



**Development & Heritage Standing Committee Meeting**

**Date: Monday, May 5, 2026**

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

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

**Members Present:**

**Councillors**

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani - Participated via video conference

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

**Councillor Regrets**

Ward 1 - Councillor Fred Francis

**Members**

Member Anthony Arbour

**Member Regrets**

Member Robert Polewski

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Ian Day, Senior Manager, Transportation

James Abbs, Manager-Planning

Stacey McGuire, Executive Director Operations

Patrick Winters, Manager, Development

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Laura Diotte, Manager, Planning  
Elara Mehriou, Supervisor, Coordinator Maintenance  
Sophia Di Blasi, Planner III-Senior Urban Designer  
Adam Szymczak, Planner III - Development  
Kevin Alexander, Planner III - Special Projects  
Justina Nwaesei, Planner III – Development  
Natasha McMullin, Clerk Steno Senior  
Anna Ciacelli, Deputy City Clerk

### Delegations—participating via video conference

Item 7.1 John Vallance, Area Resident  
Item 7.1 Navid Mellatshahi, Area Resident  
Item 7.2 Harold Kersey, President, HRK Realty Services Ltd  
Item 7.2 Mohammad Hanash, Project & Architectural Designer  
Item 11.3 Connor Wright, Intermediate Planner, Zelinka Priamo  
Item 11.3 Sheetal Thukral, Traffic Engineer, CIMA+

### Delegations—participating in person

Item 7.1 Amy Farkas, Agent for the Applicant, Dillon Consulting Limited  
Item 7.1 John Rauti, Applicant, J Rauti Developments Inc. & 2601817 Ontario Limited  
Item 7.1 Dr. Hussain, Area Resident  
Item 7.1 Gero Lapico, Area Resident  
Item 11.1 Joseph Colautti, Property Owner  
Item 11.3 Harry Froussios, Principal Planner, Zelinka Priamo  
Item 11.3 Angelo Lunetta, Owner, North Construction

## 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

## 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

**Clerk's Note:** Councillor Fred Francis provides written notice via email disclosing an interest on Item 7.1, being "Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9," as the applicant is his wife's cousin.

## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

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## 4. COMMUNICATIONS

None presented.

## 7. PLANNING ACT MATTERS

### 5. ADOPTION OF THE *PLANNING ACT* MINUTES

#### 5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held April 7, 2026

Moved by: Councillor Mark McKenzie  
Seconded by: Member Anthony Arbour

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held April 7, 2026, **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 118/2026

## 6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

### 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

Moved by: Councillor Mark McKenzie  
Seconded by: Member Anthony Arbour

Decision Number: **DHSC 816**

- I. THAT the City of Windsor Official Plan Volume II, Part 2 – Secondary Plans, South Cameron Planning Area, **BE AMENDED** by changing the land use designation of the lands located on the east side of Huron Church and west side of Daytona Avenue, south of Malden, described as Lots 12 to 18 (incl.), Part of Lots 5 to 11 (incl.), Part of Block A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, from Business Park to Mixed Use Corridor;
- II. THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE FURTHER AMENDED** by adding site specific policies as follows:

