

Development & Heritage Standing Committee Meeting

Date: Tuesday, September 01, 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 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Members

Member Anthony Arbour

Member Regrets

Member Robert Polewski

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

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

Denise Wright, Manager Real Estate Services

Laura Diotte, Manager, Planning

Emilie Dunnigan, Manager Development Revenue & Financial Administration

Robert Perissinotti, Development Engineer

Brian Nagata, Planner III - Development

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Justina Nwaesei, Planner III – Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating in person

Item 7.1 Robert Brown, Oakview Land Use Planning, Agent for Applicant
Item 7.2 Rukma Ramdenee, Dillon Consulting, Agent for Applicant
Item 11.1 Michael Stamp, Real Estate Consultant, on behalf of South Windsor Development Company
Item 11.1 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

Councillor Fred Francis disclosing an interest and abstains from voting on Item 7.2, being “Amendment to Subdivision Agreement CE811195 regarding the properties known as 3586, 3592, 3597, 3598 SUTTON AVENUE; File No. SDN-002/26 [SDN/7381]; Ward 9,” as the applicant is his wife’s cousin.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

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 August 04, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Member Anthony Arbour

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held August 4, 2026 **BE ADOPTED** as presented.

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Carried.

Report Number: SCM 277/2026

6. PRESENTATION DELEGATIONS (*PLANNING ACT MATTERS*)

7. *PLANNING ACT MATTERS*

7.1. Zoning By-law Amendment Application for 466 California Avenue, Z-014/26 [ZNG-7375], Ward 2

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 864**

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

36. **EAST SIDE OF CALIFORNIA AVENUE BETWEEN FANCHETTE STREET AND WYANDOTTE STREET WEST**

For the lands comprising Lots 58 & 59, Block A, Plan 50 (PIN 01232-0280 LT), for a *Double Duplex Dwelling* the following additional provisions shall apply:

- a) *Lot Width: minimum 15.0 m*
- b) *Lot Area: minimum 510.0 m²*
- c) *Lot Coverage: maximum 49.0%*
- d) *Building Height: Main Building: maximum 9.5 m*
- e) Notwithstanding Section 24.26.5, a *parking space* is permitted in a *required front yard*.

[ZDM 3; ZNG/7375]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 58 & 59, Block A, Plan 50 (PIN 01232-0280 LT), situated at the east side of California Avenue between Fanchette Street and Wyandotte Street West from RD2.1 to RD2.2x(36).

Carried.

Report Number: S 89/2026
Clerk's File: Z/15202

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7.2. Amendment to Subdivision Agreement CE811195 regarding the properties known as 3586, 3592, 3597, 3598 SUTTON AVENUE; File No. SDN-002/26 [SDN/7381]; Ward 9

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 865**

- I. THAT the application of J Rauti Development Inc. for amendments to the existing Subdivision Agreement (CE811195) for the lands described as Part of Block A, Registered Plan 1259, also designated as Lots 1 to 18 (incl.) and Blocks 19 to 22 (incl.) on Plan 12M-635, **BE APPROVED**, subject to the following:
 1. Corner Cut-Off - Prior to the issuance of a construction permit, the owner(s) shall agree to gratuitously convey a 4.6m x 4.6m (15' x 15'), corner cut-off at the intersection of Maguire Street and Sutton Avenue.
 2. Land Conveyance - Prior to the issuance of a construction permit, the owner (s) shall agree to gratuitously convey to the Corporation land sufficient to create a 54.42m² sightline dedication right-of-way at the northeast corner of 3586 Sutton Avenue. This conveyance shall be approximately 31.56m along the Maguire Street frontage of the subject lands, taken after the corner cut-off.
 3. Execution of an Amending Subdivision Agreement: Prior to the issuance of a construction permit, the owner (s) shall agree to enter into an amending Subdivision Agreement with the Corporation of the City of Windsor for the subject lands registered as Plan 12M-635;
- II. THAT existing Subdivision Agreement **BE AMENDED** as specified in paragraphs A, B, C, D, and E below:
 - A. That Section B-1 (f) – Drawings / Maps - of the Basic Provisions be amended to include, below the word “Planner”, the following:
“Sutton Avenue Sightline Sketch and/or Reference Plan
Hereinafter referred to as Schedule “A” page 2, attached hereto and/or on deposit with the City Planner”
 - B. That Section S-2 – Land Conveyance for Rights-of-Way - be amended in paragraph (4) to remove the requirement for a 0.3-metre reserve (Block 21, Plan 12M-645) at the north limit of Street “A”.
 - C. That Section S-2 – Land Conveyance for Rights-of-Way - be further amended to include paragraph “(7) a 54.42 m² sightline dedication for right-of-way at the northeast corner of Street “A” (Sutton Avenue) and MaGuire Street.”
 - D. That Section S-3 – Land Conveyance for Corner Cut-Offs - be amended to include, after “with MaGuire Street,” the following - “and a corner cut-off on the east side of Street “A” at the intersection of Maguire and Street “A” (Sutton Avenue),”

