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:33 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:35 o'clock p.m.

## 7. PLANNING ACT MATTERS

### 5. ADOPTION OF THE *PLANNING ACT* MINUTES

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

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 2, 2026, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 67/2026

#### 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

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 805**

- I. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street; situated on the southeast corner of Hanna Street East and Mercer Street as a Special Policy Area.
- II. THAT the City of Windsor Official Plan, Volume II, Chapter 1 - Special Policy Areas, **BE AMENDED** by adding site-specific policies as follows:

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### 1.xx. Southeast Corner of Hanna Street East and Mercer Street

- 1.xx.1 The property described as Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street, situated on the southeast corner of Hanna Street East and Mercer Street, is designated on Schedule A: Planning Districts & Policy Areas in Volume I - The Primary Plan.
- 1.xx.2 Notwithstanding Policy 6.5.3.1 of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
- a) A Group Home shall be an additional permitted use.
- 1.xx.3 Notwithstanding Policy 6.5.3.3(a) of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
- a) A Mixed-Use Corridor development shall have a building height of no more than five storeys (18.0 metres).

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

### 22. SOUTHEAST CORNER OF HANNA STREET EAST AND MERCER STREET

For the lands comprising Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), the following additional provisions shall apply:

- a) *Main Building Height: maximum* 18.0 m
- b) *Rear Yard Depth: minimum:* 23.8 m
- c) *Side Yard Width: minimum:*
  - 1. From the east *side lot line:* 20.8 m
- d) Notwithstanding Sections 5.99.30 and 10.1.5.10, the *maximum gross floor area* for a *Group Home* shall be 760.0 m<sup>2</sup>
- e) For a *Group Home* and any *Dwelling Unit*, a central air conditioning system shall be provided.

[ZDM 7; ZNG/7353]

IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), situated at the southeast corner of Hanna Street East and Mercer Street from MD1.2 to RD3.2x(22).

V. THAT Lots 17 to 30, Plan 649, (PIN 01180-0194 LT), **BE CLASSIFIED** as a Class 4 area pursuant to the "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)".

VI. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** with an application for Site Plan Approval:

- a. Functional Servicing Report, prepared by Dillon Consulting, dated October 2025 (Reference File No. 24-8715).
- b. Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
- c. Planning Justification Report, prepared by Dillon Consulting, dated December 2025.
- d. Stage 1-2 Archaeological Assessment, prepared by HarutaArchaeology, dated April 8, 2025 (Reference File No. PIF P1131-0111-2025), with letter from the

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Ministry of Citizenship and Multiculturalism, dated May 14, 2025 (Reference File No. 0023357).

- VII. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:
- a. Noise Mitigation Measures identified in the Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
- VIII. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
- a. General and Special Provisions identified in the Engineering Department's comments included under Appendix "F".
  - b. Record of Site Condition.
  - c. Required Drawing Revisions identified in the Engineering Department's comments included under Appendix "F".

Carried.

Councillor Kieran McKenzie discloses an interest and abstains from voting on this matter.  
Member Anthony Arbour voting nay.

Report Number: S 13/2026  
Clerk's File: Z/15097

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned 5:01 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:02 o'clock p.m.

## 9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

### 11. ADMINISTRATIVE ITEMS

#### 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

##### **Christiaan & Jay Meyer, MB Land and Building Corp**

Christiann & Jay Meyer, MB Land and Building Corp., appear before the Development & Heritage Standing Committee regarding the administrative report dated February 3, 2026, entitled "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" and thank administration for their support of this application.

