

Development & Heritage Standing Committee Meeting

Date: Tuesday, August 04, 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 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Members

Member Anthony Arbour

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member William Tape

Member Regrets

Member Joseph Fratangeli

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

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

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Ian Day, Senior Manager, Transportation
Patrick Winters, Manager, Development
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Elara Mehrilou, Supervisor, Coordinator Maintenance
Frank Garado, Planner III – Policy & Special Studies
Kristina Tang, Planner III -Heritage
Brian Nagata, Planner III - Development
Averil Parent, Planner II - Development Review
Kevin Alexander, Planner III - Special Projects
Justina Nwaesei, Planner III – Development
Simona Simion, Planner III – Economic Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1 Mohammad Hanah, Applicant, Avant Design
Item 7.2 Daniel Soleski, Agent for Applicant, Architectura
Item 7.3 Helen Berry, Area Resident
Item 7.3 Jason Thibert, ADA Architects, Agent for Applicant
Item 7.3 Giovanni Oliverio, CGI Construction Group, Agent for Applicant
Item 7.3 Jason Baker, Baker Investments Ltd., Applicant
Item 11.1 Michelle Cook-McIntyre, Applicant

Delegations—participating in person

Item 7.2 Mark McMullen, Area Resident
Item 7.2 Cheryl Sprague, President of Delta Chi Childhood Centres
Item 7.3 Len Janisse, Area Resident
Item 10.1 Mike Cardinal, Area Resident
Item 10.1 Kai Hildebrandt, Area Resident
Item 11.2 Melanie Muir, Dillon Consulting, Agent for 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

Member Willian Tape discloses an interest and abstains from voting on Item10.2 being “Heritage Designations of 'High' Priority Properties, Batch II (City-wide),” items related to the Greater Essex County District School Board properties and the Anglican Diocese in London, for which he is a consultant.

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3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

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

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

THAT the report of the Acting Planner III – Development dated June 23, 2026 entitled “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” **BE DEFERRED** to the September 1, 2026 Development & Heritage Standing Committee meeting to allow Administration time to make a revision to the supporting report.

Carried.

Report Number: S 78/2026

Clerk’s File: SAA2026

4. COMMUNICATIONS

None presented

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held July 6, 2026

Moved by: Member Anthony Arbour

Seconded by: Member Robert Polewski

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held July 6, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 266/2026

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

7. *PLANNING ACT* MATTERS

7.1. Zoning By-Law Amendment - Z 016-26 (ZNG-7379) 0 & 563 Brant St. - Ward 3

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Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 854**

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

33. **SOUTH SIDE OF BRANT STREET BETWEEN GLENGARRY AVENUE AND AYLMER AVENUE**

1. For the lands comprising of Part Block 22, Part Lots 5 & 6 on Registered Plan 126, the following additional provisions shall apply:
 - a) *Lot Frontage: minimum 13.7 m*
 - b) *Side Yard Width: where a habitable room window of any dwelling unit faces a side lot line:*
 1. From the westerly lot line: *minimum 0.20 m*
 2. From the easterly interior lot line: *minimum 2.20 m*
 - c) *Landscaped Area: minimum 30% of lot area*
 - d) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m.
 - e) Notwithstanding Section 24.26.1 *required parking spaces* and *visitor parking spaces* for *dwelling units* are permitted to be located at Block 21, East Part Lot 6 on Registered Plan 126
 - f) Notwithstanding Clauses .5 and .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 1.20 m
 - g) Notwithstanding Section 25.5.30.4, the *minimum* width of an *access area* shall be 6.30 m
 - h) Notwithstanding Section 25.5.40.3, the *minimum* width of a *collector aisle* shall be 5.40 m
2. For the lands comprising of Block 21, East Part Lot 6 on Registered Plan 126, a *Public Parking Area* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Public Parking Area*:
 - a) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m.
 - b) Section 25.5.10.1 shall not apply

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- c) Notwithstanding Clause .2 in Table 25.5.20.1, the *minimum* parking area separation of a *parking area* from Brant Street shall be 0.9 m
- d) Section 25.5.20.1.3 shall not apply
- e) A *screening fence* shall be provided along the *lot lines* that bound the *parking area* and shall have a *minimum* height of 1.2 m along the west *lot line*, and a height of 0.9 m along the north and south *lot lines*.

[ZDM 6; ZNG/7379]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block 22, Part Lots 5 & 6, Plan 126, known municipally as 0 & 563 Brant Street (Roll No. 030-080-04504 and 030-090-04700), situated on the south side of Brant Street between Glengarry Avenue and Aylmer Avenue RD3.1 to RD3.1x(33).

III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner's alley contribution (as described in the comments attached as Appendix C) as part of the Right of Way Permit.
Carried.