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E. That Section S-8(2) – Temporary Cul-de-Sacs – be deleted in its entirety, and S-8(1) be amended to include “A” between “Streets” and “B”.

III. THAT the owner **SHALL**, prior to a construction permit, submit for approval of the City Planner/Executive Director of Planning & Building a reference plan, which shall include an illustration of the modifications to the Maguire and Sutton rights-of-way as approved by Council;

IV. THAT the City Engineer **BE DIRECTED** to amend the Parking By-law to include prohibition of on-street parking on the south side of Maguire Street, east of Sutton Avenue;

V. THAT the amended subdivision agreement shall **BE REGISTERED** against lands to which it applies prior to the issuance of a construction permit; and,

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary agreements and documents approved as to form and content

Carried.

Councillor Fred Francis discloses an interest and abstains from voting on this matter.

Report Number: S 94/2026

Clerk's File: Z/15203

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 4:50 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 4:50 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. 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

Michael Stamp, Real Estate Consultant, on behalf of South Windsor Development Company, Ltd., appears before the Development & Heritage Standing Committee regarding the administrative report 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” and is available for questions.

Melanie Muir, Dillon Consulting, Agent for the Applicant, appears before the Development & Heritage Standing Committee regarding the administrative report 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” and is available for questions.

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Councillor Kieran McKenzie inquires about the developer's next steps and asks administration if there will be further decision points for the Committee and Council. Brian Nagata, Planner III – Development, appears before the Development & Heritage Standing Committee regarding the administrative report 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" and indicates that a Subdivision Plan application and Zoning By-law Amendment application have been submitted by the proponent, and will be brought to the Committee as soon as possible.

Councillor Kieran McKenzie inquires if the plans, road design, etc. are subject to change as the zoning amendment and subdivision plan move through the approval process. Mr. Nagata replies that there may be some changes, but the plan should look the same for the most part.

Councillor Kieran McKenzie then expresses his concern about species at risk, as the report mentions there are a number of trees that will have to be removed. He inquires if the species at risk work has been done by the city or by the proponent, or if it will have to be done before the removal of the trees. Mr. Nagata replies that provincial legislation regarding species at risk will still apply, regardless of who owns the land. He states that the intention is for the land in question to be conveyed to the proponent temporarily until the subdivision is built, at which time it will return to the city.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 866**

- I. THAT the portion of the public highway known as Roseland Crescent East and Roseland Crescent West, as shown on Revised Drawing No. CC-1888 (attached hereto as Appendix "G"), and hereinafter referred to as "Roseland East and Roseland West", **BE ASSUMED** for subsequent closure.
- II. THAT Roseland East and Roseland West **BE CLOSED AND CONVEYED** in **as-is condition** to the Owner of the abutting property known municipally as 0 Roseland Crescent West, legally described as Lots 64 to 73, 76 to 85, and 209 to 212, Plan 1489, and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - i. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, are being granted to:
 1. ENWIN Utilities Ltd. to accommodate existing overhead and underground infrastructure;
 2. Managed Network Systems Inc. (MNSi) to accommodate existing overhead infrastructure; and
 3. The Corporation of the City of Windsor to accommodate the existing underground 900 mm reinforced concrete sanitary sewer and 1975 mm corrugated steel storm sewer.

