

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

**Date:** Monday, May 4, 2026

**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 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 April 7, 2026 (**SCM 118/2026**)

**6.            PRESENTATIONS AND DELGATIONS *PLANNING ACT* MATTERS**

**DELEGATIONS: (5 MINUTES) (*previously distributed*)**

7.2.        Official Plan and Zoning By-law Amendments Applications for the property known as 1878-1918 Huron Church; Applicants: 2188160 Ontario Ltd & Roba Chafchak; File Nos. OPA 197 [OPA/7336] and Z-031/25 [ZNG/7335]; Ward 10 (**S 35/2026**) *Author: Justina Nwaesei, Planner III – Development*

- a) Harold Kersey, President, HRK Realty Services Ltd., available for questions (via Zoom)
- b) Mohammad Hanash, Project & Architectural Designer, Avant Design Ltd., available for questions (via Zoom)

7.1. Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9 (**S 23/2026**)  
*Author: Adam Szymczak, Senior Planner – Development*

- a) Adam Szymczak, Senior Planner – Development (in person)
- b) Amy Farkas, Agent for the Applicant, Dillon Consulting Limited, available for questions (in person)
- c) John Rauti, Applicant, J Rauti Developments Inc. & 2601817 Ontario Limited, available for questions (in person)
- d) Dr. Hussain, Area Resident (in person)
- e) Gero Lapico, Area Resident (in person)
- f) Navid Mellatshahi, Area Resident (via Zoom)
- g) John Vallance, Area Resident (via Zoom)

**Clerk's Note:** The following written submissions are **attached**:

- a) Gero Lapico, Area Resident
- b) Michael Pomponio, Area Resident

**7. PLANNING ACT MATTERS**

**8. ADOPTION OF THE MINUTES**

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

**10. HERITAGE ACT MATTERS**

**11. ADMINISTRATIVE ITEMS**

**DELEGATIONS: (5 MINUTES) (previously distributed)**

11.1. Ford City/Main Streets CIP Application, 1082-1086 Drouillard Rd.; Owner: Joseph Garry Colautti - Ward 5 (**S 26/2026**) *Author: Kevin Alexander, Senior Planner-Special Projects*

- a) Joseph Colautti, Property Owner (in person)

**Clerk's Note:** The following written submission is **attached**:

- a) Maria Mediratta, Coordinator, Ford City BIA

- 11.3. Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10 **(S 32/2026)** *Author: Sophia Di Blasi, Planner III – Senior Urban Designer*
- a) Sophia Di Blasi, Planner III – Senior Urban Designer (in person)
  - b) Harry Froussios, Principal Planner, Zelinka Priamo (in person)
  - c) Connor Wright, Intermediate Planner, Zelinka Priamo, available for questions (via Zoom)
  - d) Sheetal Thukral, Traffic Engineer, CIMA+, available for questions (via zoom)

**ADMINISTRATIVE ITEMS *(previously distributed)***

- 11.2. Ford City CIP Application, 1377 Drouillard Road, Owner: Kaija Karmiste (c/o: Saksham Sharma). Ward 5 **(S 28/2026)** *Author: Kevin Alexander, Senior Planner-Special Projects*

**12. COMMITTEE MATTERS**

**13. QUESTION PERIOD**

**14. ADJOURNMENT**

**Development & Heritage Standing Committee**  
**Monday, May 4, 2026**  
**Item 7.1 - Written Submission**

**From:** Gero Lapico < >

**Sent:** April 3, 2025 9:01 AM

**To:** Amy Farkas <[howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)>; [kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca) <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Clerks CityWindsor <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>

**Subject:** Proposed Residential Development at 3694-3738 Howard Avenue

## **Argument Against the Six-Story Development**

### **1. Violation of Existing Zoning Bylaws**

The proposed six-story development directly contradicts the current zoning bylaws, which set a clear maximum of four stories. Zoning regulations exist to ensure orderly and consistent community development, and granting an exception in this case would set a dangerous precedent for further non-compliant developments. If one developer is allowed to bypass these regulations, it weakens the integrity of local zoning laws and invites further requests for height and density variances that may be detrimental to the neighborhood.

### **2. Disruption of Neighborhood Character**

The area is predominantly composed of single-family homes, creating a cohesive and well-established residential character. Introducing a six-story building would drastically alter the streetscape, overshadow existing homes, and erode the aesthetic and architectural harmony of the community. This could lead to a loss of the neighborhood's identity and appeal, which residents have invested in and chosen for its low-density atmosphere.

### **3. Increased Traffic and Parking Issues**

A six-story building will introduce a significantly higher number of residents and vehicles compared to what the area was designed to accommodate. Increased traffic congestion could pose safety concerns for pedestrians, cyclists, and school zones, particularly in a neighborhood that was developed with lower-density living in mind. Additionally, parking shortages may arise, leading to overcrowding on residential streets and negatively impacting current homeowners.

### **4. Strain on Infrastructure and Public Services**

The existing infrastructure—such as roads, water supply, sewage, and emergency services—was designed to support a lower-density community. A development exceeding the designated height and density limits could put undue stress on these systems, leading to increased maintenance costs, potential service disruptions, and a reduced quality of life for current residents.