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- 
- 1.X EAST SIDE OF HURON CHURCH ROAD AND WEST SIDE OF DAYTONA AVENUE, SOUTH OF MALDEN ROAD
- 1.X.1 THAT the properties described as Part of Lots 5 to 11 (incl.), Part of Bock A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, are designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.
- 1.X.2 THAT the following shall apply to the lands described as Part of Lots 5 to 11 (incl.), Part of Bock A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue:
- a) The text of the Official Plan Volume II referencing *Commercial Corridor* designation on Schedule SC-1 in s.4.7.7.2 shall be read as *Mixed Use Corridor*; and
  - b) The *Commercial Corridor* designation on Schedule SC-1: Development Concept of the Official Plan Volume II shall be read as *Mixed Use Corridor*.
- III. THAT Section 95.20 of Zoning By-law 8600 **BE AMENDED** by adding the following holding condition:
- (4) Submission of a Transportation Impact Study to the satisfaction of the City Engineer.  
[ZNG/7335]
- IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the lands located on the east side of Huron Church Road and west side of Daytona Avenue, south of Malden Road, described as Lots 12 to 18 (incl.), Part of Lots 5 to 11 (incl.), Part of Bock A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, from CD4.3 to H(4)CD4.1;
- V. THAT the Site Plan Approval Officer **BE DIRECTED** to consider the comments in Appendix C attached to this report, and incorporate the items in paragraphs (a) to (h) below into the Site Plan Agreement, along with other relevant requirements identified in the Site Plan Control approval process for the proposed development on the subject lands:
- a) *DECELERATION LANE & LAND CONVEYANCE* – The owners agree that upon approval of a deceleration lane design at Site Plan Control, any required land conveyance for implementation of the deceleration lane shall be provided prior to construction permit, to the satisfaction of the City Engineer.
  - b) *SANITARY SAMPLING MANHOLE* – The owners agree, for all non-residential uses, to install a sanitary sampling manhole accessible at the property line of the subject lands to the satisfaction of the City Engineer at all times. The determination of the requirement or interpretation if a sampling manhole exists or exceptions to such, will be to the satisfaction of the City Engineer.

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- c) *SIDEWALKS* – The owners agree to construct, at their expense and according to City of Windsor Standard Specifications, a concrete sidewalk along the entire Daytona Avenue frontage of the subject lands. All work to be to the satisfaction of the City Engineer.
- d) *CURB AND GUTTER* – The owners agree, at the discretion of the City Engineer, to construct at their own expense and according to City of Windsor Standard Specifications, a concrete curb and gutter along the entire Daytona Avenue frontage of the subject lands. All work to be to the satisfaction of the Corporation's City Engineer.
- e) *WATER SERVICES* - The owners agree to abandon all existing water services per Windsor Utilities Commission (WUC)
- f) *DITCH ENCLOSURE* – The owners agree to enclose the roadside ditch on Daytona Avenue abutting the subject properties in a manner satisfactory to the City Engineer.
- g) *REDUNDANT DRIVEWAY APPROACHES* – The owners agree to close and remove all redundant driveway approaches and restore the boulevard, at their own expense, all to the satisfaction of the City Engineer.
- h) *SERVICING CHARGES* – The owners shall note that they may be required to pay servicing charges for the existing storm and sanitary sewer and/or sewer connection(s), if not paid previously for this site. These charges will be assessed prior to the issuance of a construction permit.

Carried.

Report Number: S 35/2026  
Clerk's File: Z/15122 & Z/15127

### 7.1. Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 815**

- I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 33 to 41, Block 'B', Part of Lot 42 and Block 'A', Registered Plan 1259 (PIN 01561-2293, 01561-5401, 01561-5397), known municipally as 3694-3738 Howard Avenue (Roll No. 070-090-05400, 070-090-05606, 070-090-05706), situated at the southeast corner of Howard Avenue & Holburn Street, from Residential District 1.1 (RD1.1) and Holding Residential District 1.1 (HRD1.1) to Residential District 3.2 (RD3.2).
- II. THAT, when Site Plan Control is applicable:
  - A. The documents, materials, or studies identified in Appendix B to Report S 23/2026, **BE SUBMITTED** with an application for site plan approval, to the satisfaction of the municipal department or external agency requesting them.
  - B. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix B to Report S 23/2026, into an approved site plan and an executed and

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## Development & Heritage Standing Committee

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registered site plan agreement, to the satisfaction of the municipal department or external agency requesting them.

Carried.

Report Number: S 23/2026

Clerk's File: Z/15121

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:41 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:41 o'clock p.m.