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- III. THAT the Owner **SHALL**, at its own expense, prepare and deliver a Reference Plan to the satisfaction of the City Solicitor.
- IV. THAT Conveyance Cost **BE SET** in accordance with CR187/2026.
- V. THAT The City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1888.
- VI. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VII. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003 Carried.

Report Number: S 78/2026 & AI 12/2026
Clerk's File: SAA2026

11.2. Closure of the east/west alley located east of Prado Place, south of Wyandotte Street East and west of Villaire Avenue, SAA-7255, Ward 6

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 867**

- I. THAT the 4.27 metre-wide east/west alley, located east of Prado Place, south of Wyandotte Street East and west of Villaire Avenue, and shown on Drawing No. CC-1866 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;
- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** to the owner of the abutting property known municipally as 821 Villaire Avenue and legally described as Lot 277, Plan 910, Sandwich East; Windsor and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. ENWIN Utilities Ltd. to accommodate 120/240V secondary and 16kV primary pole distribution and 120/240V overhead transformer.
- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005 in the total amount of \$6,157.20, plus applicable HST, with proceeds being deposited to 160-6940-5010-02942-0229611 (Unclassified Revenue).

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- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1866.
 - V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
 - VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to **EXECUTE** the necessary documents approved as to form and content satisfactory to the City Solicitor.
 - VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 95/2026
Clerk's File: SAA2026

11.3. Closure of the north/south and east/west alleys located north of Vimy Avenue, east of Elsmere Avenue, south of Lens Avenue and west of Parent Avenue, SAA-7240, Ward 4

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

Decision Number: **DHSC 868**

- I. THAT the 5.18 metre-wide north/south alley and the 4.27 metre-wide east/west alley, located north of Vimy Avenue, east of Elsmere Avenue, south of Lens Avenue and west of Parent Avenue, and shown on Drawing No. CC-1887 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;
- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** in two equal halves to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Bell Canada to accommodate existing aerial infrastructure;
 - ii. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;
 - iii. ENWIN Utilities Ltd. to accommodate the existing overhead 120/240V Secondary and 16kV primary pole distribution and 120/240V overhead transformer;
 - iv. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure.
 - b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

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- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
- a. For alley conveyed to abutting lands zoned RD1.2, \$1.00 plus HST, plus deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1887.
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. THAT the Chief Administrative Officer and City Clerk **EXECUTE** all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003. Carried.

Report Number: S 96/2026
Clerk's File: SAA2026

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

Councillor Angelo Marignani poses a question to administration regarding sidewalks. He cites the city's policy of having developers be responsible for the creation of sidewalks, while the city is responsible for maintaining them. He inquires if there is any recourse for the city to take against a developer if these sidewalks show signs of deterioration within a short period of time. Stacey McGuire, Executive Director, Operations / Deputy City Engineer appears before the Development & Heritage Standing Committee and indicates that developers building a sidewalk on a city right-of-way are required to build them to city standards and are subject to the city's inspection process, so there would be no going back to the developer after the fact.

Councillor Angelo Marignani asks for an explanation of the inspection process. Ms. McGuire replies that the inspection is typically performed when the concrete forms are in place and the compaction has been done on the granular to ensure there is no heaving in the base. There may be more inspections performed if it is a larger project, and the city also relies on the developer's consultant to provide verification that the project has been completed to standard.