Moved by: Councillor Fred Francis

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Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 808**

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), owner of the property located at 1037-1039 Drouillard Road **BE APPROVED**, for the following incentive programs:
  - i. *Retail Investment Grant* totalling a maximum amount of \$15,000 for one (1) ground floor retail unit;
  - ii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs. The estimated annual amount of the grant is +/- \$4,145;
  - iii. *Municipal Development Fees Grant Program* to a maximum amount of \$20,000; and
  - iv. *New Residential Development Grant Program* for two (2) new residential units (\$2,500 each) to the maximum amount of \$5,000.
- II. THAT subject to completion and review satisfactory to the City Planner, the request made by MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), owner of the property located at 1037-1039 Drouillard Road **BE APPROVED** for the Main Streets CIP *-Building Facade Improvement Program* for grants totalling a maximum amount of \$30,000 in principle;
- III. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) 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;
- IV. 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;
- V. THAT funds in the maximum amount of \$15,000 under the *Retail Investment Grant* Program, funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$5,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed;
- VI. THAT funds in the maximum amount of \$30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Main Streets CIP project (Project #7219018) once the work is completed;
- VII. THAT grants **BE PAID** to MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer) upon completion of improvements to the interior/exterior of the property located at

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1037-1039 Drouillard Road, through the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and

- VIII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 14/2026  
Clerk's File: Z/13251 & Z/13002

### 11.1. University Wyandotte CIP - 591 Wellington Ave - Ward 3

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 807**

- I. THAT the request made by 2674404 Ontario Inc. (Owner) for the proposed creation of one (1) residential unit within the existing building at 591 Wellington Ave to participate in the Building/Property Improvement Tax Increment Grant Program under the University Ave and Wyandotte Street Community Improvement Plan **BE APPROVED** at the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for up to five (5) years or the eligible project costs in accordance with the University Avenue and Wyandotte Street Community Improvement Plan; and
- II. THAT Administration **BE DIRECTED** to prepare an agreement between the City and 2674404 Ontario Inc. (Owner) to implement the Building/Property Improvement Tax Increment Grant Program at 591 Wellington Ave in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street 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 Building/Property Improvement Tax Increment Grant Program 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
- IV. THAT approval of the tax increment grant **BE RESCINDED** if the applicant has not completed the work and fulfilled the conditions within two (2) years of the approval date.

Carried.

Report Number: S 12/2026  
Clerk's File: Z/14007

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### 11.3. Main Streets CIP Application: 1519 Wyandotte Street East; Owners: ADHOC Development Inc. (C/O: Philip Duym), Ward 4

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 809**

- I. THAT the request for incentives under the *Main Streets Community Improvement Plan* made by ADHOC Development Inc. (C/O: Philip Duym), the owner of the property located at 1519 Wyandotte Street East **BE APPROVED IN PRINCIPLE** for the following programs:
  - i. *Building Facade Improvement Program* totaling a maximum of \$60,000;
  - ii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal portion of the tax increment for up to ten (10) years of +/- \$8,377 per year or the total eligible costs;
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Main Street CIP for the *Building/Property Improvement Tax Increment Grant Program* agreement in accordance with all applicable policies, requirements, and provisions contained within the *Main Streets 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 implication;
- 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 maximum amount of \$60,000 (*Building Facade Improvement grants*) under the *Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Main Streets CIP* Project Fund (Project #7219018) when the grant funds are ready to be paid out;
- V. THAT grants **BE PAID** to ADHOC Development Inc. (C/O: Philip Duym) upon completion of improvements to the exterior of the property located at 1519 Wyandotte Street East from the *Building Facade Improvement Program – Main Streets CIP* Project Fund (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 15/2026  
Clerk's File: Z/13002

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## 12. COMMITTEE MATTERS

### 12.1. International Relations Committee Annual Reports 2024/2025

Moved by: Councillor Fred Francis  
Seconded by: Councillor Angelo Marignani

Decision Number: DHSC 810  
THAT the International Relations Committee Annual Reports 2024/2025 **BE APPROVED**.  
Carried.

Report Number: SCM 29/2026

## 13. QUESTION PERIOD

None registered.

## 14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items) is adjourned at 5:04 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on April 7, 2026.  
Carried.