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

#### 11. ADMINISTRATIVE ITEMS

##### 11.1. Ford City/Main Streets CIP Application, 1082-1086 Drouillard Rd.; Owner: Joseph Garry Colautti - Ward 5

###### Joseph Colautti, Property Owner

Joseph Colautti, Property Owner, appears before the Development & Heritage Standing Committee regarding the administrative report dated March 11, 2026, entitled "Ford City/Main Streets CIP Application, 1082-1086 Drouillard Rd.; Owner: Joseph Garry Colautti - Ward 5" and is available for questions.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 817**

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by Joseph Garry Colautti ("The Owner"), owner of the property located at 1082-1086 Drouillard Road **BE APPROVED**, for the following incentive programs:
  - i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- \$3,163;
  - ii. *Retail Investment Grant* totalling a maximum amount of \$15,000 for one (1) ground floor retail unit;

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*iii. Municipal Development Fees Grant Program to a maximum amount of \$20,000;*

- II. THAT subject to completion and review satisfactory to the City Planner, the request made by the Owner of the property located at 1082-1086 Drouillard Road **BE APPROVED** for the Main Streets CIP - *Building Facade Improvement Program* for grants totalling a maximum amount of \$30,000 in principle;
- III. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
- IV. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- V. THAT funds in the maximum amount of \$15,000 under the *Retail Investment Grant Program*, and funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;
- VI. THAT funds in the maximum amount of \$30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) once the work is completed;
- VII. THAT grants **BE PAID** to the Owner upon completion of improvements to the interior/exterior of the property located at 1082-1086 Drouillard Road, through the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,
- VIII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 26/2026  
Clerk's File: Z/13251 & Z/13002

### **11.3. Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10**

Sophia Di Blasi, Planner III – Senior Urban Designer, appears before the Development & Heritage Standing Committee regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and provides a brief overview of the proposed by-law

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amendment request including details regarding the proposed electronic changing copy billboard ground sign does not comply with multiple by-law provisions and prohibitions, creates elevated distraction risk, and sets an undesirable precedent for future sign by-law amendment applications. She adds that the administrative report recommends denial of the site-specific amendment request and advises that a poster billboard would be approved subject to permitting requirements.

### **Harry Froussios, Principal Planner, Zelinka Priamo**

Harry Froussios, Principal Planner, Zelinka Priamo, appears before the Development & Heritage Standing Committee regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and provides a brief overview of their application for the proposed replacement sign and indicates that the proposed electronic sign is designed to emulate a non-electronic sign, and that images will be static for two to three minutes to avoid driver distractions; and concludes by suggesting that the variances to the sign by-law are minor and justified, and that Windsor Police have reviewed the plan and have no objections from a public safety perspective.

### **Connor Wright, Intermediate Planner, Zelinka Priamo**

Connor Wright, Intermediate Planner, Zelinka Priamo, appears via electronic participation before the Development & Heritage Standing Committee regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and is available for questions.

### **Sheetal Thukral, Traffic Engineer, CIMA+**

Sheetal Thukral, Traffic Engineer, CIMA+, appears via electronic participation before the Development & Heritage Standing Committee regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and is available for questions.

### **Angelo Lunetta, Owner, North Construction**

Angelo Lunetta, Owner, North Construction, appears before the Development & Heritage Standing Committee regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and is available for questions.

Councillor Kieran McKenzie inquires whether administration’s understanding is that Windsor Police Services have expressed no safety concerns regarding the proposed sign. Ms. Di Blasi replies that the city receives feedback from various stakeholders – including Windsor Police – during the pre-consultation phase, and it is acknowledged that Windsor Police Services had no concerns. Neil Roberston, City Planner, appears before the Development & Heritage Standing Committee regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-

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2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and adds that the Police response reads as no objections with each individual amendment in isolation, but the city’s position takes all of these amendments into account as a whole. Councillor Kieran McKenzie requests clarification on this point when the report is brought to council.

Councillor Jim Morrison brings comments that there is rarely a break in traffic in this area, as it is a convergence point between Ouellette Place and Dougall Avenue. He asks Mr. Froussios how it could be guaranteed that the changing advertisement would not cause a distraction during that time. Mr. Froussios replies that the two-to-three-minute time of each advertisement would mean the majority of drivers would not see a change, but that some research would be required to optimize the time of advertisement changes.

Councillor Jim Morrison asks administration to clarify the intersection’s ranking as 27<sup>th</sup> among the top 50 high collision intersections in the city. Stacey McGuire, Executive Director of Operations, Depar10” and the City Engineer, appears before the Development & Heritage Standing Committee regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and replies that the city only documents the top 50 highest collision rated intersections. Because there are roughly 295 signaled intersections in the city, the Dougall/Ouellette intersection actually ranks 27<sup>th</sup> out of 295 overall, making it high on the list.