Report Number: S 70/2026
Clerk's File: Z/15190

7.2. Zoning By-law Amendment for 1258-1264 Argyle Road; Applicant: 1000919722 Ontario Inc.; File No. Z-011/26 [ZNG/7371]; Ward 4

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

Decision Number: **DHSC 855**

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

34 **EAST SIDE OF ARGYLE ROAD, BETWEEN OTTAWA STREET AND ONTARIO STREET**

For the land comprising Lot 68 and Part of Lots 67 and 69, on Plan 684, PIN 01131-0560 LT, PIN 01131-0561 LT, and PIN 01131-0562 LT, one *Multiple Dwelling* with a *maximum* of 7 *dwelling units* shall be an additional permitted *main use* subject to the following additional provisions:

- a) *Lot Area: minimum 720.0 m²*
- b) *Landscaped Open Space Yard: minimum 35.0% of lot area*
- c) Notwithstanding Section 24.20.5.1, the *minimum* parking rate shall be 1.0 for each dwelling unit
- d) Section 24.22 shall not apply
- e) Section 24.24 shall not apply

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- f) Notwithstanding Clause .3 in Table 25.5.20.1, the *minimum parking area separation* from an alley shall be 0 m
- g) Section 25.5.30 shall not apply
- h) Exterior Cladding:
 - 1. North, South, and East Sides of the building -
 - a. Red brick veneer - *minimum* 50% of the exterior wall face
 - b. Stucco limited to the second storey
 - 2. West Side of the building –
 - a. Red brick veneer – *minimum* 80% of the exterior wall face
 - b. Red brick veneer predominantly raised up to the soffit
 - c. Stucco is permitted as an accent material on the second storey only.
- i) Roofing Material shall be of “Certainteed Carriage House Asphalt Shingles” or similar scalloped shingle.
- j) A flat roof or a roof having a slope of less than 20.0 degrees is prohibited.
- k) A *Multiple Dwelling* containing 8 or more *dwelling units* is prohibited

[ZDM 7; ZNG/7371]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of PT LOT 67 and 68, PLAN 684 (PIN -01131-0560 LT), PT LOT 68 PLAN 684 (PIN 01131-0561 LT), and PT LOT 68 and 69, PLAN 684 (PIN 01131-0562 LT), situated on the east side of Argyle Road, between Ottawa street and Ontario Street (municipally known as 1258, 1262, & 1264 Argyle Road); Roll Numbers 020-230-02300, 020-230-02400, and 020-230-02500) from RD2.2 to RD2.2x(34).
- III. THAT the City Engineer **BE DIRECTED** to require the following prior to issuing a street opening permit for the subject property
 - a) the owner abandons the existing undersized water service on the property and installs adequately sized water service for the new development, entirely at their cost, to accommodate the proposed development on the subject land to the satisfaction of ENWIN Water Engineering, and
 - b) the owner submits a letter from ENWIN Water Engineering to confirm that the upgrade is satisfactory.

Carried.

Report Number: C 100/2026
Clerk's File: Z/15191

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7.3. Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East & 0 Watson Avenue - Z-009/26 [ZNG-7369] - Ward 6

Moved by: Councillor Fred Francis

Seconded by: Member Anthony Arbour

Decision Number: **DHSC 856**

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

35. **NORTHEAST CORNER OF WYANDOTTE STREET EAST AND WATSON AVENUE**

For the lands comprising Block “A” and Block “B”, Registered Plan 1628, and Part of Block “B”, Registered Plan 1627 (PIN 01066-0197 & PIN 001066-0244), the following additional provision shall apply:

- a) *Landscaped Area: minimum 26.5% of the lot area.*
- b) *Parking Area separation: From the north interior lot line: minimum 2.0 m.*
- c) *A continuous screening fence with a minimum height of 1.8 m shall be provided along the north interior lot line.*

[ZDM 14; ZNG/7369]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Block “A” and Block “B”, Registered Plan 1628, and Part of Block “B”, Registered Plan 1627 (PIN 01066-0197 & PIN 001066-0244), situated on the east side of Watson Avenue between Menard Street and Wyandotte Street East, known municipally as 0 Wyandotte Street East and Watson Avenue (Roll No: 060-330-00100 & 060-330-00200) from RD1.1 and RD3.2 to RD3.2x(35).

Carried.

Report Number: S 84/2026

Clerk’s File: Z/15176

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:27 o’clock p.m.

The Chairperson calls the *Heritage Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 5:29 o’clock p.m.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held July 6, 2026

Moved by: Member William Tape

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Seconded by: Member Charles Pidgeon

THAT the minutes of the Development & Heritage Standing Committee of its meeting held July 6, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 265/2026

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10.2. Heritage Designations of 'High' Priority Properties, Batch II (City-wide)

Kristina Tang, Planner III – Heritage appears before the Development & Heritage Standing Committee regarding the administrative report dated June 19, 2026 entitled “Heritage Designations of 'High' Priority Properties, Batch II (City-wide)” and provides a brief overview regarding the selection of the latest batch of properties to be designated as having heritage significance. Due to provincial legislation, properties on the heritage register not yet designated will be removed from the register effective January 1, 2027. At Council’s direction, staff has been evaluating listed properties for designation. Ms. Tang outlines the process of heritage designation, explains how staff have been working with the owners of heritage properties, and highlights the benefits of heritage designation.