14. ADJOURNMENT

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There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items) is adjourned at 5:01 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on October 5, 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, September 01, 2026

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

Members Present:

Councillors

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)

Members

Member Anthony Arbour

Member Regrets

Member Robert Polewski

**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

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

Denise Wright, Manager Real Estate Services

Laura Diotte, Manager, Planning

Emilie Dunnigan, Manager Development Revenue & Financial Administration

Robert Perissinotti, Development Engineer

Brian Nagata, Planner III - Development

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Justina Nwaesei, Planner III – Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior Anna Ciacelli, Deputy City Clerk

Delegations—participating in person

Item 7.1 Robert Brown, Oakview Land Use Planning, Agent for Applicant
Item 7.2 Rukma Ramdenee, Dillon Consulting, Agent for Applicant
Item 11.1 Michael Stamp, Real Estate Consultant, on behalf of South Windsor Development Company
Item 11.1 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

Councillor Fred Francis disclosing an interest and abstains from voting on Item 7.2, being “Amendment to Subdivision Agreement CE811195 regarding the properties known as 3586, 3592, 3597, 3598 SUTTON AVENUE; File No. SDN-002/26 [SDN/7381]; Ward 9,” as the applicant is his wife’s cousin.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

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 August 04, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Member Anthony Arbour

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held August 4, 2026 **BE ADOPTED** as presented.
Carried.

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Development & Heritage Standing Committee Tuesday, September 3, 2024

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Report Number: SCM 277/2026

7. PLANNING ACT MATTERS

7.1. Zoning By-law Amendment Application for 466 California Avenue, Z-014/26 [ZNG-7375], Ward 2

Brian Nagata (author), Planner III – Development Review, is available for questions.

Robert Brown (agent) is available for questions.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 864**

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

36. EAST SIDE OF CALIFORNIA AVENUE BETWEEN FANCHETTE STREET AND WYANDOTTE STREET WEST

For the lands comprising Lots 58 & 59, Block A, Plan 50 (PIN 01232-0280 LT), for a *Double Duplex Dwelling* the following additional provisions shall apply:

- a) *Lot Width: minimum 15.0 m*
- b) *Lot Area: minimum 510.0 m²*
- c) *Lot Coverage: maximum 49.0%*
- d) *Building Height: Main Building: maximum 9.5 m*
- e) Notwithstanding Section 24.26.5, a *parking space* is permitted in a *required front yard*.

[ZDM 3; ZNG/7375]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 58 & 59, Block A, Plan 50 (PIN 01232-0280 LT), situated at the east side of California Avenue between Fanchette Street and Wyandotte Street West from RD2.1 to RD2.2x(36).

Carried.

Report Number: S 89/2026
Clerk's File: Z/15202

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Development & Heritage Standing Committee Tuesday, September 3, 2024

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7.2. Amendment to Subdivision Agreement CE811195 regarding the properties known as 3586, 3592, 3597, 3598 SUTTON AVENUE; File No. SDN-002/26 [SDN/7381]; Ward 9

Justina Nwaesei (author), Senior Planner – Development Review, presents the application.

Rukma Ramdennee (agent) is available for questions.

Councillor Kieran McKenzie inquires about the original intention for Sutton Avenue to continue through the new development. Ms. Nwaesei states that the intention was for Sutton Avenue to continue south to avoid sightline concerns.

Councillor Kieran McKenzie inquires whether Sutton Avenue will no longer connect. Ms. Nwaesei states that there is no longer an intention for Sutton Avenue to connect at this time. Ms. Nwaesei states that a temporary cul-de-sac will be in place and that it may connect in the future.

Councillor Kieran McKenzie inquires whether there will be pedestrian and cyclist access to connect to another part of the subdivision and whether something can be done to include this with further development. Ms. Nwaesei states that the initial subdivision agreement would have addressed this and that she is unsure of the conclusion, other than that there should be a connection for road access with a sidewalk. Ms. Nwaesei states that because it is unclear when the road connection will happen, she cannot speak to pedestrian connectivity.

Councillor Kieran McKenzie asks the same question of the agent. Rukma Ramdennee states that the properties to the south are private property and that there is no jurisdiction to request this.