Councillor Angelo Marignani asks if driver distraction is the main reason administration cites for non-approval of the application. Ms. McGuire replies that distraction is the main concern, especially with the proposed location making the sign visible between two traffic signals. She also notes that this intersection has adaptive signals that change with traffic volume, so coordination of traffic signals and electronic advertisement changes cannot be guaranteed.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 819**

- I. THAT the application for a Site-Specific Amendment to By-law 250-2004 (the “Sign By-law”), being a by-law respecting signs and other advertising devices in the City of Windsor, as amended, to allow for the installation of an Electronic Changing Copy Ground Sign at 2595 Dougall Avenue, **BE DENIED**; and,
- II. THAT the Chief Building Official **SHALL** review the status of any sign permit previously issued for the subject property municipally known as 2595 Dougall Avenue after a period of six (6) months, and that, in the event construction of any sign has not seriously commenced, the permit(s) **MAY BE** revoked in accordance with the applicable provisions of the *Building Code Act* and relevant municipal by-laws; and,
- III. THAT Administration **BE DIRECTED** to notify the property owner of the requirement to address

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the existing illegal fascia wall sign located on the principal building at 2595 Dougall Avenue through the appropriate building permit and sign approval process.

Carried.

Report Number: S 32/2026

Clerk's File: AB2026

### 11.2. Ford City CIP Application, 1377 Drouillard Road, Owner: Kaija Karmiste (c/o: Saksham Sharma). Ward 5

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 818**

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by Kaija Karmiste (c/o: Saksham Sharma) ("The Owner"), owner of the property located at 1377 Drouillard Road **BE APPROVED**, for the following incentive programs:
  - i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- \$5,865;
  - ii. *Municipal Development Fees Grant Program* to a maximum amount of \$50,000; and
  - iii. *New Residential Development Grant Program* for nine (9) new residential units (\$2,500 each) to the maximum amount of \$22,500.
- II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the applicable Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- IV. THAT funds in the maximum amount of \$50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$22,500 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed to the satisfaction of the City Planner;
- V. THAT grants **BE PAID** to the Owner upon completion of the construction of three (3) row townhomes with ADUs on the second floors and in the basements located at 1377 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,

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- VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 28/2026

Clerk's File: Z/13251

### 12. COMMITTEE MATTERS

None presented.

### 13. QUESTION PERIOD

None registered.

### 14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items) is adjourned at 6:07 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on June 1, 2026.

Carried.

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Ward 10 – Councillor Jim Morrison  
(Chairperson)

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Deputy City Clerk / Supervisor of  
Council Services



**Development & Heritage Standing Committee Meeting  
(*Planning Act Matters*)**

Date: Monday, May 5, 2026

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

**Members Present:**

**Councillors**

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani - Participated via video conference

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

**Councillor Regrets**

Ward 1 - Councillor Fred Francis

**Members**

Member Anthony Arbour

**Member Regrets**

Member Robert Polewski

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Ian Day, Senior Manager, Transportation

James Abbs, Manager-Planning

Stacey McGuire, Executive Director Operations

Patrick Winters, Manager, Development

Laura Diotte, Manager, Planning

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Sophia Di Blasi, Planner III - Senior Urban Designer

Adam Szymczak, Planner III - Development

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Kevin Alexander, Planner III - Special Projects  
Justina Nwaesei, Planner III – Development  
Natasha McMullin, Clerk Steno Senior  
Anna Ciacelli, Deputy City Clerk

### Delegations—participating via video conference

Item 7.1 John Vallance, Area Resident  
Item 7.1 Navid Mellatshahi, Area Resident  
Item 7.2 Harold Kersey, President, HRK Realty Services Ltd  
Item 7.2 Mohammad Hanash, Project & Architectural Designer  
Item 11.3 Connor Wright, Intermediate Planner, Zelinka Priamo  
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### Delegations—participating in person

Item 7.1 Amy Farkas, Agent for the Applicant, Dillon Consulting Limited  
Item 7.1 John Rauti, Applicant, J Rauti Developments Inc. & 2601817 Ontario Limited  
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Item 11.1 Joseph Colautti, Property Owner  
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Item 11.3 Angelo Lunetta, Owner, North Construction

## 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

## 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

**Clerk's Note:** Councillor Fred Francis provides written notice via email disclosing an interest on Item 7.1, being "Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9," as the applicant is his wife's cousin.

## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

## 4. COMMUNICATIONS

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None presented.

### 5. ADOPTION OF THE *PLANNING ACT* MINUTES

#### 5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held April 7, 2026

Moved by: Councillor Mark McKenzie  
Seconded by: Member Anthony Arbour

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held April 7, 2026, **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 118/2026

### 7. *PLANNING ACT* MATTERS

#### 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

Justina Nwaesei (author), Planner III – Development, is available for questions.

Harold Kersey (planning consultant) and Mohammad Hanash (agent) is available for questions.

Moved by: Councillor Mark McKenzie  
Seconded by: Member Anthony Arbour

Decision Number: **DHSC 816**

- I. THAT the City of Windsor Official Plan Volume II, Part 2 – Secondary Plans, South Cameron Planning Area, **BE AMENDED** by changing the land use designation of the lands located on the east side of Huron Church and west side of Daytona Avenue, south of Malden, described as Lots 12 to 18 (incl.), Part of Lots 5 to 11 (incl.), Part of Block A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, from Business Park to Mixed Use Corridor;
- II. THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE FURTHER AMENDED** by adding site specific policies as follows:
  - 1.X EAST SIDE OF HURON CHURCH ROAD AND WEST SIDE OF DAYTONA AVENUE, SOUTH OF MALDEN ROAD

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- 1.X.1 THAT the properties described as Part of Lots 5 to 11 (incl.), Part of Bock A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, are designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.
- 1.X.2 THAT the following shall apply to the lands described as Part of Lots 5 to 11 (incl.), Part of Bock A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue:
- a) The text of the Official Plan Volume II referencing *Commercial Corridor* designation on Schedule SC-1 in s.4.7.7.2 shall be read as *Mixed Use Corridor*; and
  - b) The *Commercial Corridor* designation on Schedule SC-1: Development Concept of the Official Plan Volume II shall be read as *Mixed Use Corridor*.
- III. THAT Section 95.20 of Zoning By-law 8600 **BE AMENDED** by adding the following holding condition:
- (4) Submission of a Transportation Impact Study to the satisfaction of the City Engineer.  
[ZNG/7335]
- IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the lands located on the east side of Huron Church Road and west side of Daytona Avenue, south of Malden Road, described as Lots 12 to 18 (incl.), Part of Lots 5 to 11 (incl.), Part of Bock A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, from CD4.3 to H(4)CD4.1;
- V. THAT the Site Plan Approval Officer **BE DIRECTED** to consider the comments in Appendix C attached to this report, and incorporate the items in paragraphs (a) to (h) below into the Site Plan Agreement, along with other relevant requirements identified in the Site Plan Control approval process for the proposed development on the subject lands:
- a) *DECELERATION LANE & LAND CONVEYANCE* – The owners agree that upon approval of a deceleration lane design at Site Plan Control, any required land conveyance for implementation of the deceleration lane shall be provided prior to construction permit, to the satisfaction of the City Engineer.
  - b) *SANITARY SAMPLING MANHOLE* – The owners agree, for all non-residential uses, to install a sanitary sampling manhole accessible at the property line of the subject lands to the satisfaction of the City Engineer at all times. The determination of the requirement or interpretation if a sampling manhole exists or exceptions to such, will be to the satisfaction of the City Engineer.

