

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Tuesday, August 4, 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
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3.	REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS
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| 11.2. | Part Closure of Roseland Crescent East and Roseland Crescent West located east of Dougall Avenue and south of Cabana Road East, Ward 9, SAS-4182 (S 78/2026)
<i>Author: Brian Nagata, MCIP, RPP, Planner III - Development (A)</i> |
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Clerk's Note: The applicant is requesting deferral of this matter to the September 1, 2026 Development & Heritage Standing Committee meeting to allow administration time to make a revision to the supporting report. See also **ADMINISTRATIVE ITEMS** section.

4.	COMMUNICATIONS
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5.	ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>)
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| 5.1. | Adoption of the Development & Heritage Standing Committee (<i>Planning Act</i>) minutes of its meeting held July 6, 2026 (SCM 266/2026) |
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***PLANNING ACT* MATTERS**

6.	DELEGATIONS (5 Minutes) (<i>previously distributed</i>)
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| 7.1. | Zoning By-Law Amendment - Z 016-26 (ZNG-7379) 0 & 563 Brant St. - Ward 3 (S 70/2026) <i>Author: Averil Parent, Planner II Development Review</i>
a) Averil Parent, Planner II, Development Review (in person)
b) Mohammad Hanah, Avant Design, Applicant, available for questions (via Zoom) |
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Clerk's Note: The following written submission is **attached**:

a) Lucas X, Area Resident

- 7.2. Zoning By-law Amendment for 1258-1264 Argyle Road; Applicant: 1000919722 Ontario Inc.; File No. Z-011/26 [ZNG/7371]; Ward 4 (**C 100/2026**) *Author: Justina Nwaesei, MCIP, RPP, Planner III - Development*

a) Justina Nwaesei, Planner III-Development (in person)

b) Daniel Soleski, Architectura, Agent for Applicant, available for questions (via Zoom)

c) Mark McMullen, Area Resident (in person)

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

a) Lynda Palmer, Area Resident

- 7.3. Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East & 0 Watson Avenue - Z-009/26 [ZNG-7369] - Ward 6 (**S 84/2026**) *Author: Zaid Zwayyed, MCIP, RPP, Planner II-Development Review*

a) Jason Baker, Baker Investments Ltd., Applicant, available for questions (via Zoom)

b) Helen Berry, Area Resident (via Zoom)

c) Len Janisse, Area Resident (in person)

Clerk's Note: The following written submissions are **attached**:

a) Carrie Stott, Area Resident

b) Lise Stevens, Area Resident

c) Len Janisse, Area Resident

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 July 6, 2026 (**SCM 265/2026**)

9. PRESENTATIONS AND DELEGATIONS

PRESENTATIONS

- 10.2. Heritage Designations of 'High' Priority Properties, Batch II (City-wide) (**S 73/2026**) *Author: Kristina Tang, Planner III - Heritage*

a) Kristina Tang, Planner III- Heritage (in person)

DELEGATIONS (5 Minutes)

- 10.1. Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide (**S 74/2026**)
Author: Kristina Tang, Planner III - Heritage
- a) Mike Cardinal, Area Resident (in person)
 - b) Kai Hildebrandt, Area Resident (in person)
 - c) Frank Butler, Area Resident (in person)

10. HERITAGE ACT MATTERS (previously distributed)

- 10.3. Heritage Permit & Community Heritage Fund Request- 709 Devonshire Road, George M. Duck House (Ward 4) (**S 72/2026**) *Author: Kristina Tang, Planner III - Heritage*

11. ADMINISTRATIVE ITEMS (previously distributed)

DELEGATIONS (5 minutes)

- 11.1. Ford City/Main Streets CIP Application, 1111 Drouillard Rd.; Owner: Michelle Catherine Cook-McIntyre - Ward 5 (S 80/2026) *Author: Kevin Alexander, MCIP RPP, Senior Planner-Special Projects*
- a) Michelle Cook-McIntyre, Applicant, available for questions (via Zoom)

ADMINISTRATIVE ITEMS

- 11.2. Part Closure of Roseland Crescent East and Roseland Crescent West located east of Dougall Avenue and south of Cabana Road East, Ward 9, SAS-4182 (**S 78/2026**)
Author: Brian Nagata, MCIP, RPP, Planner III - Development (A)

Clerk's Note: The applicant is requesting deferral of this matter to the September 1, 2026 Development & Heritage Standing Committee meeting to allow administration time to make a revision to the supporting report. See also **REQUEST FOR DEFERRAL** section.

- 11.3. Economic Revitalization CIP - 2827 Temple Dr - Ward 5 (**S 65/2026**) *Author: Simona Simion, Planner III (A)*
- 11.4. Amendment to By-law 139-2013 - Agreements Related to Decisions of the Committee of Adjustment, City Wide (**S 83/2026**) *Author: Laura Diotte, MCIP, RPP , Manager – Planning (Development Applications)*
- 11.5. Demolition Control Exemption - 534 California Ave (**S 86/2026**) *Author: Simona Simion, Economic Development Planner (A) Planning & Building Services*

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT

Development & Heritage Standing Committee
Tuesday, August 4, 2026
Item No. 7.1 - Written Submission

Sent: Saturday, July 18, 2026 3:00 PM

To: Parent, Averil (She/Her) <aparent@citywindsor.ca>

Subject: Official Objection to the Proposed Residential Development at 563 Brant Street – Request for Heritage Preservation and LGBT+ Community Space

To: The Planning Department, City of Windsor

I am writing to formally register my strong objection to the proposed residential development at 563 Brant Street. I understand that the applicant is seeking to redevelop the existing building and an adjacent vacant lot into a residential complex featuring seven (7) residential units, eleven (11) parking spaces (including one accessible space) accessed via the alleyway, and three (3) bicycle parking spaces.