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Ward 10 – Councillor Jim Morrison  
(Chairperson)

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Deputy City Clerk / Supervisor of  
Council Services

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**CITY OF WINDSOR MINUTES 03/02/2026**

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

Date: Monday, March 02, 2026

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

### **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 - Participated via video conference

Member William Tape- Participated via video conference

#### **Member Regrets**

Member John Miller

Member Charles Pidgeon

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:**

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Ian Day, Senior Manager, Transportation

James Abbs, Manager-Planning

Patrick Winters, Manager, Development

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Laura Diotte, Manager, Planning  
Elara Mehriou, Supervisor, Coordinator Maintenance  
Brian Nagata, Planner III – Development  
Kevin Alexander, Planner III - Special Projects  
Simona Simion, Planner III – Economic Development  
Tracy Tang, Planner III – Heritage  
Natasha McMullin, Clerk Steno Senior  
Anna Ciacelli, Deputy City Clerk

### **Delegations—participating via video conference**

Item 7.1 Douglas Bierer, Agent for the Applicant & Alan Kivisto, Agent for the Applicant, LRU Leasing Inc.  
Item 11.2 Christiaan & Jay Meyer, MB Land and Building Corp

### **Delegations—participating in person**

Item 7.1 Rukma Ramdenee, Dillon Consulting Ltd  
Item 7.1 Jerzy Niec, Area Resident

## **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**

Councillor Kieran McKenzie discloses an interest and abstains from voting on Item 7.1 being "Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3," as there is a possibility that the proposed use could impact his employer.

## **3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

None requested.

## **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 February 2, 2026**

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Mark McKenzie

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## Development & Heritage Standing Committee Monday, March 2, 2026

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THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 2, 2026, **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 67/2026

### 7. PLANNING ACT MATTERS

Brian Nagata (author) presents the application.

Rukma Ramdenee (agent), Douglas Bierer (agent), and Alan Kivisto (agent) are available for questions.

Jerzy Niec (area resident) is available for questions.

Councillor Kieran McKenzie inquires about the process for site contamination. Brian Nagata states that an environmental evaluation of the site is required to determine if there is any contamination and if remediation is required. Greg Atkinson continues that the land should meet the provincially prescribed standards for land use prior to a building permit being issued.

Councillor Kieran McKenzie inquires if the Ministry will evaluate samples to determine compliance. Mr. Atkinson states that the consultant is responsible for doing the analysis of a Record Site of Condition for audit or registration by the Ministry. Mr. Atkinson confirms that a letter from the Ministry confirming the filing of the Record of Site Condition is a prerequisite to the issuance of a building permit.

Councillor Angelo Marignani inquires about the noise mitigation for the development. Mr. Nagata defines a Class 4 area under the Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300). Mr. Nagata states that the applicant has requested a Class 4 area designation for the subject property, and administration supports the request. Neil Robertson states that the designation is for the surrounding area and not specific to the subject property. This designation helps the existing businesses to continue to operate and meet requirements.

Councillor Marignani inquires about mandatory mitigation measures required by the property due to noise, or if there is something on the site plan to alleviate noise. Mr. Nagata states that a central air conditioning system will be a requirement of the group home and multiple dwelling. Mr. Nagata notes that the Noise Impact Study recommends the use of building materials to mitigate noise levels to comply with the minimum Ministry standards. Mr. Nagata indicates that through the Site Plan Control process building materials will be evaluated to ensure compliance.

Councillor Marignani inquires about the legal requirement for the developer to inform residents of noise concerns in this facility before moving in. Mr. Nagata states that NPC 300 requires the registration of warning clauses on title; however, the land registry office does not permit the registration. Mr. Nagata stated that alternatively, the Site Plan Agreement can incorporate the warning clauses. The Site Plan Agreement will appear when a title search is completed for the subject property.

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Chair Jim Morrison inquires about the intent of the home. Rukma Ramdenee states that there is no set intent, rather that this is to put the zoning in place. Douglas Bierer states that the proposed group home will provide structured housing support for individuals with autism and related diagnoses. Still, nothing specific has been written down and is open to possibilities of development.

Chair Morrison inquires if the building could possibly become something other than a group home. Mr. Bierer states that it is correct, and it could evolve into solely residential based on site plan control and building permits.