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- c) *SIDEWALKS* – The owners agree to construct, at their expense and according to City of Windsor Standard Specifications, a concrete sidewalk along the entire Daytona Avenue frontage of the subject lands. All work to be to the satisfaction of the City Engineer.
  - d) *CURB AND GUTTER* – The owners agree, at the discretion of the City Engineer, to construct at their own expense and according to City of Windsor Standard Specifications, a concrete curb and gutter along the entire Daytona Avenue frontage of the subject lands. All work to be to the satisfaction of the Corporation's City Engineer.
  - e) *WATER SERVICES* - The owners agree to abandon all existing water services per Windsor Utilities Commission (WUC)
  - f) *DITCH ENCLOSURE* – The owners agree to enclose the roadside ditch on Daytona Avenue abutting the subject properties in a manner satisfactory to the City Engineer.
  - g) *REDUNDANT DRIVEWAY APPROACHES* – The owners agree to close and remove all redundant driveway approaches and restore the boulevard, at their own expense, all to the satisfaction of the City Engineer.
  - h) *SERVICING CHARGES* – The owners shall note that they may be required to pay servicing charges for the existing storm and sanitary sewer and/or sewer connection(s), if not paid previously for this site. These charges will be assessed prior to the issuance of a construction permit.

Carried.

Report Number: S 35/2026  
Clerk's File: Z/15122 & Z/15127

### **7.1. Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9**

Adam Szymczak (author), Planner III – Development, presents application.

Amy Farkas (agent) and John Rauti (applicant) are available for questions.

Dr. Hussain (area resident) states concerns of the community changing to higher density housing, increased population, decreased privacy, increased traffic causing safety issues on Holburn Street and Howard Avenue, parking safety and states he strongly opposes the development of a high-rise building in the area.

Gero Lapico (area resident) resides at 3733 Howard Ave states concerns of building height, setting precedence for high density developments, routes traffic to Holburn Street and Howard which are under immense stress, safety risk for pedestrians and cyclists, undue stress on public services, lack of privacy, a permanent shadow cast on his property due to building height, and incompatible with the character of a well developed neighbourhood. Mr. Lapico encourages a lower density development.

Navid Mellatshahi (area resident) is in opposition to the development in its current form and has concerns of radius of public notice and process, traffic, street parking, flooding, storm water

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drainage, safety, and lack of disclosure of future development by the developer. Chair Jim Morrison states that the notification radius is 200 meters.

John Vallance (area resident) lives adjacent to the proposed project and has concerns of the development is inappropriate for the neighbourhood, lack of transition from low to high density housing, the building is overlooking and creates a lack of privacy, shadow impact and significant light loss for outdoor space, traffic spill over, lack of parking to spill on adjacent streets, safety issues such as collision, site line visibility, pedestrian, less road visibility, and road width constraints for emergency vehicles.

Councillor Kieran McKenzie inquires about maximum capacity of servicing and risks associated. Amy Farkas states a functional servicing report (FSR) based on criteria provided by the City and found that the allocation that was available would meet the requirements of the development. Ms. Farkas states that a final FSR during Site Plan Control will be provided to confirm capacity limits from the initial analysis.

Councillor Kieran McKenzie asks about setback control. Ms. Farkas states that the development meets zoning requirements, including habitable windows. She explains that the development exceeds the rear setback and the landscape deficiencies can be addressed. Ms. Farkas continues that the project aligns with the intent of the Mixed Use Corridor for medium to high density, describing it as a low-profile development, and adds that the new designation does not allow new single, semi-detached, or townhouse units. She also states that the shadow study shows no significant sunlight loss beyond two hours.

Councillor Kieran McKenzie inquires about window and balcony control and privacy issues. John Rauti states that the urban design was to create a beautiful high budget building where windows and balconies will conform with each other with restrictions in place and not be detrimental to the community.

Councillor Kieran McKenzie inquires about the impact this development and future developments will have on the sanitary sewer capacity. Patrick Winters states that there is a limited area of Howard Avenue where the sanitary sewer pipe is smaller with the current sewer capacity at 50%. Mr. Winters states that if all the proposed developments in the area that have been or will be approved are constructed, the capacity would be at 90%.

Councillor Kieran McKenzie inquires how this individual development affects the current capacity. Mr. Winters states that it would be marginal with plenty of capacity by itself.

Councillor Kieran McKenzie inquires what the risks the closer we get without added capacity. Mr. Winters states that this would be the last development approved without updates to the area and there are currently plans in place to upgrade with larger sewers.

Councillor Kieran McKenzie requests clarification for the investments and funding for Howard Avenue in the Capital Plan. Stacey McGuire said that the 2026 and 2027 years were pre-

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committed to the Howard-South Cameron intersection including a sanitary study to ensure it would correspond with future developments and sanitary capacity.

