

Final 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 were *previously distributed*:

- 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 was *previously distributed*:

- 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)

**LATE:**

- e) Angelo Lunetta, Owner, North Construction (in person)

**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**