CITY OF WINDSOR MINUTES 11/09/2026

Special Development & Heritage Standing Committee Meeting

Date: Monday, November 9, 2026
Time: 3:00 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 John Miller
Member Khassan Saka
Member William Tape

Member Regrets
Member Joseph Fratangeli
Member Charles Pidgeon

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
Brandon Calleja, Senior Manager /Deputy CBO/Permits

Laura Diotte, Manager, Planning
Tracy Tang, Planner III – Heritage
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 10.1 Jackie Lassaline, Lassaline Planning Consultants Inc., Agent for Property Owner
Item 10.1 Vanessa Hicks, MHBC Planning LTD, Agent for Property Owner
Item 10.1 Fujing Ma, Representative for Property Owner

Delegations—participating in person

Item 10.1 Saba Mikha, Property Owner
Item 10.1 Caroline Taylor, Area Resident
Item 10.1 Tony Rosati, Property Owner
Item 10.1 Vince Rosati Jr., Property Owner

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 3:00 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member William Tape discloses an interest and abstains from voting on Clause I of Item 10.1 regarding the publication of a Notice of Intention to Designate All Saints' Church & Rectory at 330 City Hall Square West (Ward 3), for which he is a consultant.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held August 04, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Member John Miller

THAT the minutes of the Development & Heritage Standing Committee of its meeting held August 04, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 276/2026

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held September 1, 2026

Moved by: Councillor Mark McKenzie
Seconded by: Member Khassan Saka

THAT the minutes of the Development & Heritage Standing Committee of its meeting held September 1, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 298/2026

8.3. Adoption of the Development & Heritage Standing Committee minutes of its meeting held October 5, 2026

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

THAT the minutes of the Development & Heritage Standing Committee of its meeting held October 5, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 315/2026

10. *HERITAGE ACT* MATTERS

10.1. Heritage Designations of 'High' Priority Properties, Batch III (City-wide)

Vince Rosati, Jr., Rosati Construction, Property Owner

Vince Rosati, Jr., Rosati Construction, Property Owner of 1969 Wyandotte Street East, appears before the Development & Heritage Standing Committee regarding the administrative report dated July 16, 2026, entitled “Heritage Designations of ‘High’ Priority Properties, Batch III – City Wide” and is available for questions.

Saba Mikha, Property Owner

Saba Mikha, Property Owner of 4147 Riverside Drive East, appears before the Development & Heritage Standing Committee and expresses concern regarding the administrative recommendation in the report dated July 16, 2026, entitled "Heritage Designations of 'High' Priority Properties, Batch III – City Wide" related to the designation of her property and asks the city to balance the preservation of heritage with the safety and economic situation of the owners.

Caroline Taylor, Area Resident

Caroline Taylor, Area Resident, appears before the Development & Heritage Standing Committee regarding the administrative report dated July 16, 2026, entitled "Heritage Designations of 'High' Priority Properties, Batch III – City Wide" and expresses admiration for the historic value and features of the J. E. Benson school property; however, she admits that the property is in disrepair, and the historic features would be cost-prohibitive to restore. Ms. Taylor concludes by suggesting that designating the property will inhibit development and that it will continue to be a neglected eyesore in the neighbourhood.

Jackie Lassaline, Lassaline Planning Consultants Inc., Agent for Property Owners and Vanessa Hicks, MHBC Planning Ltd., Agent for Property Owners of 1969 Wyandotte Street East

Jackie Lassaline, Lassaline Planning Consultants Inc., Agent for Property Owners of 1969 Wyandotte Street East, and Vanessa Hicks, MHBC Planning Ltd., Agent for Property Owners of 1969 Wyandotte Street East, appear before the Development & Heritage Standing Committee regarding the administrative report dated July 16, 2026, entitled "Heritage Designations of 'High' Priority Properties, Batch III – City Wide" and present a Heritage Impact Assessment of the property. The assessment states that the building in question does not meet the requirements to be designated as a heritage property. The building's decades-long use as a funeral home had a negative impact on the integrity of the building, and multiple additions, plus years of neglect have deteriorated its structural condition. Ms. Lassaline concludes by requesting the report recommendation be amended to support the demolition of the poor-quality building.