Councillor Kieran McKenzie compliments administration on the quality of the report but expresses his concern that Marlborough Public School has been left off the list. He asks if this is due to the school board’s unwillingness, or if administration feels it does not meet the criteria for designation. Ms. Tang replies that the property does meet the criteria, but the owner has requested that the building be left off the designation list; administration continues to engage with the property owner in efforts to resolve this.

Councillor Kieran McKenzie inquires what the next steps would be in conversation with the school board as he is concerned that scheduled construction on the property may result in the loss of heritage features. Ms. Tang replies that administration would continue to stress the benefits of designation and further discuss potentially designating only part of the property rather than its entirety.

Member William Tape inquires if the St. Bernard School Reconstructed Wall requires designation as it was built under and therefore protected by Site Plan Control. Jason Campigotto, Deputy City Planner-Growth, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 19, 2026 entitled “Heritage Designations of 'High' Priority Properties, Batch II (City-wide)” and indicates that the wall still has heritage attributes that are not inherently protected under Site Plan Control.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fred Francis

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Decision Number: **DHSC 858**

- I. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the following Greater Essex County District School Board properties in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statements of Cultural Heritage Value or Interest attached in Appendix 'A':
 1. 2229 Chilver Rd - "Hugh Beaton School" (Ward 4)
 2. 1648 Francois Rd - "David Maxwell School" (Ward 5)
 3. 949 Giles Blvd E - "Prince Edward School" (Ward 4)
 4. 245 Tecumseh Rd E - "W.C. Kennedy High School" (Ward 3)
 5. 1376 Victoria Ave - "Victoria School" (Ward 3).
- II. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the following Windsor Essex Catholic District School Board properties in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statements of Cultural Heritage Value or Interest attached in Appendix 'A':
 1. 1860 Chandler Rd - "St. Bernard School Reconstructed Wall" (Ward 5)
 2. 1100 Huron Church Rd - "Chapel, Assumption College High School" (Ward 2).
- III. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the following RC London Diocese properties in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statements of Cultural Heritage Value or Interest attached in Appendix 'A':
 1. 1035 Ellis St E - "Holy Trinity Church / Kościół Św. Trójcy" (Ward 4)
 2. 708 Erie St E / 980 Louis Ave- "Saint'Angela Merici Church" (Ward 4)
 3. Huron Church Rd / Wyandotte St W (Roll No. 050-260-00100) - "Assumption Cemetery" (Ward 2)
 4. 85 Park St E - "St. Alphonsus Church" (Ward 3)
 5. 2153 Parkwood Ave - "St. Michael's Church" (Ward 4).
- IV. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate 881 Glidden Ave - "Riverside United Church" (Ward 6) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.
- V. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate 710 Mercer St - "First Baptist Church" (Ward 3) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.
- VI. THAT the City Solicitor **PREPARE** the By-laws for Council to designate the properties; and,
- VII. THAT Administration **BE DIRECTED** to continue identifying heritage properties at risk, including Marlborough Public School, and any other properties that may warrant protection,

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and to bring forward recommendations for heritage designation where appropriate for Council's consideration prior to the legislated deadline.

Carried.

Member William Tape discloses an interest and abstains from voting clauses I, IV & VII.

Report Number: S 73/2026

Clerk's File: MBA/14619

10.1. Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide

Mike Cardinal, Area Resident

Mike Cardinal, Area Resident, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 19, 2026, entitled "Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide" to request that administration expand the boundary of the University of Windsor heritage area to include the homes on Askin Avenue between Wyandotte Street West and Riverside Drive West; and concludes by requesting that this specific area be considered for a Heritage Conservation District designation; and that Council consider asking the province for an extension of the December 31, 2026, heritage designation deadline.

Kai Hildebrandt, Area Resident

Kai Hildebrandt, Area Resident, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 19, 2026, entitled "Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide" to read a statement on behalf of area resident Frank Butler requesting further protection for heritage homes on Askin Avenue. Further, Mr. Hildebrandt adds his own statement highlighting the historical significance of the Askin Avenue area, particularly significant to the Prohibition/Rum Runners era; and concludes by suggesting that Askin Avenue should be considered as a Heritage Conservation District.

Councillor Kieran McKenzie asks administration if Askin Avenue is being considered for inclusion in the Riverside Drive/University Avenue Heritage Conservation District Study. Ms. Tang replies that the initial report on this area in 2020 did not have a firm boundary limit and this would need to be further explored. Ms. Tang adds that there are currently more stringent requirements for designation of a Heritage Conservation District (HCD), and that Askin Avenue by itself would not qualify. Jason Campigotto adds that adding a boundary further south of University Avenue would further dilute the number of recognized heritage properties within the potential Riverside Drive/University Avenue HCD to a level below the provincial criteria.

Councillor Kieran McKenzie inquires whether administration is familiar with the history and heritage attributes of Askin Avenue, as outlined by the delegates, and if this information might cause administration to revisit and potentially add more Askin properties to the heritage register. Ms. Tang replies that she cannot answer this without revisiting the properties for review.

