



Development & Heritage Standing Committee Meeting

Date: Tuesday, April 7, 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 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Members

Member Anthony Arbour

Member John Miller

Member Robert Polewski

Member William Tape

Member Regrets

Member Joseph Fratangeli

Member Charles Pidgeon

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

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Jason Campigotto, Deputy City Planner – Growth
Aaron Farough, Senior Legal Counsel
Stacey McGuire, Executive Director Operations
Patrick Winters, Manager, Development
Averil Parent, Planner II - Development Review
Justina Nwaesei, Planner III – Development
Kristina Tang, Planner III -Heritage
Simona Simion, Planner III – Economic Development
Elara Mehriou, Supervisor, Coordinator Maintenance
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1 Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc
Item 10.1 Hunter Weir, representing Property Owner

Delegations—participating in person

Item 7.1 Anna Lanoszka, Area Resident
Item 7.1 Rino Licata, Area Resident
Item 7.1 Fulvio Valentinis, Area Resident
Item 7.2 and 11.1 Saksham Sharma & Sital Garha, Agents for the Applicant

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.

4. COMMUNICATIONS

None presented.

10. HERITAGE ACT MATTERS

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8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 2, 2026

Moved by: Member William Tape

Seconded by: Member John Miller

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

Carried.

Report Number: SCM 82/2026

10.1. Notice of Intent to Demolish a Heritage Listed Property – 8150 Riverside Drive East, House - Ward 6

Hunter Weir, representing Property Owner

Hunter Weir, representing Property Owner appears via video conference before the Development & Heritage Standing Committee regarding the administrative report dated March 6, 2026, entitled “Notice of Intent to Demolish a Heritage Listed Property – 8150 Riverside Drive East, House - Ward 6” and is available for questions.

Councillor Kieran McKenzie asks Administration to review the process for evaluating significant heritage value. Tracy Tang, Planner III - Heritage (Acting) appears before the Development & Heritage Standing Committee regarding the administrative report dated March 6, 2026, entitled “Notice of Intent to Demolish a Heritage Listed Property – 8150 Riverside Drive East, House - Ward 6” and responds that heritage planning staff go through a process to evaluate the criteria through the Ontario Regulation to determine if the property has merits for designation status in order to protect the property. Historical research using fire insurance maps, newspapers, the history of the property including date of construction, architectural drawings or links to notable architects, designers or builders, notable residents who may have lived at the property are conducted and architectural or physical value are evaluated through a site visit to look at the property’s exterior; and using historical documents determine what type of building materials it was constructed from, and if there have been any recent alterations.

Councillor Kieran McKenzie asks if Administration determined through a site visit that the property does not present any heritage value that needs to be protected. Ms. Tang responds that the heritage file was very slim and cannot trace back why the property was listed or who initiated the process. Our research could not pinpoint any historical, contextual, or architectural value. The site visit confirmed the same. The interior of the home is in such a deteriorated condition that repair is rendered not feasible and that it is the recommendation of Administration to demolish the property.

Moved by: Councillor Kieran McKenzie

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Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 812**

- I. THAT the Notice of Intent to Demolish the heritage listed property at 8150 Riverside Drive East to remove the deteriorated buildings and structures and replace them with a new dwelling **BE RECEIVED**.
- II. THAT the property at 8150 Riverside Drive East, **BE REMOVED** from the Windsor Municipal Heritage Register due to a lack of cultural heritage value or interest under Ontario Regulation 9/06 of the *Ontario Heritage Act* in combination with the proposed complete demolition.

Carried.

Report Number: S 25/2026
Clerk's File: MBA/14987

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:38 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:40 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 March 2, 2026**

Moved by: Member Anthony Arbour

Seconded by: Member Robert Polewski

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

Carried.

Report Number: SCM 83/2026

7.1. **Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1**

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignan

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THAT the report of the Planner III – Development dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1,” **BE DENIED**.

The motion is **put** and is **lost** due to an equality of votes.

Aye votes: Councillors Fred Francis, Angelo Marignani, and Member Robert Polewski.

Nay votes: Councillors Kieran McKenzie, Jim Morrison and Member Anthony Arbour.

Absent: None.

Abstain: None.

