

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, July 6, 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 June 1, 2026 (**SCM 210/2026**)

6. PRESENTATIONS AND DELEGATIONS (5 MINUTES) (*PLANNING ACT MATTERS*) (*previously distributed*)

7.1. Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3 (**S 59/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*

a) Greg Atkinson, Deputy City Planner – Development (in person)

b) Philip Fernandes, Agent for the Applicant, available for questions (in person)

c) Chris MacLeod, Applicant, Pelissier Park Ltd., available for questions (in person)

- 7.2. Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4 **(S 57/2026)** *Author: Averil Parent, Planner II - Development Review*
a) Averil Parent, Planner II, Development Review (in person)
b) Amy Farkas, Dillon Consulting, Agent for Applicant, available for questions (in person)
- 7.3. Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3 **(S 60/2026)** *Author: Laura Diotte, Manager – Planning, Development Applications*
a) Laura Diotte, Manager – Planning, Development Applications (in person)
b) Chris Pidgeon, Principal Planner, GSP Group (in person)

7. PLANNING ACT MATTERS

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

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 1, 2026 **(SCM 209/2026)**

10. HERITAGE ACT MATTERS *(previously distributed)*

- 10.1. Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare’s Furs Building and Sign (Ward 3) **(S 64/2026)** *Author: Tracy Tang, Planner III - Special Projects*

9. DELEGATIONS (5 MINUTES) (COMMITTEE ADMINISTRATIVE MATTERS) *(previously distributed)*

- 11.2. CIP Brownfield Rehabilitation - 844 Bridge Ave - Ward 2 **(S 56/2026)** *Author: Simona Simion, Planner III Economic Development (Acting)*
a) MD Momtaz, Property Owner, available for questions
- 11.3. Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5 **(S 42/2026)** *Author: Kevin Alexander, Senior Planner-Special Projects*
a) Andrew Lennon, Applicant, available for questions (in person)
b) Kaija Karmiste, Applicant, available for questions (in person)

- 11.5. Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5 **(S 49/2026)**
Author: Kevin Alexander, Senior Planner-Special Projects
a) Andrew Lennon, Applicant, available for questions (in person)

11. ADMINISTRATIVE ITEMS (previously distributed)

- 11.1. Brownfield ESA 2650 Metcalfe St Ward 5 **(S 47/2026)** *Author: Simona Simion, Planner III Economic Development (Acting)*
- 11.4. Downtown CIP - 0 Pelissier St - Ward 3 **(S 55/2026)** *Author: Simona Simion, Planner III Economic Development (Acting)*
- 11.6. Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide **(S 66/2026)** *Author: Brandon Calleja, Senior Manager/Deputy Chief Building Official - Permits*
- 11.7. Closure of the North/South Alley, Located South of Guignion Road, East of Gelinat Road and West of Routley Road, SAA-7271 - Ward 9 **(S 61/2026)** *Author: Denise Wright, Manager Real Estate Services*
- 11.8. Closure of North/South Alley Located Between Dougall Avenue and Church Street, North of Norfolk Street, SAA-7325 - Ward 1 **(S 62/2026)** *Author: Denise Wright, Manager Real Estate Services*
- 11.9. Closure of the North/South Alley Located Between St. Patrick's Avenue and Randolph Avenue, North of Totten Street and South of Algonquin Street, SAA-7208 - Ward 10 **(S 63/2026)** *Author: Denise Wright, Manager Real Estate Services*
- 11.10. Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1 **(S 67/2026)** *Author: Denise Wright, Manager Real Estate Services*
- 11.11. Closure of the East/West Alley Located North of Kent Street and East of Malden Road, SAA-7199 - Ward 1 **(S 68/2026)** *Author: Denise Wright, Manager Real Estate Services*
- 11.12. Closure of the North/South Alley Located Between Mark Avenue and Everts Avenue, South of Totten Street, North of Quebec Street, SAA-7160 - Ward 10 **(S 69/2026)**
Author: Denise Wright, Manager Real Estate Services
- 11.13. Northwood Street Phase 2 Development – Species Conservation Act Registration – Ward 10 **(S 71/2026)** *Author: Patrick Winters, Manager of Development*

12. COMMITTEE MATTERS

- 12.1. Minutes of the International Relations Committee of its meeting held May 20, 2026
(SCM 179/2026)
- 12.2. Minutes of the Property Standards Committee of its meeting held June 11, 2026
(SCM 214/2026)
- 12.3. Report No 60 of the International Relations Committee of its meeting held May 20, 2026
(SCM 216/2026)
- 12.4. Report No. 61 of the International Relations Committee of its meeting held May 20,
2026 **(SCM 217/2026)**
- 12.5. Report No. 62 of the meeting of the International Relations Committee held May 20,
2026 **(SCM 218/2026)**

13. QUESTION PERIOD

14. ADJOURNMENT