Councillor Kieran McKenzie inquires as to how many properties would have to be added to increase the Heritage Resource Concentration Number to the point where Administration would feel

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comfortable enough to proceed with an Askin Avenue HCD. Ms. Tang replies that establishing an HCD is a very labour-intensive process, and to date, Administration has been following Council's direction to focus on high-priority properties and areas. She adds, by way of comparison, that Walkerville has an approximately 70% concentration of properties that meet the provincial heritage criteria.

Councillor Kieran McKenzie inquires about department resources, and if proceeding with the Victoria Avenue Heritage Conservation District designation could be completed by the deadline imposed by the province. Ms. Tang replies that it would not be possible.

Councillor Kieran McKenzie then asks if the Riverside Drive/University Avenue HCD study could be completed in time. Again, Ms. Tang replies that it could not.

Councillor McKenzie asks if it could still proceed, regardless of the deadline, and Ms. Tang replies that it could. Mr. Campigotto adds that if there is belief that an HCD could be successfully established, there are temporary tools available through the *Planning Act* and *Ontario Heritage Act* - Interim Control By-laws or a Heritage Study Area By-law -that could extend the timeline.

Councillor McKenzie asks how this might work. Mr. Campigotto indicates that there must be substantive grounds for either a by-law to be enacted so the city has a defensible position should such by-law be appealed.

Councillor Kieran McKenzie asks if Administration could provide a clear outline of options for Council to consider by-laws to protect both Victoria Avenue and the Riverside Drive/University Avenue area, including the addition of Askin Avenue. Mr. Campigotto indicates that measurement of residential density and the fact that it may not fully reflect development density could provide an opportunity for Administration to report back on some of the statutory requirements that inform either an Interim Control By-law or Heritage Study Area By-law, identifying scope and resources needed, and the planning justification for either or both of those by-laws to be enacted.

Member William Tape inquires why the University of Windsor would not be encompassed into the Riverside Drive/University Avenue HCD as well. Ms. Tang replies that there are too many properties included within the University of Windsor campus that have no heritage significance.

Member William Tape asks if there is a difference for property owners should an area be designated a Heritage Conservation District versus having their properties designated individually. Ms. Tang replies that Heritage Conservation Districts may have different criteria for properties compared to individually designated properties, with limits on alterations, additions, demolition and construction, but these criteria are determined by the terms of each HCD and can vary from area to area.

Member John Miller seeks to clarify that property owners on Askin Avenue would still be able to seek heritage designation status for their properties after the December 31, 2026, deadline. Ms. Tang confirms that heritage designation will still be available after the deadline.

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Councillor Jim Morrison seeks clarification regarding designation of properties after the deadline. Ms. Tang replies there is a five-year restriction on putting a property back on the heritage register as a listed property, but there is no restriction on designation.

Councillor Morrison further inquires if there are risks associated with a number of residents being highly opposed to a Heritage Conservation District designation. Ms. Tang replies that residents have an opportunity to object to or appeal a heritage designation, which is labour-intensive to deal with, and may also cause delays in the process. She adds that opportunities for enhanced engagement with property owners throughout the designation process may help to resolve the issue and concerns.

Councillor Jim Morrison asks if issuing a Notice of Intention to Designate before the December 31, 2026, deadline is sufficient to protect a property. Ms. Tang replies that this will be sufficient for individual property designation.

Councillor Morrison inquires about the possibility of issuing a Notice of Intention to Designate for Askin Avenue before the deadline, and if there would be flexibility to make changes to that notice after the fact. Mr. Campigotto indicates this would not be an option for the Riverside Drive/University Avenue/Askin Avenue area.

Councillor Kieran McKenzie asks if Administration would have time to create the previously discussed report concerning the options of an Interim Control by-law or Heritage Study Area by-law before the end-of-year deadline, and Mr. Campigotto replies they would.

Member William Tape requests clarification regarding the 5-year restriction on putting a property back on the heritage register as a listed property once the deadline has passed. Ms. Tang replies that if a *Planning Act* process is in place on a de-listed property, such as a redevelopment proposal, Council would not be able to designate. Mr. Campigotto adds that the current focus is on designating high-risk properties before the deadline to prevent this from happening.

Member Charles Pidgeon inquires about the criteria for high- and low-priority properties. Ms. Tang replies that high-priority properties are deemed to have the most cultural heritage value and interest to the community. If no action is taken by Council before the January 1, 2027 deadline, non-designated properties will automatically come off the list.