Moved by: Councillor Kieran McKenzie

Seconded by: Member Anthony Arbour

- I. THAT Zoning By-law 8600 BE AMENDED by adding the following zoning district to Section 11:

11.7 RESIDENTIAL DISTRICT 2.7 (RD2.7)

11.7.1 PERMITTED USES

Existing Duplex Dwelling
Existing Semi-Detached Dwelling
One Single Unit Dwelling
Multiple Dwelling, and
Any use accessory to the preceding uses.

11.7.5 PROVISIONS

- | | | |
|-----|---|----------------------|
| .1 | <i>Lot Frontage: minimum</i> | 20.0 m |
| .2 | <i>Lot Area: per dwelling unit: minimum</i> | |
| | a) For a corner lot having a minimum frontage of 30.0 m on each of the exterior lot lines | 128.0 m ² |
| | b) For any other lot | 180.0 m ² |
| .3 | <i>Lot Coverage: maximum</i> | 35.0% |
| .4 | <i>Building Height: Main Building:</i> | |
| | a) For a corner lot: maximum | 10.50 m |
| | b) For an interior lot: maximum | 9.0 m |
| .8 | <i>Landscaped Area: minimum</i> | 35% of lot area |
| .20 | <i>Building Setback:</i> | |
| | a) Where an exterior lot line has vehicular access/egress, the minimum building setback from the exterior lot line shall be 6.0 m | |
| | b) Where an exterior lot line has no vehicular access/egress, the minimum building setback from the exterior lot line shall be 4.50 m | |
| | c) Where a habitable room window faces an interior lot line, the minimum building setback from the interior lot line shall be 6.0 m | |

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- d) Where a *habitable room window* does not face an *interior lot line*, the *minimum building setback* from the *interior lot line* shall be 3.0 m
- e) Notwithstanding paragraphs (c) and (d) above, where an *interior lot line* abuts a *lot* fronting on a *street* other than Cabana Road West and on which is located a *dwelling* or *residential use*, the *minimum building setback* from that *interior lot line* shall be 22.0 m

- .50 A *minimum* of 50.0% of all exterior wall elevations shall have an exterior finish consisting of brick, stone, or a combination thereof
- .53 A *Single Unit Dwelling* and any *use* accessory thereto shall comply with the provisions of Section 10.4.5
- .55 Any additions to an *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling* and any *use* accessory to the preceding uses shall comply with the appropriate provisions of Section 10.4.5
- .90 The following are prohibited:
 - a) A *parking space* within 6.0 m of an *exterior lot line*
 - b) A *parking space* within 2.60 m of an *interior lot line* abutting a *lot* containing a *Single Unit Dwelling*, *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling*
 - c) A flat roof or a roof having a slope of less than 20.0 degrees

II. THAT Zoning By-law 8600 BE FURTHER AMENDED by adding the following clause to Section 91.10:

25 SOUTHEAST CORNER OF CABANA ROAD WEST AND CASGRAIN DRIVE

For the land comprising Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT, AND PIN 01576 – 0194 LT, the following additional provisions shall apply:

1. Notwithstanding Section 25.5.20.1.6, the *minimum* parking area separation from the south *building wall* shall be 2.13 m.
2. Vehicular access along Cabana Road is prohibited.
3. A *screening fence* having a height of 1.80 m shall be installed along the south *lot line* and east *lot line*, in a manner that complies with the city of Windsor fence by-law.
4. A *landscaped area* with a *minimum* width of 2.60 m shall be provided abutting the south *lot line*.
5. Facade Articulation: A *building wall* fronting an *exterior lot line*, and any wall visible from a *street*, shall be designed as follows:
 - a) Continuous length: *minimum / maximum* 8.0 m / 12.0 m
 - b) Recess/projection depth: *minimum*
 - 1) Major Articulation 2.0 m
 - 2) Minor Articulation 0.6 m

[ZDM 9; ZNG/7338]