Tony Rosati, Rosati Construction, Property Owner

Tony Rosati, Rosati Construction, Property Owner of 1969 Wyandotte Street East, appears before the Development & Heritage Standing Committee regarding the administrative report dated July 16, 2026, entitled "Heritage Designations of 'High' Priority Properties, Batch III – City Wide" and indicates that designation of the property is unnecessary. Mr. Rosati adds that his goal is to replace this building with a commercial property that fits the character of the neighbourhood and is willing to work with the city to preserve heritage elements where possible.

Fujing Ma, Representative of Property Owner

Fujing Ma, Representative of Property Owner of 1556 Wyandotte Street West – J.E. Benson School, appears before the Development & Heritage Standing Committee and expresses concern regarding the recommendation in the administrative report dated July 16, 2026, entitled "Heritage Designations

of 'High' Priority Properties, Batch III – City Wide" and indicates that the property was purchased in 2018 and renovated to serve as a school. However, the cancellation of in-person classes during the pandemic and the end of the foreign student program resulted in the closure of the school. The property is currently for sale, and the owners are concerned that designation will discourage potential buyers.

Councillor Mark McKenzie asks Mr. Rosati when the request to demolish the property at 1969 Wyandotte Street East was submitted to the city, and if his plans for the property were discussed. Mr. Rosati replies that the demolition and building applications were submitted earlier this year.

Councillor Mark McKenzie asks Ms. Lassaline if any administrative staff has reached out since she submitted the Heritage Impact Assessment of 1969 Wyandotte Street East. Ms. Lassaline replies that she has not been contacted by any Planning or Heritage staff.

Councillor Mark McKenzie requests that Mr. Rosati describe his plans for the redevelopment of the site at 1969 Wyandotte Street East. Mr. Rosati explains that the plan is to construct a street-facing, two-storey brick and limestone commercial building, compliant with heritage district requirements and very similar to the restored Strathcona Building located across the street to compliment the area. The plans also include moving parking to behind the building instead of on the street in front.

Councillor Mark McKenzie compliments the heritage restoration work Mr. Rosati's company performed on the Strathcona building, recognizing that Mr. Rosati is doing great work conserving and maintaining the heritage atmosphere in Walkerville. He asks if Mr. Rosati would commit to a commemorative plaque or acknowledgement of the previous property should he be permitted to demolish the building, and Mr. Rosati indicates that he would commit to that.

Councillor Angelo Marignani asks Mr. Rosati if there is a timeline for starting this project. Mr. Rosati indicates that he would like to see shovels in the ground by spring of 2027. Councillor Marignani also confirms with Mr. Rosati that the new building's design will honor the heritage characteristics of the neighbourhood.

Councillor Angelo Marignani asks Ms. Taylor if her main issue with the J.E. Benson site at 1556 Wyandotte Street West is the neglect, and Ms. Taylor agrees.

Councillor Marignani asks about the lack of property standards by-law enforcement in the neighbourhood. Ms. Taylor replies that she has not seen much by-law enforcement in the area, and that issues are not being reported by the general neighbourhood.

Councillor Marignani then asks Ms. Taylor if she is in favour of demolition of the property. Ms. Taylor replies that, regretfully, she is, as she does not see how it could feasibly be restored.

Member William Tape asks Mr. Rosati, Jr. if he would be willing to incorporate any existing heritage elements from the building at 1969 Wyandotte Street East should they be deemed salvageable. Mr. Rosati replies that he would be open to trying to maintain elements where possible and within reason.

Councillor Kieran McKenzie asks Ms. Mikha if she was aware that her home at 4147 Riverside Drive was on the city's Heritage Register when it was purchased. Ms. Mikha replies that she was aware

that the property was listed but not designated and was told by a city employee that they would be able to make changes to the building.

Councillor Kieran McKenzie asks if the field stones that make up the home's exterior were part of the reason she purchased the property. Ms. Mikha replies that she likes the field stones and did not want to alter them, but she was told by an engineer that it would be very expensive to repair and could not be guaranteed to crack again over time.

Councillor Kieran McKenzie also asks Ms. Ma if the owner was aware that the building at 1556 Wyandotte Street West was on the heritage list when it was purchased. Ms. Ma replies that the owner did not know at the time that the building was a heritage property.