Member William Tape asks how many properties could feasibly be designated by the deadline, given how labor-intensive the process is, and wonders if efforts should be focused on designating smaller, privately-owned properties most in danger of being altered or demolished. Mr. Campigotto replies that of the approximately 880 listed properties, approximately 260 fall within the boundaries of the proposed Walkerville Heritage Conservation District, and approximately 150 other properties are considered high priority. It is Administration's intent to designate as many of these as possible.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 857**

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- I. THAT the report of the Planner III - Heritage dated June 19, 2026 entitled "Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide" **BE RECEIVED** for information; and,
- I. THAT Administration **BE DIRECTED** to report back to Council on options for addressing heritage conservation and development compatibility concerns identified in the Riverside Drive West/University Avenue West area, including Askin Avenue, and the Victoria Avenue corridor, including consideration of the potential use and applicability of an Interim Control By-law under section 38 of the *Planning Act* and/or a heritage conservation study area by-law under section 40.1 of the *Ontario Heritage Act*, together with the appropriate geographic scope of any recommended study or measure; and,
- II. That the report **BE BROUGHT FORWARD** to Council in consultation with the Development & Heritage Standing Committee prior to the December 31, 2026, deadline; and,
- III. That Administration **BE DIRECTED** to continue to engage with residents of Askin Avenue regarding heritage assets along that corridor.

Carried.

Report Number: S 74/2026
Clerk's File: MBA/14619

10. HERITAGE ACT MATTERS

10.3. Heritage Permit & Community Heritage Fund Request- 709 Devonshire Road, George M. Duck House (Ward 4)

Moved by: Councillor Fred Francis
Seconded by: Member William Tape

Decision Number: **DHSC 859**

- I. THAT the Heritage Permit at 709 Devonshire Rd, George M. Duck House, **BE GRANTED** for porch and window railing repairs, in accordance with the specifications, and supporting documentation submitted with Report S 72/2026, and subject to the conditions outlined herein;
- II. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the repairs and restoration;
- III. THAT a total grant of 30% of the eligible project costs to an upset amount of \$7,143 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to the Owners of 709 Devonshire Road, subject to:

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- a. Prior to commencement of work, the Owner shall submit conservation details, technical specifications, and material samples to the satisfaction of the City Planner or designate;
- b. All work shall be carried out in accordance with the approved documents and in a manner consistent with heritage conservation standards, to the satisfaction of the City Planner or designate;
- c. The City Planner or designate shall confirm that the completed work conforms with the approved scope prior to release of grant funds;
- d. Upon completion, the Owner shall provide proof of payment (paid receipts) for eligible works;
- e. That the Community Heritage Fund (Reserve Fund 157), grant approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 72/2026
Clerk's File: MBA/8469

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 6:43 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:43 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Ford City/Main Streets CIP Application, 1111 Drouillard Rd.; Owner: Michelle Catherine Cook-McIntyre - Ward 5

Michelle Cook-McIntyre, Applicant, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report dated June 26, 2026, entitled "Ford City/Main Streets CIP Application, 1111 Drouillard Rd." and is available for questions.

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 860**

- I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by Michelle Catherine Cook-McIntyre ("The Owner"), owner of the property located at 1111 Drouillard Road **BE APPROVED**, for the following incentive programs:

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- i. *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 +/- \$1,537;
 - ii. *Retail Investment Grant* totaling a maximum amount of \$15,000 for one (1) ground floor retail unit;
 - iii. *Municipal Development Fees Grant Program* to a maximum amount of \$20,000;
 - II. THAT subject to completion and review satisfactory to the City Planner, the request made by the Owner of the property located at 1111 Drouillard Road **BE APPROVED** for the Main Streets CIP - *Building Facade Improvement Program* for grants totaling a maximum amount of \$30,000 in principle;
 - III. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies and 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*, and funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 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 to the Main Streets CIP project (Project #7219018) once the work is completed;
 - VII. THAT the City Treasurer **BE AUTHORIZED** to issue payment for the Building/Property Improvement Tax Increment Grant Program to Michelle Catherine Cook-McIntyre in accordance with the proposed terms and conditions as outlined in this report commencing upon completion of the proposed development subject to the satisfaction of the City Planner and the Chief Building Official;
 - VIII. THAT grants **BE PAID** to the Owner upon completion of improvements to the interior/exterior of the property located at 1111 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,
 - IX. 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.

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Carried.

Report Number: S 80/2026
Clerk's File: Z/13251 & Z/13002

11.3. Economic Revitalization CIP - 2827 Temple Dr - Ward 5

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 861**

- I. THAT the request made by Grape Leaves Food Inc. (owner Hassan Skieneh) to participate in the Small Business Investment Grant Program **BE APPROVED** for the property located at 2827 Temple Dr for the lesser of 100% of the municipal tax increment for a period of five (5) years or total the eligible costs pursuant to the City of Windsor Economic Revitalization Community Improvement Plan;
- I. THAT Administration **BE DIRECTED** to prepare an agreement between Grape Leaves Food Inc. and the City in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization 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;
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the agreement 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 approval to participate in the Small Business Investment Grant program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix D: Grant Completeness and Payment) within five (5) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant.

Carried.

Report Number: S 65/2026
Clerk's File: SPL/10759

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11.4. Delegation Authority to City Planner for Severance Agreements - Amendment to By-law 139-2013, City Wide

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 862**

- I. That the City Planner By-law 139-2013 **BE AMENDED** to provide authority to the City Planner to approve, execute and cause to be registered agreements required as a condition of minor variance or consent application approved by the Committee of Adjustment pursuant to sections 45(9.1), 45(9.2), 53(12), 51(25) and 51(26) of the *Planning Act*; and
- II. That the draft amendment to By-law 139-2013 attached as Appendix B **BE APPROVED**.
Carried.