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- III. THAT Zoning By-law 8600 BE FURTHER AMENDED by changing the zoning of Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT AND PIN 01576 – 0194 LT, situated on the southeast corner of Casgrain Dr. and Cabana Rd W (municipally known as 1141 & 1175 Cabana Rd W.; Roll Numbers 080-100-09300 & 080-100-09400) from RD1.4 to RD2.7x(25).
- IV. THAT the Site Plan Approval Officer BE DIRECTED to consider, in the Site Plan Approval process, the comments and requirements found in Appendix C of this Report; and BE FURTHER DIRECTED to incorporate the following in the Site Plan Agreement for the proposed development:
- a) Essex Region Conservation Authority (ERCA) Requirements:
 - i. Completion of engineering analysis and implementation of measures to prevent increased flows to the downstream watercourse.
 - ii. Obtaining ERCA authorization prior to any site alteration or construction activity.
 - b) Development Engineering Requirements:
 - i. Implementation of drainage and flood-proofing recommendations provided by ERCA.
 - ii. A contribution of \$2,796.00 toward future sidewalk construction along the Casgrain Drive frontage.
 - iii. Gratuitous conveyance of a 4.6 m × 4.6 m corner cut-off at Cabana Rd West and Casgrain Drive, in accordance with City of Windsor Standard Drawing AS 230

The motion is **put** and is **lost** due to an equality of votes.

Aye votes: Councillors Kieran McKenzie, Jim Morrison and Member Anthony Arbour.

Nay votes: Councillors Fred Francis, Angelo Marignani, and Member Robert Polewski.

Absent: None.

Abstain: None.

Clerk's Note: No action was taken as the Development & Heritage Standing Committee refused or failed to make a decision regarding the application.

Carried.

Report Number: S 27/2026

Clerk's File: Z/15098

7.2. Zoning By-Law Amendment - Z 004/26 (ZNG-7356) 654 Capitol Street - Ward 10

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 811**

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

24. **NORTH SIDE OF CAPITOL STREET, BETWEEN LILLIAN AVENUE AND REMINGTON AVENUE**

For the lands comprising of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, a *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

- a) *Gross Floor Area: maximum 477.25 m²*

[ZDM 8; ZNG/7356]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, known municipally as 654 Capitol Street (Roll No. 070-050-12808), situated on the north side of Capitol Street between Lillian Avenue and Remington Avenue from RD1.3 to RD1.3x(24).

Carried.

Report Number: S 21/2026

Clerk's File: Z/15120

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 7:11 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 7:12 o'clock p.m.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

11. ADMINISTRATIVE ITEMS

11.1. Demolition Control – 672 Langlois Ave - Ward 4

Saksham Sharma & Sital Garha, Agents for the Applicant

Saksham Sharma & Sital Garha, Agents for the Applicant appear before the Development & Heritage Standing Committee regarding the administrative report dated February 19, 2026, entitled "Demolition Control – 672 Langlois Ave - Ward 4" and are available for questions.

Councillor Angelo Marignani asks Administration about the number of times the \$20,000 penalty has been issued and collected within the last three years as outlined in the demolition by-law due to demolition sites being turned into parking lots. Simona Simion, Economic Development Planner (Acting) appears before the Development & Heritage Standing Committee regarding the administrative report dated February 19, 2026, entitled "Demolition Control – 672 Langlois Ave - Ward 4" and responds that there has not been a case where the \$20,000 has been collected. Neil

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Robertson, City Planner appears before the Development & Heritage Standing Committee regarding the administrative report dated February 19, 2026, entitled “Demolition Control – 672 Langlois Ave - Ward 4” and adds that the provision in the by-law is to protect housing stock. There has not been an instance where the funds have been collected since recent recommendations to remove are associated with redevelopment plans to replace the loss of housing stock. Much of the time, the developments move forward on those associated properties. In the last three years, we have not had to implement the penalty.

Councillor Jim Morrison asks Mr. Garha about the intended development on the property. Mr. Garha responds that a 4-unit multi-residential building is intended for the property.

Councillor Jim Morrison asks if they are aware of the timeline for completion of construction is two years. Mr. Garha responds that the site will be completed within four to six months of commencement.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 813**

- I. THAT the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for the residential dwelling located at 672 Langlois Ave to facilitate redevelopment of the property as described in this report; and,
- II. THAT the Chief Building Official **BE DIRECTED** to require, as a condition of the demolition permit, that:
 - a. Redevelopment be substantially complete within two years of demolition permit issuance; and,
 - b. If redevelopment, including construction of a new building, is not substantially complete within two years of the commencement of demolition, the maximum fee (\$20,000) shall be entered on the collectors roll of the property; and,
- III. THAT if instructed by the City Planner, the City Solicitor **BE DIRECTED** to register a notice of Condition II of this report in the land registry office against the property.

Carried.