Councillor Kieran McKenzie asks Ms. Ma if she acknowledges the heritage attributes of the property. Ms. Ma replies that she cannot respond, however, she does acknowledge that the building is expensive to maintain and is no longer affordable for the owner. She explains the owner opposes the heritage designation to make the sale of the property easier. She states she wants what's best for the neighbourhood and community.

Councillor Kieran McKenzie inquires whether administration has a response to Ms. Lassaline's assessment that the building at 1969 Wyandotte Street East has no heritage value due to its condition. Tracy Tang, Planner III – Special Projects, appears before the Development & Heritage Standing Committee regarding the administrative report dated July 16, 2026, entitled "Heritage Designations of 'High' Priority Properties, Batch III – City Wide" and replies that administration believes the property meets the minimum provincial criteria for individual designation, as well as contribution to the Heritage Conservation District of Walkerville.

Councillor Kieran McKenzie asks Administration how the Heritage Impact Assessment from the developer impacts the Walkerville HCD framework moving forward. Jason Campigotto, Deputy City Planner – Growth, appears before the Development & Heritage Standing Committee regarding the administrative report dated July 16, 2026, entitled "Heritage Designations of 'High' Priority Properties, Batch III – City Wide" to explain that the demolition application was received back in July, and to support this application, administration asked for a structural assessment and heritage impact assessment to be provided. As of October, administration had only received a Site Plan Control Stage 1 application for redevelopment of the property. Administration has not had the opportunity to thoroughly review the Heritage Impact Assessment as it was only received a few days before the meeting. However, Mr. Campigotto states that the property meets five of the nine criteria under provincial regulation, as reviewed and vetted by the heritage plan consultants working on the Walkerville Heritage District designation.

Councillor Kieran McKenzie asks Administration if the Rosati's proposed development at 1969 Wyandotte Street East would be an acceptable outcome from a planning and heritage perspective. Neil Robertson, City Planner, appears before the Development & Heritage Standing Committee regarding the administrative report dated July 16, 2026, entitled "Heritage Designations of 'High' Priority Properties, Batch III – City Wide" and indicates that administration is currently working with the Rosati Group to facilitate this redevelopment. The heritage designation of the property provides insurance that the exterior design will be consistent with the Heritage District guidelines.

Councillor Kieran McKenzie returns to the J.E. Benson property at 1556 Wyandotte Street West and asks Administration if asbestos abatement will be necessary regardless of whether the property is designated or not. Mr. Campigotto replies that this is correct.

Councillor Kieran McKenzie then asks if non-designated heritage properties are sold more easily than designated properties. Neil Robertson replies that administration does not have that information.

Councillor Kieran McKenzie inquires whether heritage designation of 4147 Riverside Drive East would allow the homeowner options for façade repair or replacement instead of field stones. Mr. Campigotto replies that administration is working with the homeowner on different options, including only maintaining the field stone façade on the front of the house to help mitigate cost and technical constraints. Mr. Campigotto states that the property owner's engineer feels that secondary settlement of the foundation has already occurred, and he would not expect further degradation to occur; in this case, the field stones could be removed, foundation work completed, and the stones replaced.

Member John Miller comments that the proposed development at 1969 Wyandotte Street East fits in with the character of the Walkerville neighbourhood. Mr. Miller feels that the Rosati Group has shown their desire to work with the city and maintain the heritage aesthetic through their previous developments in the area. His opinion is that this process is imposing too much 'red tape' on a developer that has a proven track-record in Walkerville.

Councillor Jim Morrison comments that the J.E. Benson school at 1556 Wyandotte Street West is very clearly a heritage property but cannot say whether it is feasible to refurbish without expert consultation.

Councillor Jim Morrison thanks the members who have served on the Committee for their contributions over the past four years.

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

Decision Number: **DHSC 881**

I. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate 330 City Hall Sq W - All Saints' Church & Rectory (Ward 3) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the corresponding Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.

II. THAT the City Solicitor **PREPARE** the By-law for Council to designate this property.

Carried.
Member William Tape discloses an interest and abstains from voting on these clauses.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 882**

I. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate 1556 Wyandotte St W - J.E. Benson School (Ward 2) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the corresponding Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.

II. THAT the City Solicitor **PREPARE** the By-law for Council to designate this property.

Carried.
Councillors Fred Francis and Mark McKenzie voting nay.