Report Number: S 83/2026
Clerk's File: AB2026

11.5. Demolition Control Exemption - 534 California Ave

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 863**

- I. THAT the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for the residential dwelling located at 534 California 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 (2) 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 86/2026
Clerk's File: SB/15201

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12. COMMITTEE MATTERS

None presented.

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 6:45 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on September 1, 2026.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

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

Date: Tuesday, August 04, 2026

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

Members Present:

Councillors

Ward 1 - Councillor Fred Francis

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Members

Member Anthony Arbour

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member William Tape

Member Regrets

Member Joseph Fratangeli

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

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

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Ian Day, Senior Manager, Transportation
Patrick Winters, Manager, Development
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Elara Mehrilou, Supervisor, Coordinator Maintenance
Frank Garardo, Planner III – Policy & Special Studies
Kristina Tang, Planner III -Heritage
Brian Nagata, Planner III - Development
Averil Parent, Planner II - Development Review
Kevin Alexander, Planner III - Special Projects
Justina Nwaesei, Planner III – Development
Simona Simion, Planner III – Economic Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1 Mohammad Hanah, Applicant, Avant Design
Item 7.2 Daniel Soleski, Agent for Applicant, Architectura
Item 7.3 Helen Berry, Area Resident
Item 7.3 Jason Thibert, ADA Architects, Agent for Applicant
Item 7.3 Giovanni Oliverio, CGI Construction Group, Agent for Applicant
Item 7.3 Jason Baker, Baker Investments Ltd., Applicant
Item 11.1 Michelle Cook-McIntyre, Applicant

Delegations—participating in person

Item 7.2 Mark McMullen, Area Resident
Item 7.2 Cheryl Sprague, President of Delta Chi Childhood Centres
Item 7.3 Len Janisse, Area Resident
Item 10.1 Mike Cardinal, Area Resident
Item 10.1 Kai Hildebrandt, Area Resident
Item 11.2 Melanie Muir, Dillon Consulting, Agent for 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

Member Willian Tape discloses an interest and abstains from voting on Item10.2 being “Heritage Designations of 'High' Priority Properties, Batch II (City-wide),” items related to the Greater Essex County District School Board properties and the Anglican Diocese in London, for which he is a consultant.

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3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

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 July 6, 2026

Moved by: Member Anthony Arbour

Seconded by: Member Robert Polewski

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held July 6, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 266/2026

7. *PLANNING ACT* MATTERS

7.1. Zoning By-Law Amendment - Z 016-26 (ZNG-7379) 0 & 563 Brant St. - Ward 3

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

Mohammad Hanah (applicant) is available for questions.

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 854**

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

33. **SOUTH SIDE OF BRANT STREET BETWEEN GLENGARRY AVENUE AND AYLMEER AVENUE**

1. For the lands comprising of Part Block 22, Part Lots 5 & 6 on Registered Plan 126, the following additional provisions shall apply:

a) *Lot Frontage: minimum 13.7 m*

b) *Side Yard Width: where a habitable room window of any dwelling unit faces a side lot line:*

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1. From the westerly *lot line*: *minimum* 0.20 m
2. From the easterly *interior lot line*: *minimum* 2.20 m
- c) *Landscaped Area*: *minimum* 30% of *lot area*
- d) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m.
- e) Notwithstanding Section 24.26.1 *required parking spaces* and *visitor parking spaces* for *dwelling units* are permitted to be located at Block 21, East Part Lot 6 on Registered Plan 126
- f) Notwithstanding Clauses .5 and .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 1.20 m
- g) Notwithstanding Section 25.5.30.4, the *minimum* width of an *access area* shall be 6.30 m
- h) Notwithstanding Section 25.5.40.3, the *minimum* width of a *collector aisle* shall be 5.40 m
2. For the lands comprising of Block 21, East Part Lot 6 on Registered Plan 126, a *Public Parking Area* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Public Parking Area*:
 - a) Notwithstanding Sections 24.20.10 and 24.22.10, each *parking space* or *visitor parking space* shall have a *minimum* length of 5.5 m and a *minimum* width of 2.5 m.
 - b) Section 25.5.10.1 shall not apply
 - c) Notwithstanding Clause .2 in Table 25.5.20.1, the *minimum* parking area separation of a *parking area* from Brant Street shall be 0.9 m
 - d) Section 25.5.20.1.3 shall not apply
 - e) A *screening fence* shall be provided along the *lot lines* that bound the *parking area* and shall have a *minimum* height of 1.2 m along the west *lot line*, and a height of 0.9 m along the north and south *lot lines*.

[ZDM 6; ZNG/7379]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block 22, Part Lots 5 & 6, Plan 126, known municipally as 0 & 563 Brant Street (Roll No. 030-080-04504 and 030-090-04700), situated on the south side of Brant Street between Glengarry Avenue and Aylmer Avenue RD3.1 to RD3.1x(33).