Report Number: S 20/2026

Clerk's File: SB2026

12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee of its meeting held February 24, 2026

Moved by: Councillor Kieran McKenzie

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Seconded by: Councillor Fred Francis

Decision Number: **DHSC 814**

THAT the minutes of the International Relations Committee meeting held February 24, 2026, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 86/2026

13. QUESTION PERIOD

Councillor Angelo Marignani asks if administration has an update about the proposal for notifying neighbourhood residents about public consultation meetings and signage on the parcel of land to be able to better inform the residents.

Greg Atkinson, Deputy City Planner--Development responds that the Committee of Adjustment (COA) has initiated a pilot project for applicants to place signage on the site of applications in addition to newspaper advertisements and mailings and they are collecting data from the applicants and neighbours about where they heard about the meetings. Administration is looking to collect information for 6 months before reporting back. If the response is positive, they are planning to extend the new signage policy to rezoning and other applications.

Councillor Angelo Marignani asks if there are QR codes being incorporated on the signage that includes more information about the proposed developments. Mr. Atkinson responds that the signs do include QR codes that direct traffic to the COA webpage where the application information is available. In addition, 311 contact information and the website address are also included.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items) is adjourned at 7:19 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on May 4, 2026.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

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CITY OF WINDSOR MINUTES 04/07/2026

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

Date: Tuesday, April 7, 2026

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

Members Present:

Councillors

Ward 1 - Councillor Fred Francis

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Members

Member Anthony Arbour

Member John Miller

Member Robert Polewski

Member William Tape

Member Regrets

Member Joseph Fratangeli

Member Charles Pidgeon

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

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Neil Robertson, City Planner
Greg Atkinson, Deputy City Planner – Development
Jason Campigotto, Deputy City Planner – Growth
Aaron Farough, Senior Legal Counsel
Stacey McGuire, Executive Director Operations
Patrick Winters, Manager, Development
Averil Parent, Planner II - Development Review
Justina Nwaesei, Planner III – Development
Kristina Tang, Planner III -Heritage
Simona Simion, Planner III – Economic Development
Elara Mehrilou, Supervisor, Coordinator Maintenance
Aashvi Sarvaiya, Transportation Planner I
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1 Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc
Item 10.1 Hunter Weir, representing Property Owner

Delegations—participating in person

Item 7.1 Anna Lanoszka, Area Resident
Item 7.1 Rino Licata, Area Resident
Item 7.1 Fulvio Valentinis, Area Resident
Item 7.2 and 11.1 Saksham Sharma & Sital Garha, Agents for the Applicant

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.

4. COMMUNICATIONS

None presented.

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5. ADOPTION OF THE *PLANNING ACT* MINUTES

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

Moved by: Member Anthony Arbour

Seconded by: Member Robert Polewski

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

Carried.

Report Number: SCM 83/2026

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1

Justina Nwaesei (author), Planner III – Development, presents application.

Tracey Pillon-Abbs (agent) states that the applicant supports staff recommendations including site specific zone conditions and has changed their initial site plan proposal to meet the concerns of the residents and staff comments. Ms. Pillon-Abbs is available for questions.

Anna Lanoszka (area resident) states concerns that the development is a radical overhaul of existing rules, inconsistent with provincial recommendations, changes the character and esthetics of the neighbourhood, decreases green spaces and trees, attract a transitory population, and the proposal calls for a high density build where the units are too small for individuals and will therefore sit vacant.

Rino Licata (area resident) states concerns that the development does not conform with the City's Official Plan, creates uncontrolled over intensification, high density through different massing, and building height proposed is higher than adjacent properties causing shadowing and lack of privacy. Additionally, Mr. Licata has concerns of increased traffic in an already busy area, lack of sidewalk causes safety concerns for pedestrians, cyclists and children, lack of parking and creating a precedence for future developments.

Fulvio Valentinis (area resident) states concerns for the impact on the neighbourhood character, low density neighbourhood increasing to high density, compatibility, additional traffic on Casgrain Drive, lack of sidewalks and visitor parking, and only one refuse bin for 29 units.

Councillor Francis inquires if the residents have concerns about the building type or the number of units. Mr. Valentinis states one large three storey building with this number of units impacts the

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compatibility and character of the neighbourhood, where townhouses could achieve the same density. Mr. Licata states that this will set precedence, create intensification for future developments, increase traffic with the wrong traffic flow. Mr. Licata states this development is not appropriate in the neighbourhood.