Councillor Marigani inquires with Jerzy Niec if he supports the development. Mr. Niec has concerns about what type of residents will reside in the home. Chair Morrison states that the agent does not know the purpose at this time. Mr. Niec states that he would like to know when they will find out who their new neighbours will be.

Councillor Marignani inquires where the resident resides. Mr. Niec states that he lives on Highland Avenue.

Councillor Marignani states that the home will act as a sound barrier for the companies in the neighbourhood and improve the quality of life. Mr. Niec states that he agrees but has concerns about the lack of sunlight and view, and the neighbourhood is quiet to begin with.

Mr. Niec states he has concerns about sewer and power lines. Councillor Marignani states that the risks will not be a concern for the development. Chair Morrison states it may not become a group home and reads the definition of a group home.

Councillor Kieran McKenzie states that he declares a conflict of interest and will determine with Council Services if he can vote on the development.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 805**

- IX. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street; situated on the southeast corner of Hanna Street East and Mercer Street as a Special Policy Area.
- X. THAT the City of Windsor Official Plan, Volume II, Chapter 1 - Special Policy Areas, **BE AMENDED** by adding site-specific policies as follows:
- 1.xx. Southeast Corner of Hanna Street East and Mercer Street**
- 1.xx.1 The property described as Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street, situated on the southeast corner of Hanna Street East and Mercer Street, is designated on Schedule A: Planning Districts & Policy Areas in Volume I - The Primary Plan.
- 1.xx.2 Notwithstanding Policy 6.5.3.1 of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
- b) A Group Home shall be an additional permitted use.

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- 1.xx.3 Notwithstanding Policy 6.5.3.3(a) of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
- b) A Mixed-Use Corridor development shall have a building height of no more than five storeys (18.0 metres).

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

22. **SOUTHEAST CORNER OF HANNA STREET EAST AND MERCER STREET**

For the lands comprising Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), the following additional provisions shall apply:

- f) *Main Building Height: maximum* 18.0 m
- g) *Rear Yard Depth: minimum:* 23.8 m
- h) *Side Yard Width: minimum:*
  - 2. From the east *side lot line:* 20.8 m
- i) Notwithstanding Sections 5.99.30 and 10.1.5.10, the *maximum gross floor area* for a *Group Home* shall be 760.0 m<sup>2</sup>
- j) For a *Group Home* and any *Dwelling Unit*, a central air conditioning system shall be provided.

[ZDM 7; ZNG/7353]

XII. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), situated at the southeast corner of Hanna Street East and Mercer Street from MD1.2 to RD3.2x(22).

XIII. THAT Lots 17 to 30, Plan 649, (PIN 01180-0194 LT), **BE CLASSIFIED** as a Class 4 area pursuant to the "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)".

XIV. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** with an application for Site Plan Approval:

- e. Functional Servicing Report, prepared by Dillon Consulting, dated October 2025 (Reference File No. 24-8715).
- f. Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
- g. Planning Justification Report, prepared by Dillon Consulting, dated December 2025.
- h. Stage 1-2 Archaeological Assessment, prepared by HarutaArchaeology, dated April 8, 2025 (Reference File No. PIF P1131-0111-2025), with letter from the Ministry of Citizenship and Multiculturalism, dated May 14, 2025 (Reference File No. 0023357).

XV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

- b. Noise Mitigation Measures identified in the Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).

# Minutes

## Development & Heritage Standing Committee

Monday, March 2, 2026

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- XVI. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
- d. General and Special Provisions identified in the Engineering Department's comments included under Appendix "F".
  - e. Record of Site Condition.
  - f. Required Drawing Revisions identified in the Engineering Department's comments included under Appendix "F".

Carried.

Councillor Kieran McKenzie discloses an interest and abstains from voting on this matter.

Member Anthony Arbour voting nay.

Report Number: S 13/2026

Clerk's File: Z/15097

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act Matters*) portion is adjourned 5:01 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:02 o'clock p.m.

### 8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act Matters*) portion is adjourned at 5:01 o'clock p.m.

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Ward 10 – Councillor Jim Morrison  
(Chairperson)

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Deputy City Clerk / Supervisor of Council  
Services