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III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner's alley contribution (as described in the comments attached as Appendix C) as part of the Right of Way Permit.
Carried.

Report Number: S 70/2026
Clerk's File: Z/15190

7.2. Zoning By-law Amendment for 1258-1264 Argyle Road; Applicant: 1000919722 Ontario Inc.; File No. Z-011/26 [ZNG/7371]; Ward 4

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

Daniel Soleski (agent) is available for questions.

Mark McMullen (area resident) is an adjacent property owner and has concerns of not receiving the revised proposal for the property as the roofline has changed from the original proposal, and compatibility regarding proportion, scale, sunlight, materials, roofline and setbacks. Mr. McMullen states concerns that the overall site design has a balance of parking, landscaping and open space, whether the Heritage Conservation District Guidelines have been followed for material and architecture. Mr. McMullen has concerns that the zoning relief and questions if the zoning relief is appropriate and asks that the proposal be reconsidered for proportion, setbacks, existing rooflines, quality materials and compatibility.

Councillor Kieran McKenzie requests clarification from Mr. McMullen about his concern for massing and whether he meant height. Mr. McMullen states that the height is not the concern rather the volume because the roofline extends out to the perimeter of the building so the overall volume is greater than adjacent buildings.

Councillor Kieran McKenzie inquires whether Mr. McMullen acknowledges the difference between a peaked versus flat roof, where the peaked room would be more consistent with the neighbourhood. Mr. McMullen acknowledges the roof difference.

Councillor Kieran McKenzie requests Mr. McMullen's comments on a three-townhome development resulting in nine units instead of the proposed seven units. Mr. McMullen states that concerns of neighboring properties having parking lots next to their rear yards. The original design proposed six parking spots where this proposal provides seven and is due to the relief from the setbacks. Councillor McKenzie states that the parking ratio is 1.25 parking spots per unit.

Councillor Kieran McKenzie inquires about concerns raised by Administration and residents about requirements. Dan Soleski states that there is a reduction of roofline volume, sympathetic massing without any flat roofs, consultation has been completed with adjustments to the proposal that is satisfactory with several different City departments, the parking ration is 1:1 and believes that the project is viable.

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Councillor Kieran McKenzie inquires if the Agent and Applicant are in agreeance with Administrations recommendations. Mr. Soleski agrees.

Councillor Kieran McKenzie requests clarification regarding the change in proposal presented at the open house for the community and how changes are communicated to residents. Ms. Nwaesei states that purpose of an open house is for the developer to present their proposal and collect concerns and improvements from residents and the City to adjust their initial proposal. Ms. Nwaesei states that changes have been made and provisions are still required. Ms. Nwaesei states that the revised proposal is posted on the City's Current Development Application webpage ten days prior to the meeting.

Councillor Kieran McKenzie inquires about the current proposal of the roof. Ms. Nwaesei states that the design of the roof had an extensive review by the Heritage Planner regarding design and materials to follow the Heritage Policies in the Official Plan to guide the changes. Ms. Nwaesei states that the current proposal does not meet the current zoning by-law. Ms. Nwaesei also states that the recommendation in Report C100/2026 does not include any relief for increase in building height, and the applicant is expected to comply with the building height provision in the RD2.2 zoning category.

Moved by: Councillor Kieran McKenzie

Seconded by: Member Anthony Arbour

Decision Number: **DHSC 855**

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

34 **EAST SIDE OF ARGYLE ROAD, BETWEEN OTTAWA STREET AND ONTARIO STREET**

For the land comprising Lot 68 and Part of Lots 67 and 69, on Plan 684, PIN 01131-0560 LT, PIN 01131-0561 LT, and PIN 01131-0562 LT, one *Multiple Dwelling* with a *maximum* of 7 dwelling units shall be an additional permitted *main use* subject to the following additional provisions:

- a) *Lot Area: minimum 720.0 m²*
- b) *Landscaped Open Space Yard: minimum 35.0% of lot area*
- c) Notwithstanding Section 24.20.5.1, the *minimum* parking rate shall be 1.0 for each dwelling unit
- d) Section 24.22 shall not apply
- e) Section 24.24 shall not apply
- f) Notwithstanding Clause .3 in Table 25.5.20.1, the *minimum parking area separation* from an alley shall be 0 m
- g) Section 25.5.30 shall not apply
- h) Exterior Cladding:

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1. North, South, and East Sides of the building -
 - a. Red brick veneer - *minimum* 50% of the exterior wall face
 - b. Stucco limited to the second storey
2. West Side of the building –
 - a. Red brick veneer – *minimum* 80% of the exterior wall face
 - b. Red brick veneer predominantly raised up to the soffit
 - c. Stucco is permitted as an accent material on the second storey only.
- i) Roofing Material shall be of “Certainteed Carriage House Asphalt Shingles” or similar scalloped shingle.
- j) A flat roof or a roof having a slope of less than 20.0 degrees is prohibited.
- k) A *Multiple Dwelling* containing 8 or more *dwelling units* is prohibited