Councillor Francis inquires about what infrastructure could be built to support additional residential development on Casgrain Drive. Mr. Valentinis states that additional lighting would help pedestrians who walk on the street causing safety issues. Mr. Valentinis continues that the road is local and intensification is not required. Mr. Licata agrees that lighting should be added.

Councillor Francis inquires about the fear of setting an undesirable precedence. Mr. Valentinis states that the three storey building height, the design of the building is incompatible in terms of the scale and mass, and minimal refuse for the number of units. Mr. Licata states that the building should be broken into two buildings to fit in with the community, not one large one.

Councillor Kieran McKenzie inquires what has been done to address issue of neighbourhood character. Ms. Pillon-Abbs states that density and height were addressed and then later adjusted to match the City's Official Plan and urban design comments to ensure that the development complies. Ms. Pillon-Abbs speaks about parking and the intent of the condominium units for retirement living.

Councillor Kieran McKenzie inquires about the sloped roof of the building. Ms. Pillon-Abbs states that the Official Plan requires for a new development to provide a unique design that matches the character and is compatible with the neighbourhood. The slope and height of the roof, materials, and building placement to provide a unique design.

Councillor Kieran McKenzie inquires about the setbacks and other features of the design that create compatibility. Ms. Pillon-Abbs agrees and states that even balcony placement was considered to provide privacy, extended landscape and grassed area have been used to provide separation between the existing housing and the new development.

Councillor Kieran McKenzie inquires about the market segment for the units. Ms. Pillon-Abbs states that the unit sizes are smaller and the rationale for parking ratio was taken into consideration when designed. The development is envisioned for an independent individual who wants to age in place and to continue to have a sense of community.

Councillor Kieran McKenzie clarifies that the intent is for people with specific housing needs that match their age, demographic, physical capabilities while remaining in the neighbourhood. Ms. Pillon-Abbs agrees and states each unit will have all amenities with accessible units.

Councillor Kieran McKenzie inquires about the waste management plan matrix. Ms. Pillon-Abbs states that there is no matrix and the zoning by-law does not regulate the size of waste bins, and during Site Plan Control the details of waste bins will be discussed.

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Councillor Kieran McKenzie inquires about the traffic impact on traffic volumes in an already busy neighbourhood. Ms. Pillon-Abbs states that a traffic impact study was completed with site visibility confirming that there are no traffic or site line concerns with the access onto Casgrain Drive.

Councillor Kieran McKenzie inquires what is considered negligible for traffic impact. Ms. Pillon-Abbs states that she is unable to comment on the Engineer's report but relied on the conclusion stating that there was negligible impact.

Councillor Kieran McKenzie inquires if the Official Plan is being followed. Ms. Pillon-Abbs agrees that it follows the policies and designation, and the zoning is implementing these policies in the Official Plan.

Councillor Kieran McKenzie inquires if the development is considered uncontrolled intensification. Ms. Pillon-Abbs states that it is controlled and follows the new zoning site specific category to ensure it is regulated to ensure proper urban design, parking layout, along with scale and massing, works for the site.

Councillor Kieran McKenzie inquires if there is a response to Ms. Pillon-Abbs. Mr. Licata states that it is confusing to make a new zoning by-law to make the development work and wonders how this does not change the character of the neighbourhood.

Councillor Marignani inquires whether the structure has an elevator and basement. Ms. Pillon-Abbs confirms there will be an elevator and there will not be a basement.

Councillor Marignani inquires about the existing trees. Ms. Pillon-Abbs states that a landscape plan will be submitted as part of Site Plan Control, and that there is plenty of landscape space between the parking lot and south lot line that additional trees can be planted based on direction from the City.

Chair Morrison inquires how traffic would be pushed towards Casgrain Drive as opposed to Cabana. Mr. Licata states that Casgrain Drive is a short cut to the outlet malls, anywhere in LaSalle or to the 401 Highway as it has no traffic light where others such as Mount Royal do have traffic lights.

Chair Morrison states that local improvement petitions can be completed to add sidewalks or lighting in the neighbourhood.

Councillor Francis inquires how many three storey or more buildings are within the neighbourhood map that looks like this development. Ms. Nwaesei states that there are none within the area and that there are some closer to the College. Councillor Francis states that this is why the residents are concerned.

