

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

**Date:** Monday, March 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**

**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 February 3, 2025 (**SCM 62/2025**)

**6.            PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS) (*previously distributed*)**

7.1.        Zoning By-Law Amendment – Z003-25 (ZNG/7275) - Ahmad Zrabah– 1550-1576 Randolph Ave, Ward 10 (**S 8/2025**)

- a) Diana Radulescu, Planner II – Development (in person) (PowerPoint)
- b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)

7.2.        Rezoning – Dr. Bhan Garg - 7100 Cantelon Drive - Z-039/24 ZNG/7252 - Ward 8 (**S 10/2025**)

- a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint)
- b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
- c) Dr. Bhan Garg, Applicant, available for questions (via Zoom)

- 7.3. Rezoning – 2652184 Ontario Ltd - 1110 Tecumseh Road East - Z-040/24 ZNG/7258 - Ward 4 **(S 16/2025)**  
a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint)  
b) Melanie Muir, Dillon Consulting Limited, available for questions (in person)
- 7.4. Proposed Official Plan Residential Corridor Land Use Designation – City Wide **(S 15/2025)**  
a) Frank Garardo, Senior Planner (in person) (PowerPoint)  
b) Terry Kennedy, Area resident (in person)  
c) Andi Shallvari, Housing Producer and Provider (in person)

**7. PLANNING ACT MATTERS**

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

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held January 6, 2025 **(SCM 25/2025)**
- 8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held February 3, 2025 **(SCM 61/2025)**

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

- 10.1. Walkerville Heritage Conservation District Study – Results and Findings (Ward 4) **(S 6/2025)**  
**Clerk’s Note:** Appendix A is available at [www.citywindsor.ca](http://www.citywindsor.ca) due to size.  
a) Tracy Tang, Planner III – Economic Development/Heritage (Acting) (in person) (PowerPoint)  
b) Marcus Letourneau, Project Consultant, President, M.R. Letourneau and Associates Inc., available for questions (via Zoom)  
c) Carl Bray, Project Consultant, Bray Heritage, Carl Bray & Associates Ltd., available for questions (via Zoom)

**10. HERITAGE ACT MATTERS (*previously distributed*)**

- 10.2. Windsor Municipal Heritage Register – Updates about Bill 23 Strategies (City Wide) **(S 7/2025)**

**11. ADMINISTRATIVE ITEMS (previously distributed)**

11.1. Ford City CIP Application for 980 Maisonville Avenue, Owner: Salinder Singh & Mohnish Harshendu Dave (C/O: Sital Singh Garha), Ward 5 **(S 11/2025)**

11.2. Main Street CIP/Ford City CIP Application, 1044 Drouillard Road, Owner: 1988859 Ontario Inc. (c/o: Dawne Martens) **(S 20/2025)**

**Clerk's Note:** Kaitlyn Karns, Executive Director, Ford City BIA is providing the **attached** letter dated February 24, 2025, as a written submission.

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

12.1. Report No. 57 of the International Relations Committee **(SCM 52/2025)**

12.2. Minutes of the International Relations Committee of its meeting held January 30, 2025 **(SCM 53/2025)**

12.3. Minutes of the Property Standards Committee of its meeting held February 4, 2025 **(SCM 60/2025)**

**13. QUESTION PERIOD**

**14. ADJOURNMENT**



February 24, 2025

**RE: Notice of Standing Committee Meeting - Item 11.2 – Main Street CIP/Ford City CIP Application, 1044 Drouillard Road, Owner: 1988859 Ontario Inc. (c/o: Dawne Martens)**

To the members of City Council,

My name is Kaitlyn Karns and I am the Executive Director of the Ford City Business Improvement Association. I am writing in support of the Main Street CIP and the Ford City CIP application for 1044 Drouillard Road. The CIP has helped building owners within our BIA make positive changes to their buildings which enhances the overall look and feel of the street.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kaitlyn Karns".

Kaitlyn Karns  
Executive Director, Ford City BIA  
[kaitlyn@fordcity.ca](mailto:kaitlyn@fordcity.ca)