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

Decision Number: **DHSC 883**

I. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate 628 Ouellette Ave - Central United Church (Ward 3) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the corresponding Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.

II. THAT the City Solicitor **PREPARE** the By-law for Council to designate this property.

Carried.

Moved by: Member William Tape
Seconded by: Councillor Kieran McKenzie

I. THAT the City Clerk BE AUTHORIZED to publish a Notice of Intention to Designate 4147 Riverside Dr E - Edmund C. Poisson House (Ward 5) in accordance with Part IV, Section 29 of the *Ontario Heritage Act* based on the corresponding Statement of Cultural Heritage Value or Interest attached in Appendix 'A'.

II. THAT the City Solicitor PREPARE the By-law for Council to designate this property.

III. THAT, subject to the designation by-law for 4147 Riverside Drive East coming into force, the proposed alteration involving the partial removal, retention, repair, salvage, and reinstatement of fieldstone cladding and the installation of a limestone-textured stucco finish, generally in accordance with Appendix 'D', BE APPROVED IN PRINCIPLE.

IV. THAT the City Planner, or designate, BE AUTHORIZED to approve the final plans and specifications for the alteration to 4147 Riverside Drive East, provided that they are substantially consistent with the approval in principle and satisfy the conditions in Appendix 'D', with completion of the work to the satisfaction of the City Planner.

The motion is **put** and is **lost** due to an equality of votes.

Aye votes: Councillors Jim Morrison and Kieran McKenzie, and Members William Tape and John Miller.

Nay votes: Member Khassan Saka, and Councillors Fred Francis, Angelo Marignani, and Mark McKenzie.
Absent: Member Joseph Fratangeli and Member Charles Pidgeon
Abstain: None.

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

Decision Number: **DHSC 884**

I. THAT the request to Designate the property at 1969 Wyandotte St E - Dr. C.W. Hoare Residence (Ward 4) in accordance with Part IV, Section 29 of the Ontario Heritage Act based on the corresponding Statement of Cultural Heritage Value or Interest attached in Appendix 'A' **BE DENIED**.

II. a) **THAT**, if a heritage and/or demolition control permit is required to facilitate demolition, Council **DIRECT** administration to issue the heritage and/or demolition control permit without further referral to Committee or Council; and,

b) **THAT** the demolition permit application **BE PROCESSED** through the applicable building permit process, in accordance with the *Building Code Act, 1992* and other applicable requirements.

Carried.

Report Number: S 87/2026
Clerk's File: MBA/14619

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:11 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 4:12 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. On-site Signs Providing Notice of Planning Applications - City Wide

Moved by: Councillor Fred Francis
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 885**

1. THAT Report S 112/2026 regarding on-site signs providing public notice of planning applications **BE RECEIVED**; and

2. THAT By-law 250-2004 (A By-law Respecting Signs and Other Advertising Devices in the City of Windsor) **BE AMENDED** as follows:

a. Adding the following definition to Section 2.0 Definitions and Interpretation in alphabetical order and that the appropriate subsections be renumbered as necessary:

PLANNING APPLICATION SIGN means a temporary SIGN located on private property that provides public notice of a planning application and contains content prepared by City of Windsor Administration.

b. Adding the following to Section 5.0 – Signs Not Requiring a Sign Permit:

5.1.2 c) xi) PLANNING APPLICATION SIGN, exclusive of a sign requiring a design prepared by a licensed Architect or Professional Engineer under Div. C, Section 1.2.1.2 6) & 7) of the Ontario Building Code.

c. Amending the following Section 10.1.1 (a) as follows:

10.1.1 Unless otherwise specifically provided by this By-law, no PERSON shall ERECT, cause to ERECT, DISPLAY or cause to DISPLAY any of the following SIGNS:

(a) Any SIGN ERECTED, painted on or DISPLAYED against a fence or noise attenuation wall, with the exception of an APPROVED INFORMATION SIGN or PLANNING APPLICATION SIGN.

Carried.

Report Number: S 112/2026
Clerk's File: AB2026

14. ADJOURNMENT

There being no further business the special meeting of the Development & Heritage Standing Committee (Administration items) is adjourned at 4:12 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on December 1, 2026.
Carried.

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services