Councillor Francis inquires whether the traffic study included Casgrain Drive or Kennedy as a result of this development. Ms. Nwaesei states that the traffic impact study (TIS) has nothing to do with the development before you, rather a previous rendition of a mixed use, four storey development

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with commercial and 24 residential units. Stacey McGuire states that the TIS was based on a more intense development in terms of traffic impact and included impact on Casgrain Drive.

Councillor Francis inquires whether other proposed developments are being considered as a whole or individually with respect to traffic impact study. Ms. McGuire states that the study evaluates the proposal individually on a certain extent but not reviewed in isolation and broader considerations, and this proposal does not hit thresholds nor warrant a detailed TIS or cause for concern.

Councillor Francis inquires if this development was considered in relation to other surrounding developments in the neighbourhood and their impact on traffic. Ms. McGuire states that there is no cause for traffic concerns.

Councillor Francis inquires about the existing traffic issues with the current state of the Roseland neighbourhood without these developments. Ms. McGuire states that she does not have the current state of traffic calming measures but can present that at Council when this application is presented.

Councillor Francis inquires how we know there is no impact when the studies have not been conducted. Ms. McGuire states that this was evaluated on a site-specific basis and it is not anticipated that this development would exacerbate any conditions based on traffic volume.

Councillor Francis inquires about the entrance and exits on Casgrain Drive versus Cabana Road to reduce potential collision points. Ms. McGuire agrees and states that they proactively try to reduce any access on arterial road ways to reduce traffic congestion, conflict with access points, sidewalk and pedestrian conflicts, where access off the side road is safer condition.

Councillor Francis inquires whether widening Cabana Road was supposed to reduce the cut through traffic on the side streets. Ms. McGuire states the amount of trips are anticipated to be negligible, where the majority will be headed towards Cabana Road.

Councillor Francis inquires if the impact is negligible then why not put the entrance and exit on Cabana Road and keep the traffic off of Casgrain Drive. Councillor Francis also inquires if there is any safety impact on Casgrain Drive. Ms. McGuire states that the amount of traffic is negligible but the safety impact is not, where the impact would be greater on Cabana than Casgrain. Ms. McGuire states that she cannot distinctly say that there is no safety concerns on Casgrain Drive but that they would be amplified if on Cabana Road.

Councillor Kieran McKenzie inquires what the volume of impact or additional traffic may be, such as total trips. Ms. McGuire states that a detailed TIS was not required, but conclusions were drawn from the previous development where an additional dozen vehicles at peak hour will be generated, around 2% of current volume on Casgrain Drive. Ms. McGuire states that at other times of the day you might not see any additional trips and predict at worst case with 2 cars queuing to turn left on Cabana.

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Councillor Kieran McKenzie inquires about the residential corridor intensification policy in relation to this development. Ms. Nwaesei states that there is a new land use designation, Residential Corridor with policies that support the subject development. Ms. Nwaesei further gives the history of how the Residential Corridor Land Use policy came into place.

Councillor Kieran McKenzie inquires about the Residential Corridor policy and whether this development is compatible with our Official Plan. Ms. Nwaesei gives context on compatibility within neighbourhoods and states that this development should not have any adverse impact on the neighbourhood, and there are measures to mitigate any potential impacts. The recommendations addressed any potential impacts and some can be addressed at Site Plan Control. This development is a controlled development with the 2.7 provision.

Councillor Kieran McKenzie quotes the Planner's report that the amendment will provide a mix of housing options and densities as it relates to the Provincial Policy Statement which provides a new housing option of low profile housing development. Ms. Nwaesei agrees and states this development is medium scale low profile housing which is allowed within the residential corridor policy.

Councillor Kieran McKenzie inquires if we were to deny this application does that introduce legal risk for the City of Windsor. Aaron Farough states that generally, any particular denial that the applicant has appeal rights and could propose those.

Councillor Kieran McKenzie inquires if this proposal fills a need for a specific type of housing and if this is a missing middle for the housing gap. Jelena Payne agrees and states that based on studies conducted that this is inline with the needs of the community.

Councillor Marignani inquires about the waste collection design and why a redesign is not required to avoid future liability. Ms. Nwaesei states that the zoning by-law governs the location of the refuse bin, where they will keep it and the size is determined by Site Plan Control.

Councillor Marignani inquires about the sidewalk and the index to inflation, who pays the difference between the cost and the tax levy if there is a fixed amount. Patrick Winters states the contribution rate is evaluated annually, where the City would pay the difference and incorporate the cost into future projects.