### **5. Loss of Privacy and Increased Shadowing**

A six-story building in a single-family home neighborhood would create privacy concerns for adjacent homeowners. Residents in nearby homes may find their yards, windows, and living spaces overlooked by taller structures, diminishing their enjoyment of their property. Additionally, the height increase could lead to excessive shadowing, reducing natural light for neighboring homes and impacting their property values.

## **6. Negative Impact on Property Values**

The introduction of an oversized development could negatively impact property values of existing single-family homes. Many homeowners purchased in the area with the expectation of a low-rise residential environment. A six-story structure may deter future homebuyers who seek a quieter, less congested neighborhood, leading to slower home appreciation or even depreciation.

## **7. Community Opposition and Precedent for Future Overdevelopment**

Local residents have a right to expect that zoning laws will be upheld. Allowing this development to exceed the current height restrictions could lead to increased community opposition and legal challenges. Furthermore, it could set a precedent for future developments that push beyond current zoning allowances, gradually transforming the area into a high-density zone inconsistent with its original intent.

## **Conclusion**

The proposed six-story dwelling does not align with the existing zoning bylaws, the character of the neighborhood, or the needs of the current residents. It would lead to increased traffic, infrastructure strain, privacy concerns, and declines in property values. Upholding the four-story zoning maximum is essential to maintaining the integrity of the community, protecting residents' investments, and ensuring responsible and sustainable development.

**Gero Lapico**, B.A.Sc., MBA, P.Eng

**From:** Michael Pomponio <>

**Sent:** Thursday, April 30, 2026 14:44

**To:** clerks <clerks@citywindsor.ca>

**Cc:** Szymczak, Adam <aszymczak@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

**Subject:** Written Submission - Formal Objection – File# Z-003/26 (ZNG/7355) (3694–3738 Howard Ave) Applicant- J Rauti Developments Inc

Attn: Development & Heritage Standing Committee

I am writing to provide a formal planning-based objection to the proposed zoning by-law amendment (File Z-003/26, ZNG/7355) for 3694–3738 Howard Avenue.

I am a resident of Howard Avenue, in immediate proximity to the subject lands, and am directly affected by this proposal.

The application seeks to rezone the lands from RD1.1/HRD1.1 to RD3.2 to permit a 6-storey, 90-unit multiple dwelling with access from Holburn Street. **In practical terms, this represents a shift from zoning intended for a small number of low-density residential homes to one that permits a large, high-density apartment building.** While I recognize the importance of appropriate intensification, this proposal does not meet key planning tests under the Planning Act, the Provincial Policy Statement (PPS), or the City’s Official Plan.

### 1. Compatibility and Built Form

The proposed height and density are not compatible with the surrounding low-rise residential neighbourhood. The development represents an abrupt and excessive increase in scale that does not respect the existing character of the area.

### 2. Lack of Appropriate Transition

The proposal fails to provide a reasonable transition between a higher-density corridor and adjacent single-detached homes. The absence of adequate buffering or step-down in height does not conform to good planning principles or Official Plan policies.

### 3. Over-Intensification

At 90 units, the development represents over-intensification of the site relative to its context and surrounding infrastructure. Intensification must be appropriate and proportionate, which is not the case here.

#### **4. Traffic and Access Concerns**

Access limited to Holburn Street will introduce significant traffic into a local residential road not designed for this volume, raising concerns regarding safety, congestion, and overall functionality.

#### **5. Adverse Impacts on Adjacent Properties**

The proposed massing will result in overlook, reduced privacy, and potential shadowing impacts on nearby homes, negatively affecting residents' quality of life.

#### **6. Infrastructure Capacity and Environmental Impact**

The scale of this development raises serious concerns regarding the capacity of existing municipal infrastructure, including water, sewage, and drainage systems. The Provincial Policy Statement requires that infrastructure be available and adequate to support development, and it is not evident that existing systems can accommodate this level of intensification without strain or risk of adverse impacts.

For these reasons, the proposal is not consistent with the Provincial Policy Statement, does not conform to the intent of the Official Plan, and does not represent good planning.

I respectfully request that the Committee and Council refuse this application.

Please include this submission in the public record, and notify me of any decisions related to this matter.

**For clarity, I am providing this written submission to ensure my right to participate in any future proceedings, including the right to appeal to the Ontario Land Tribunal, should this application be approved. Please include this submission in the public record for the May. 4th, 2026 Development & Heritage Standing Committee meeting.**

Sincerely,

Michael Pomponio

**Development & Heritage Standing Committee**  
**Monday, May 4, 2026**  
**Item 11.1 - Written Submission**



**Subject: Ford City CIP/ Main Street CIP Application, 1082-1086  
Drouillard Road, Owner: Joseph Garry Colautti - Ward 5**

Dear Committee Members,

On behalf of the Ford City BIA, I'm writing to express our support for the projects at 1082–1086 Drouillard Road.

This building is one of the beautiful older properties in the area packed with possibilities. We're excited to see the work that has been going on and the support of the CIP will allow it to continue growing.

We truly believe that when one building improves, it supports the next and with the proposed improvements, we would see ample support for our businesses year-round and it would contribute to a safer, more bustling neighbourhood.

We're confident that Mr.Colautti's proposals for 1082-1086 Drouillard will contribute meaningfully to our district. We appreciate the Administration's recommendation and respectfully urge the Committee and Council to support this application.

Thank you,

Maria Mediratta

Coordinator, Ford City BIA