

**Final 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.

- a) Melanie Muir, Dillon Consulting, Agent for Applicant, available for questions (in person)

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) (*previously distributed*)

- 7.1. Zoning By-Law Amendment - Z 016-26 (ZNG-7379) 0 & 563 Brant St. - Ward 3
(S 70/2026) *Author: Averil Parent, Planner II Development Review*
a) Averil Parent, Planner II, Development Review (in person)
b) Mohammad Hanah, Avant Design, Applicant, available for questions (via Zoom)

Clerk's Note: The following written submission was ***previously distributed***:

- 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, Architecttura, Agent for Applicant, available for questions (via Zoom)
c) Mark McMullen, Area Resident (in person)

Clerk's Note: The following written submission was ***previously distributed***:

- 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) Laura Diotte, Manager, Development Applications (in person)
b) Jason Baker, Baker Investments Ltd., Applicant, available for questions (via Zoom)
c) Giovanni Oliverio, CGI Construction Group, Agent for Applicant, available for questions (via Zoom)
d) Jason Thibert, ADA Architects, Agent for Applicant, available for questions (via Zoom)
e) Helen Berry, Area Resident (via Zoom)
f) Len Janisse, Area Resident (in person)

Clerk's Note: The following written submissions were ***previously distributed***:

- a) Carrie Stott, Area Resident
b) Lise Stevens, Area Resident
c) Len Janisse, Area Resident

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

- a) Sarah Jarvis, 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 (*previously distributed*)

DELEGATIONS (5 Minutes)

- 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)
- 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)

- 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.

- a) Melanie Muir, Dillon Consulting, Agent for Applicant, available for questions (in person)

ADMINISTRATIVE ITEMS

- 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. 7.3 - Written Submission

Sarah Jarvis

Wyandotte Street East, Windsor, ON

July 31, 2026

Development & Heritage Standing Committee

Re: Proposed Amendments to the City of Windsor Zoning By-Law 8600

File numbers: Z-009/26 [ZNG/7369]

clerks@citywindsor.ca

Dear Committee Members:

I am responding to the recent application for amendment to zoning change for 0 Wyandotte St. East.

Once again, I am hoping that the building stays under six storeys, but I understand that decision has been made with my objection on record.

If there is to be less landscaping, then I also ask that you require streetscape tree planting on both sides of the road for privacy and noise issues.

Please review the possibility of an extra safety crosswalk further east from Watson Street at the eastern end of the plaza, as the road narrows dangerously.

Thank you for your consideration.



Sarah M. J. Jarvis

cc Board of Management: ECC #53