Councillor Marignani inquires about the applicant's responsibility for environmental remediation of the property. Greg Atkinson states there is no residential concerns as it has been historically residential.

Councillor Marignani inquires what the maximum heights are of the surrounding homes. Chair Morrison states that there is a maximum of 9 meters.

Councillor Francis inquires whether housing targets were met in 2024. Ms. Payne states that the City has exceeded targets by 200+%.

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Councillor Francis states his motion for denial is due to the building type, traffic disruption and access onto Casgrain Drive. The development does not match the neighbourhood in terms of similarity and character of the neighbourhood and causes consequences. Councillor Francis states that the residents are not supporting this application nor wanting to age in place, as this new development proposes.

Councillor Marignani states disagreement for having a fixed fee for sidewalk installation, safety for vehicles and pedestrians, neighbourhood compatibility, unit size, and quality of life from the refuse bins.

Councillor Kieran McKenzie states for the impact of traffic in the neighbourhood is negligible and will not make anything noticeably worse. Most developments will be low profile on Class 2 arterial roads, that respects neighbourhood character and compatibility, with minimal traffic impact, which is what this development is. Councillor McKenzie provides insight on other potential developments that could create more stress on the community, and states that he moves to oppose the motion on the floor.

Chair Morrison gives the history of the development and City of Windsor's Official Plan, and that the developer has listened to the neighbourhood to provide a development that would be appropriate. Chair Morrison speaks on the traffic, building compatibility, landscape buffer, and the lot size to unit ratio comparison of other developments. Chair Morrison opposes the motion on the floor.

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

THAT the report of the Planner III – Development dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1,” **BE DENIED**.

The motion is **put** and is **lost** due to an equality of votes.

Aye votes: Councillors Fred Francis, Angelo Marignani, and Member Robert Polewski.

Nay votes: Councillors Kieran McKenzie, Jim Morrison and Member Anthony Arbour.

Absent: None.

Abstain: None.

Moved by: Councillor Kieran McKenzie
Seconded by: Member Anthony Arbour

V. THAT Zoning By-law 8600 BE AMENDED by adding the following zoning district to Section 11:

11.7 RESIDENTIAL DISTRICT 2.7 (RD2.7)

11.7.1 PERMITTED USES

Existing Duplex Dwelling

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Existing Semi-Detached Dwelling
One Single Unit Dwelling
Multiple Dwelling, and
Any use accessory to the preceding uses.

11.7.5 PROVISIONS

- .1 *Lot Frontage: minimum* 20.0 m
- .2 *Lot Area: per dwelling unit: minimum*
 - a) For a corner lot having a minimum frontage of 30.0 m on each of the exterior lot lines 128.0 m²
 - b) For any other lot 180.0 m²
- .3 *Lot Coverage: maximum* 35.0%
- .4 *Building Height: Main Building:*
 - a) For a corner lot: maximum 10.50 m
 - b) For an interior lot: maximum 9.0 m
- .8 *Landscaped Area: minimum* 35% of lot area
- .20 *Building Setback:*
 - f) Where an exterior lot line has vehicular access/egress, the minimum building setback from the exterior lot line shall be 6.0 m
 - g) Where an exterior lot line has no vehicular access/egress, the minimum building setback from the exterior lot line shall be 4.50 m
 - h) Where a habitable room window faces an interior lot line, the minimum building setback from the interior lot line shall be 6.0 m
 - i) Where a habitable room window does not face an interior lot line, the minimum building setback from the interior lot line shall be 3.0 m
 - j) Notwithstanding paragraphs (c) and (d) above, where an interior lot line abuts a lot fronting on a street other than Cabana Road West and on which is located a dwelling or residential use, the minimum building setback from that interior lot line shall be 22.0 m
- .50 A minimum of 50.0% of all exterior wall elevations shall have an exterior finish consisting of brick, stone, or a combination thereof
- .53 A Single Unit Dwelling and any use accessory thereto shall comply with the provisions of Section 10.4.5
- .55 Any additions to an existing Duplex Dwelling, or existing Semi-Detached Dwelling and any use accessory to the preceding uses shall comply with the appropriate provisions of Section 10.4.5
- .90 The following are prohibited:
 - d) A parking space within 6.0 m of an exterior lot line
 - e) A parking space within 2.60 m of an interior lot line abutting a lot containing a Single Unit Dwelling, existing Duplex Dwelling, or existing Semi-Detached Dwelling
 - f) A flat roof or a roof having a slope of less than 20.0 degrees