Councillor Kieran McKenzie inquires whether future funding will be sufficient for work along Howard Avenue and Cabana Road. Ms. McGuire explains the funding is not enough for construction but will support engineering work, including an ongoing storm water study, which will contribute to a future Environmental Assessment and provide cost estimates for construction in future budgets.

Councillor Kieran McKenzie requests clarification that administration would not be recommending future intensification within the corridor until this work has been completed. Ms. McGuire states that the studies have not been completed and envisions that once the studies have been completed, that there may be an opportunity to pre-commit funding to advance with the Environmental Assessment earlier.

Councillor Kieran McKenzie inquires about the sequencing of Capital works and if the sanitary sewer capacity would be addressed prior to developing the remainder of Howard Avenue. Mr. Winters states that it depends on how many developments come forward, hypothetically the City has options to either rebuild the undersized sewer or the developer can construct an overside sewer.

Councillor Kieran McKenzie inquires based on the size of the development and what is proposed that it poses no risk for flooding or surcharging of the sanitary sewer. Mr. Winters states that there is adequate capacity to support this development.

Councillor Kieran McKenzie inquires about impact of the traffic impact study (TIS). Ms. McGuire states that anything less than 100 trips generated during peak hours would not trigger a TIS. Ms. McGuire states that this development has about 35 trips during peak hours on a Class II arterial road and that this is within the acceptable range without having significant impact on the overall traffic volume.

Councillor Kieran McKenzie inquires about other multi storey multi residential building being constructed within the neighbourhood. Neil Robertson agrees and states that the LilyMac Development is another one as well.

Councillor Marignani inquires if this project is a catalyst to improve the infrastructure along Howard Avenue. Ms. McGuire disagrees as the development can proceed, but rather that future development may be held up by sewer capacity issues and could keep the momentum going.

Councillor Marignani inquires if this development will force upgrades needed to continue this type of growth within this area. Mr. Winters agrees.

Councillor Marignani inquires about the EV charging stations within the parking structure as part of the site plan. Mr. Szymczak states that it is not a requirement.

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Chair Morrison inquires about whether there is parking on both sides of Holburn Street. Ian Day states that he does not have current parking records for the latest development section on Holburn Street but will report back and assume that parking is only on the south side of the road.

Chair Morrison inquires if the pond will be removed or if it is sufficient to handle storm water for the area. Mr. Winters states that the pond sufficient for any storm water runoff and is permanent as it services the homes in the area.

Councillor Kieran McKenzie supports Administration's recommendations and is satisfied that staff have appropriately assessed sewer capacity and the impacts associated with this development, confirming it meets required standards. Councillor McKenzie has concerns about current traffic volumes on Howard Avenue which will increase with proposed developments. Councillor speaks to the concerns of residents regarding building height, public safety and how the development is consistent with provincial legislation. Chair Morrison agrees.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 815**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 33 to 41, Block 'B', Part of Lot 42 and Block 'A', Registered Plan 1259 (PIN 01561-2293, 01561-5401, 01561-5397), known municipally as 3694-3738 Howard Avenue (Roll No. 070-090-05400, 070-090-05606, 070-090-05706), situated at the southeast corner of Howard Avenue & Holburn Street, from Residential District 1.1 (RD1.1) and Holding Residential District 1.1 (HRD1.1) to Residential District 3.2 (RD3.2).

II. THAT, when Site Plan Control is applicable:

A. The documents, materials, or studies identified in Appendix B to Report S 23/2026, **BE SUBMITTED** with an application for site plan approval, to the satisfaction of the municipal department or external agency requesting them.

B. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix B to Report S 23/2026, into an approved site plan and an executed and registered site plan agreement, to the satisfaction of the municipal department or external agency requesting them.

Carried.

Report Number: S 23/2026

Clerk's File: Z/15121

## 8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:41 o'clock p.m.

**Minutes**  
**Development & Heritage Standing Committee**  
**Monday, May 4, 2026**

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Ward 10 – Councillor Jim Morrison  
(Chairperson)

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Deputy City Clerk / Supervisor of Council  
Services