[ZDM 7; ZNG/7371]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of PT LOT 67 and 68, PLAN 684 (PIN -01131-0560 LT), PT LOT 68 PLAN 684 (PIN 01131-0561 LT), and PT LOT 68 and 69, PLAN 684 (PIN 01131-0562 LT), situated on the east side of Argyle Road, between Ottawa street and Ontario Street (municipally known as 1258, 1262, & 1264 Argyle Road); Roll Numbers 020-230-02300, 020-230-02400, and 020-230-02500) from RD2.2 to RD2.2x(34).
- III. THAT the City Engineer **BE DIRECTED** to require the following prior to issuing a street opening permit for the subject property
 - a) the owner abandons the existing undersized water service on the property and installs adequately sized water service for the new development, entirely at their cost, to accommodate the proposed development on the subject land to the satisfaction of ENWIN Water Engineering, and
 - b) the owner submits a letter from ENWIN Water Engineering to confirm that the upgrade is satisfactory.

Carried.

Report Number: C 100/2026
Clerk's File: Z/15191

7.3. Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East & 0 Watson Avenue - Z-009/26 [ZNG-7369] - Ward 6

Laura Diotte, Manager, Development Applications, presents application.

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Jason Baker (applicant), Giovanni Oliverio (agent) and Jason Thibert (agent) is available for questions.

Helen Berry (area resident) states concerns of traffic flow due to FreshCo. Supermarket for deliveries and customers, a crosswalk at Wyandotte for pedestrians and students from area schools, increased traffic from a newly built apartment building nearby along with this development, and a traffic, sewer and electricity study should be completed.

Len Janisse (area resident) states concerns of that several new developments will not be able to mitigate storm water runoff within the sewer systems, asks if sewer capacity is adequate, and states that recent flooding has occurred within the first floor of his condominium. Mr. Janisse states concern of whether a recent scope has been conducted within the sewers, reduction of greenspace with newer developments, and nearby flooding streets.

Councillor Kieran McKenzie inquires about the traffic impact brief and storm water management. Jason Thibert states that a Traffic Brief was prepared and Functional Servicing Report was submitted to the City. Mr. Thibert states that the Functional Servicing Report found that there is adequate capacity and the civil design will have underground storage for storm water. Mr. Thibert states that a Traffic Brief was conducted and no concerns were raised.

Councillor Kieran McKenzie inquires about any analysis on traffic volume or trips generated and the Stormwater Management capacity and impact. Mr. Thibert states that there is not Traffic Engineer from the applicants team available to answer questions and that the reports that were requested by the City have been submitted.

Councillor Fred Francis inquires if there has been maintenance, smoke testing or eeling in the area. Stacey McGuire confirms that the sewers were flushed in 2025 with camera records that indicated no issues.

Councillor Francis inquires about the capacity issues based on a development of this size. Patrick Winters states that a Sanitary Service Capacity Assessment has been provided and approved by the Engineering Department. Mr. Winters states that there are two sanitary sewers on Wyandotte Street and this will be directed to the newer of the two which was built in 2004.

Councillor Francis inquires if access on Watson Avenue is necessary or if Wyandotte Street can be used. Ms. McGuire states that a Traffic Impact Memo submitted did not state that there can only be one access, however, indicates a compelling reason to have two points as it provides several benefits. Ms. McGuire states that access on Watson Avenue directs residential use towards an existing traffic light where Wyandotte Street does not have a traffic light creating a safer situation.

Councillor Kieran McKenzie inquires about the Storm Water Capacity analysis. Mr. Winters states that there are a number of large-scale Capital Projects to improve capacity in the area, and a Storm Water Management report will need to be provided demonstrating no adverse impact of the area.

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Chair Morrison inquires if there is a turning lane on Wyandotte Street. Ms. McGuire states that there is no lefthand turn lane that extends to the access on the site which factored into the analysis.

Moved by: Councillor Fred Francis

Seconded by: Member Anthony Arbour

Decision Number: **DHSC 856**

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

35. NORTHEAST CORNER OF WYANDOTTE STREET EAST AND WATSON AVENUE

For the lands comprising Block "A" and Block "B", Registered Plan 1628, and Part of Block "B", Registered Plan 1627 (PIN 01066-0197 & PIN 001066-0244), the following additional provision shall apply:

- a) *Landscaped Area: minimum 26.5% of the lot area.*
- b) *Parking Area separation: From the north interior lot line: minimum 2.0 m.*
- c) *A continuous screening fence with a minimum height of 1.8 m shall be provided along the north interior lot line.*

[ZDM 14; ZNG/7369]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Block "A" and Block "B", Registered Plan 1628, and Part of Block "B", Registered Plan 1627 (PIN 01066-0197 & PIN 001066-0244), situated on the east side of Watson Avenue between Menard Street and Wyandotte Street East, known municipally as 0 Wyandotte Street East and Watson Avenue (Roll No: 060-330-00100 & 060-330-00200) from RD1.1 and RD3.2 to RD3.2x(35).

Carried.

Report Number: S 84/2026

Clerk's File: Z/15176

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:29 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services