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VI. THAT Zoning By-law 8600 BE FURTHER AMENDED by adding the following clause to Section 91.10:

25 SOUTHEAST CORNER OF CABANA ROAD WEST AND CASGRAIN DRIVE

For the land comprising Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT, AND PIN 01576 – 0194 LT, the following additional provisions shall apply:

6. Notwithstanding Section 25.5.20.1.6, the *minimum* parking area separation from the south *building* wall shall be 2.13 m.
7. Vehicular access along Cabana Road is prohibited.
8. A *screening fence* having a height of 1.80 m shall be installed along the south *lot line* and east *lot line*, in a manner that complies with the city of Windsor fence by-law.
9. A *landscaped area* with a *minimum* width of 2.60 m shall be provided abutting the south *lot line*.
10. Facade Articulation: A *building* wall fronting an *exterior lot line*, and any wall visible from a *street*, shall be designed as follows:
 - a) Continuous length: *minimum / maximum* 8.0 m / 12.0 m
 - b) Recess/projection depth: *minimum*
 - 1) Major Articulation 2.0 m
 - 2) Minor Articulation 0.6 m

[ZDM 9; ZNG/7338]

VII. THAT Zoning By-law 8600 BE FURTHER AMENDED by changing the zoning of Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT AND PIN 01576 – 0194 LT, situated on the southeast corner of Casgrain Dr. and Cabana Rd W (municipally known as 1141 & 1175 Cabana Rd W.; Roll Numbers 080-100-09300 & 080-100-09400) from RD1.4 to RD2.7x(25).

VIII. THAT the Site Plan Approval Officer BE DIRECTED to consider, in the Site Plan Approval process, the comments and requirements found in Appendix C of this Report; and BE FURTHER DIRECTED to incorporate the following in the Site Plan Agreement for the proposed development:

b) Essex Region Conservation Authority (ERCA) Requirements:

- iii. Completion of engineering analysis and implementation of measures to prevent increased flows to the downstream watercourse.
- iv. Obtaining ERCA authorization prior to any site alteration or construction activity.

c) Development Engineering Requirements:

- iv. Implementation of drainage and flood-proofing recommendations provided by ERCA.

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- v. A contribution of \$2,796.00 toward future sidewalk construction along the Casgrain Drive frontage.
- vi. Gratuitous conveyance of a 4.6 m × 4.6 m corner cut-off at Cabana Rd West and Casgrain Drive, in accordance with City of Windsor Standard Drawing AS 230

The motion is **put** and is **lost** due to an equality of votes.

Aye votes: Councillors Kieran McKenzie, Jim Morrison and Member Anthony Arbour.

Nay votes: Councillors Fred Francis, Angelo Marignani, and Member Robert Polewski.

Absent: None.

Abstain: None.

Clerk's Note: No action was taken as the Development & Heritage Standing Committee refused or failed to make a decision regarding the application.

Carried.

Report Number: S 27/2026

Clerk's File: Z/15098

7.2. Zoning By-Law Amendment - Z 004/26 (ZNG-7356) 654 Capitol Street - Ward 10

Averil Parent (author), Planner II - Development Review, is available for questions.

Saksham Sharma (agent), is available for questions.

Sital Garha (agent), states the reasoning for rezoning the property and proposes to build a semi-detached dwelling on the lot which is consistent with the neighbourhood, and the open house was well received with support from the residents.

Chair Morrison inquires about the parking. Mr. Garha states that there will be four parking spaces.

Chair Morrison inquires whether the proposal includes any additional dwelling units. Mr. Garha states not at this time.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 811**

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

24. **NORTH SIDE OF CAPITOL STREET, BETWEEN LILLIAN AVENUE AND REMINGTON AVENUE**

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For the lands comprising of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, a *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

b) *Gross Floor Area: maximum 477.25 m²*

[ZDM 8; ZNG/7356]

- IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, known municipally as 654 Capitol Street (Roll No. 070-050-12808), situated on the north side of Capitol Street between Lillian Avenue and Remington Avenue from RD1.3 to RD1.3x(24).

Carried.

Report Number: S 21/2026

Clerk's File: Z/15120

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 7:12 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services