CITY OF WINDSOR AGENDA 12/01/2026

Consolidated Development & Heritage Standing Committee
Meeting Agenda

Date: Tuesday, December 1, 2026
Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

MEMBERS:
All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie (Vice Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item # Item Description

1. CALL TO ORDER

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

Clerk's Note: The following items to be considered at the December 1, 2026, meeting are being withdrawn and will be considered at the January 4, 2027, meeting:

11.1. Closure of the north/south alley located north of Karl Place, east of Bruce Avenue, south of Park Street West, and west of Church Street SAA-7200, Ward 3 **(S 124/2026)** *Author: Deborah Yankovic, Coordinator of Streets and Alleys*

11.2. Closure of the Cul-de-Sac and closure of the east/west alley located north of Grove Avenue, east of Partington Avenue, south of Bridge Avenue and west of Josephine Avenue, SAS-7183, Ward 2 **(S 127/2026)** *Author: Deborah Yankovic, Coordinator of Streets and Alleys*

11.3. Closure of east/west Lane located north of University Avenue West, south of Riverside Drive West and west of Caron Avenue, SAS-12984, Ward 3 **(S 128/2026)** *Author: Deborah Yankovic, Coordinator of Streets and Alleys*

11.4. Sandwich Town CIP Application, 425 Mill Street; Owner: Mohammed Nathier (Ward 2) **(S 126/2026)** *Author: Kevin Alexander, Senior Planner - Special Projects*

11.5. CIP 004-2026 University Wyandotte – 1602-1620 University Ave W - Ward 2 **(S 118/2026)** *Author: Simona Simion , Planner III - Economic Development*

11.6. CIP 012-2026 Brownfield Environmental Site Assessment (ESA) - 1368 Drouillard Rd - Ward 5 **(S 117/2026)** *Author: Simona Simion , Planner III - Economic Development*

11.7. CIP 009-2026 Brownfield ESA – 0 Howard Ave – Ward 1 **(S 119/2026)** *Author: Simona Simion , Planner III - Economic Development*

11.8. CIP 013-2026 Brownfield Environmental Site Assessment - 634 McDougall St, 350 Tuscarora St, 0 Tuscarora St, 0 Tuscarora St – Ward 3 11.9. CIP Brownfield Rehabilitation - 75 Mill Street - Ward 2 **(S 120/2026)** *Author: Simona Simion , Planner III - Economic Development*

11.9 CIP 008-2026 Brownfield Rehabilitation - 75 Mill Street - Ward 2 **(S 121/2026)** *Author: Simona Simion , Planner III - Economic Development*

11.10. CIP 011-2026 Downtown CIP - 70-74 Chatham St W - Ward 3 **(S 122/2026)** *Author: Simona Simion , Planner III - Economic Development*

11.11. CIP University Wyandotte - 1777 University Ave W - Ward 2 **(S 123/2026)** *Author: Simona Simion , Planner III - Economic Development*

4. COMMUNICATIONS

5. ADOPTION OF THE PLANNING ACT MINUTES *(previously distributed)*

5.1. Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held November 2, 2026 **(SCM 339/2026)**

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7. PLANNING ACT MATTERS *(previously distributed)*

7.1. Zoning By-law Amendment Application for 1103 Drouillard Road, Z-029/26 [ZNG-7399], Ward 5 **(S 133/2026)** *Author: Brian Nagata, Planner III – Development*

7.2. Rezoning - 0 Mulberry Drive - Z-028/26 ZNG/7398 - Ward 7 **(S 111/2026)** *Author: Adam Szymczak, Senior Planner – Development*

7.3. Rezoning – 5855 Cabana Road East - Z-026/26 ZNG/7395 - Ward 9 **(S 107/2026)** *Author: Adam Szymczak, Senior Planner – Development*

7.4. Rezoning - City of Windsor - Housekeeping Amendment 2026-1 - Z-011/25 ZNG/7392 - City Wide **(S 106/2026)** *Author: Adam Szymczak, Senior Planner - Development*

7.5. OPA 207 [OPA/7407] - Heritage Conservation Policies and Walkerville Heritage Schedule **(S 114/2026)** *Author: Frank Garardo, Planner III - Policy & Special Studies*

8. ADOPTION OF THE MINUTES *(previously distributed)*

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held November 2, 2026 **(SCM 338/2026)**

8.2. Adoption of the Special Development & Heritage Standing Committee minutes of its meeting held November 9, 2026 **(SCM 349/2026)**

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. HERITAGE ACT MATTERS *(previously distributed)*

10.1. Walkerville Heritage Conservation District Designation under Part V of the Ontario Heritage Act (Ward 4) **(S 105/2026)** *Author: Kristina Tang, Planner lll – Heritage*

11. ADMINISTRATIVE ITEMS *(previously distributed)*

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12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT