

**Consolidated Development & Heritage Standing Committee Meeting Agenda**

**Date:** Monday, February 3, 2025

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

**Location:** Council Chambers, 1<sup>st</sup> Floor, Windsor City Hall

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

**MEMBERS:**

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

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 (*previously distributed*)**

- 3.1.        Additional Information Memo for Report No. S 122/2023; Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7 **(AI 2/2025) (S 122/2023)**  
**Clerk's Note:** See also Presentations and Delegations (*Planning Act* Matters)

**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 January 6, 2025 **(SCM 26/2025)**

**6.            PRESENTATIONS AND DELEGATIONS (*PLANNING ACT* MATTERS) (*previously distributed*)**

- 3.1.        Additional Information Memo for Report No. S 122/2023; Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7 **(AI 2/2025) (S 122/2023)**  
**Clerk's Note:** Chris Jolicoeur, area resident is providing the ***attached*** email dated January 27, 2025, as a written submission.  
a) Melanie Muir, Dillon Consulting Limited, available for questions (in person)

- 7.1. OPA & Rezoning – Rock Developments East Windsor Inc. – Catherine Street - OPA 192 OPA/7265 Z-042/24 ZNG/7264 - Ward 8 **(S 1/2025)**
  - a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint)
  - b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc.(via Zoom)
- 7.2. Official Plan Amendment and Zoning By-law Amendment Applications for the property known as 0 North Service Road; Applicant: Dardevco Inc.; File Nos. OPA 191 [OPA/7261] and Z-029/24 [ZNG/7233]; Ward 8 **(S 5/2025)**
  - a) Justina Nwaesei, Planner III – Development (in person) (PowerPoint)
  - b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc.(via Zoom)
  - c) Michael Primeau, President, Dardevco Inc., available for questions (via Zoom)

7. **PLANNING ACT MATTERS**

8. **ADOPTION OF THE MINUTES**

9. **PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)**

10. **HERITAGE ACT MATTERS**

11. **ADMINISTRATIVE ITEMS**

12. **COMMITTEE MATTERS *(previously distributed)***

- 12.1. Minutes of the International Relations Committee of its meeting held December 11, 2024 **(SCM 23/2025)**
- 12.2. Minutes of the Property Standards Committee of its meeting held November 7, 2024 **(SCM 24/2025)**

13. **QUESTION PERIOD**

14. **ADJOURNMENT**

**From:** chris Jolicoeur <>  
**Sent:** Monday, January 27, 2025 12:35 PM  
**To:** Clerks <>  
**Subject:** Re: Report No. S 122/2023; - For

Please submit this as my written submission.

I approve of the withdrawal of the original plan and submission of a new one.

Chris Jolicoeur