Councillor Kieran McKenzie inquires about the private lands, the promotion of the greatest degree of walkability, and what needs to be done to keep the opening fluid with easy access for pedestrians. Ms. Nwaesei states that the current report does not recommend a pedestrian connection on Sutton Avenue. Ms. Nwaesei states that when the parcels of land come forward for development, connectivity can be addressed, as the City cannot impose requirements on a parcel of land that is not subject to a Planning Act application and is currently private.

Councillor Kieran McKenzie inquires whether, when the parcels of land come forward with development proposals, that would be the time to discuss connectivity. Ms. Nwaesei agrees.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 865**

- I. THAT the application of J Rauti Development Inc. for amendments to the existing Subdivision Agreement (CE811195) for the lands described as Part of Block A, Registered Plan 1259, also designated as Lots 1 to 18 (incl.) and Blocks 19 to 22 (incl.) on Plan 12M-635, **BE APPROVED**, subject to the following:

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1. Corner Cut-Off - Prior to the issuance of a construction permit, the owner(s) shall agree to gratuitously convey a 4.6m x 4.6m (15' x 15'), corner cut-off at the intersection of Maguire Street and Sutton Avenue.
2. Land Conveyance - Prior to the issuance of a construction permit, the owner (s) shall agree to gratuitously convey to the Corporation land sufficient to create a 54.42m² sightline dedication right-of-way at the northeast corner of 3586 Sutton Avenue. This conveyance shall be approximately 31.56m along the Maguire Street frontage of the subject lands, taken after the corner cut-off.
3. Execution of an Amending Subdivision Agreement: Prior to the issuance of a construction permit, the owner (s) shall agree to enter into an amending Subdivision Agreement with the Corporation of the City of Windsor for the subject lands registered as Plan 12M-635;

II. THAT existing Subdivision Agreement **BE AMENDED** as specified in paragraphs A, B, C, D, and E below:

- A. That Section B-1 (f) – Drawings / Maps - of the Basic Provisions be amended to include, below the word “Planner”, the following:
“Sutton Avenue Sightline Sketch and/or Reference Plan
Hereinafter referred to as Schedule “A” page 2, attached hereto and/or on deposit with the City Planner”
- B. That Section S-2 – Land Conveyance for Rights-of-Way - be amended in paragraph (4) to remove the requirement for a 0.3-metre reserve (Block 21, Plan 12M-645) at the north limit of Street “A”.
- C. That Section S-2 – Land Conveyance for Rights-of-Way - be further amended to include paragraph “(7) a 54.42 m² sightline dedication for right-of-way at the northeast corner of Street “A” (Sutton Avenue) and MaGuire Street.”
- D. That Section S-3 – Land Conveyance for Corner Cut-Offs - be amended to include, after “with MaGuire Street,” the following - “and a corner cut-off on the east side of Street “A” at the intersection of Maguire and Street “A” (Sutton Avenue),”
- E. That Section S-8(2) – Temporary Cul-de-Sacs – be deleted in its entirety, and S-8(1) be amended to include “A” between “Streets” and “B”.

III. THAT the owner **SHALL**, prior to a construction permit, submit for approval of the City Planner/Executive Director of Planning & Building a reference plan, which shall include an illustration of the modifications to the Maguire and Sutton rights-of-way as approved by Council;

IV. THAT the City Engineer **BE DIRECTED** to amend the Parking By-law to include prohibition of on-street parking on the south side of Maguire Street, east of Sutton Avenue;

V. THAT the amended subdivision agreement shall **BE REGISTERED** against lands to which it applies prior to the issuance of a construction permit; and,

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Development & Heritage Standing Committee

Tuesday, September 3, 2024

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VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary agreements and documents approved as to form and content

Carried.

Councillor Fred Francis discloses an interest and abstains from voting on this matter.

Report Number: S 94/2026

Clerk's File: Z/15203

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 4:50 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services