While I understand the city's need for housing, 563 Brant Street is not just an ordinary plot of land; it is a site of profound historical significance. Formerly known as the Aetna Steam Baths (and later the Vesuvius Steam Baths), this currently vacant three-story building operated until 2009. Crucially, it is the historic site of Canada's first recorded gay bathhouse raid in 1964.

Erasing this physical structure to make way for a standard residential development would severely diminish Windsor's local history and disrespect the struggles of the LGBT+ community. Windsor's LGBT+ community is already vulnerable and lacks dedicated historical spaces; losing this landmark would be a devastating blow to our visible heritage and presence in the city.

Therefore, I strongly urge the Planning Department to deny this residential redevelopment proposal. Instead, I implore the City to collaborate with the property owner and local stakeholders to preserve this heritage site and transform it into a dedicated LGBT+ community facility or cultural hub. We must protect our history rather than converting every historical landmark into generic housing.

Thank you for your time and consideration of this urgent matter.

Sincerely,

Lucas X.

Development & Heritage Standing Committee
Tuesday, August 4, 2026
Item No. 7.2 - Written Submission

I am a senior citizen and resident of Argyle Road for the past 32 years. In recent years, lack of street parking is always an issue. I would estimate that when I return home in the late evening, about 40% of the time I am required to park 1-2 blocks away from my home. During the day, almost always I am able to park within less than half a block of my home.

So the proposed new construction, with 2.3 times the population density of the neighbouring row houses, and height above anything neighbouring it, continues to be protested by me.

But to then consider relief from the zoning by-law, to propose to EVEN FURTHER REDUCE the parking requirements, in order to 'facilitate the proposed development'...now is the time to amend the proposed development, rather than impose further parking stress on a neighbourhood.

When the new units were put in at 1266-1270 Argyle Road, their backyards were given over to parking, rather than to quiet garden spaces which are typical along this block. A fear would be an increase in frontyard parking permits issued by the City to take up the slack, and further erode the character of the street without actually offering more space to park.

Lynda Palmer

Development & Heritage Standing Committee
Tuesday, August 4, 2026
Item No. 7.3 - Written Submission

From: Carrie < >
Sent: July 26, 2026 11:32 AM
To: clerks <clerks@citywindsor.ca>
Subject: Public meeting Z-009/26 (ZNG/7369)

Hello,

I received a letter in the mail regarding a public meeting for amendments to a zoning bylaw 8600 in my neighbourhood. I cannot attend however I would like to have my vote against the “development of a six storey multiple dwelling containing 105 dwelling units with 134 parking spaces” on the corner of Watson Ave and Wyandotte. This neighbourhood has suffered enough traffic issues and noise ever since that bridge went in allowing Wyandotte to continue on past riverdale. The street is too narrow and cannot support the traffic it already gets, not to mention the many incidents of road rage and accidents that has occurred due to this. We have enough apartment buildings in this area and we do not need more.

Thank you

Carrie Stott

Development & Heritage Standing Committee
Tuesday, August 4, 2026
Item No. 7.3 - Written Submission

From: Lise Stevens < >
Sent: July 27, 2026 7:20 PM
To: clerks <clerks@citywindsor.ca>; Gignac, Jo-Anne (Councillor) <joagignac@citywindsor.ca>
Subject: Zoning By-law 8600

File numbers Z-009/26.

Unfortunately I cannot attend the meeting that day. I did send my concern about flooding issues on the main floor where I live at Park place to Joanne Gignac.

With the new Grand Regent, Rivertown condos etc. I personally don't think the pipes are big enough to handle the water issues we have here.

Also concerned about the traffic! You must know the traffic goes into one lane at Watson! I personally have a hard time turning left from my condo during busy hours. Interested to see with the new Grand Regent how the traffic will be affected! Please consider these issues. Please keep me updated. Thanking everyone in advance. I did send a picture of our recent flood.

Development & Heritage Standing Committee
Tuesday, August 4, 2026
Item No. 7.3 - Written Submission

From: LEONARD JANISSE < >
Sent: Friday, July 31, 2026 11:27
To: clerks <clerks@citywindsor.ca>
Subject: Development Wyandotte & Watson

Dear Committee members:

I would like to bring forward some concerns regarding development in the area.
We here at Park Place Condominiums- a 49 unit 5 floor building on Wyandotte St.E have been experiencing back up from our first floor storm sewer drains.

I would like to give some history to the situation. On talking to residents and former condo board members when 8475 Wyandotte was vacant the green field would hold the water. After the development the residents said our first floor drains would back up. Now with the most recent development on vacant land at 8401 Wyandotte St. E. the first floor has been flooding more frequently.

We are very concerned with another development going up on the northeast corner of Wyandotte & Watson. They are asking for a reduction in green space.

I am not against development but all these projects have been approved individually. Now at our condo building we are wondering if these developments are having an impact on the city sewer system that leads to our problem.

Len Janisse-President of Condo Association
Windsor, Ontario