

October 25, 2024

**TO THE MAYOR AND MEMBERS OF COUNCIL:**

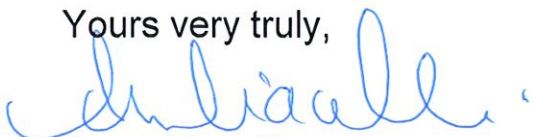
The **regular meeting** of Council will be held on **Monday, October 28, 2024 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

A special meeting of Council will be held on **Monday, October 28, 2024, immediately following the regular meeting of Council, in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, October 28, 2024, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. A resolution to meet in closed session must be adopted and shall contain the general nature of the matters to be considered. The resolution must be adopted by a majority of Council present during the open special meeting of the Striking Committee before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Anna Ciacelli

Deputy Clerk

/bm

c.c. Chief Administrative Officer

**Consolidated City Council Meeting Agenda**

**Date:** Monday, October 28, 2024

**Time:** 10:00 o'clock a.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 Bylaw 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:**

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 - Councillor Fabio Costante

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

## ORDER OF BUSINESS

**Item #      Item Description**  
**1.            ORDER OF BUSINESS**

**2.            CALL TO ORDER - Playing of the National Anthem**

**READING OF LAND ACKNOWLEDGEMENT**

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.

**3.            DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**4.            ADOPTION OF THE MINUTES (*attached*)**

4.1.        Adoption of the Windsor City Council minutes of its meeting held September 23, 2024.  
**(SCM 290/2024)**

4.2.        Report of the Special Meeting of Council of its meeting held October 2, 2024.  
**(SCM 304/2024)**

**5.            NOTICE OF PROCLAMATIONS**

**Proclamations**

“Child Care Worker and Early Childhood Educator Appreciation Day” – October 24, 2024

“Dress Purple Day” – October 25, 2024

**Flag Raising Ceremony**

“Hungarian Heritage Month” – October 23, 2024

“Lebanese Heritage Month” – November 8, 2024

## **Illumination**

“Hungarian Heritage Month” – October 23 – 30, 2024

“Annual Shine the Light Campaign” – November 1 – 7, 2024

“Remembrance Day” – November 8 – 12, 2024

## **6. COMMITTEE OF THE WHOLE**

### **7. COMMUNICATIONS INFORMATION PACKAGE** (This includes both Correspondence and Communication Reports) *(previously distributed)*

7.1. Correspondence 7.1.1 through 7.1.7 **(CMC 14/2024)**

7.2. Windsor Canada Utilities Ltd. 2nd Quarter 2024 Financial Statements - City Wide **(C 125/2024)**

7.3. Housing Enabling Core Servicing and Water Systems Funding Update – Citywide **(C 129/2024)**

7.4. Engineering/Architectural Consultants Engaged via Roster – January 1 2024 to June 30, 2024 "City Wide" **(CM 10/2024)**

7.5. IT Deliverable Providers Engaged via Roster – January 1 2024 to June 30, 2024 "City Wide" **(CM 11/2024)**

### **8. CONSENT AGENDA** *(previously distributed)*

8.1. Confirm & Ratify Report--Road Rehabilitation Project Addition, Chrysler Centre – Ward 5 **(C 131/2024) & (C 118/2024)**

8.2. Confirm & Ratify Report-Lauzon Parkway Reconstruction - Noise Bylaw Exemption - Ward 8 **(C 132/2024) & (C 127/2024)**

8.3. RFP No.70-24, Little River Pollution Control Plant (LRPCP) Bio-solids Odour Control System - Award - City Wide **(C 93/2024)**

**Clerk's Note:** Appendix A available at [www.citywindsor.ca](http://www.citywindsor.ca) due to size

8.4. 2024/2025 Municipally Significant Event Status - Ward 6 **(C 124/2024)**

### **CONSENT COMMITTEE REPORTS**

8.6. Minutes of the Environment & Climate Change Advisory Committee of its meeting held July 30, 2024 **(SCM 293/2024) & (SCM 256/2024)**

- 8.7. Minutes of the Windsor Licensing Commission of its meeting held August 28, 2024  
**(SCM 294/2024) & (SCM 260/2024)**
- 8.8. Report No. 157 of the Windsor Licensing Commission - Request to eliminate age limits for wheelchair accessible taxicabs **(SCM 295/2024) & (SCM 259/2024)**
- 8.9. Fire Master Plan **(SCM 297/2024) & (C 112/2024)**  
**Clerk's Note:** Appendix A available at [www.citywindsor.ca](http://www.citywindsor.ca) due to size
- 8.10. Update to Windsor/Essex Region Stormwater Manual & Response to CR195/2022 Flood Risk Monitoring and Mitigation Measures and Programs - City Wide  
**(SCM 298/2024) & (S 114/2024)**
- 8.11. Matchett Road and Malden Road Ecopassage Review Study **(SCM 299/2024) & (S 115/2024)**
- 8.12. Minutes of the Community Public Art Working Group of its meeting held July 24, 2024  
**(SCM 300/2024) & (SCM 254/2024)**
- 8.13. Response to CQ 19-2024 - Reaching Home Funding & Warming Bus - City Wide  
**(SCM 301/2024) & (S 127/2024)**
- 8.14. Response to CQ 34-2024 – The Naming/Dedicating of Storm Water Ponds near Little River Corridor in Recognition of Teachers and Mentors – Ward 7 **(SCM 302/2024) & (S 128/2024)**
- 8.15. Zoning By-law Amendment Application for 4461 Wyandotte Street East, Z-023/24 [ZNG-7221], Ward 5 **(SCM 305/2024) & (S 113/2024)**
- 8.16. Zoning By-Law Amendment Z001-24 (ZNG/7164) - Alta Nota Construction – 0 Windsor Ave & 1140 Goyeau St, Ward 3 **(SCM 306/2024) & (S 131/2024)**
- 8.19. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Farhi Holdings Corporation for 0 Riverside Drive West at Janette Avenue (Ward 3)  
**(SCM 309/2024) & (S 123/2024)**
- 8.20. Amendment to CR58/2021, as amended by CR285/2023 for Closure of east/west alley located between Matthew Brady Boulevard and east limit of 7730 St. Rose Avenue, Ward 6, SAA-5947 **(SCM 310/2024) & (S 117/2024)**
- 8.21. Amendment to CR419/2023 for Closure of east/west alley between Dieppe Street and Genevieve Avenue, Ward 6, SAA-6844 **(SCM 311/2024) & (S 118/2024)**
- 8.22. Amendment to CR437/2023 for Closure of north/south alley located between Taylor Avenue and 1124-1224 Campbell Avenue, Ward 2, SAA-6848 **(SCM 312/2024) & (S 119/2024)**
- 8.23. Amendment to CR26/2024 for Conveyance of north/south alley located between Closed Manitoba Street right-of-way and 1954 Huron Church Road, Ward 10, Closed by Judge's Order No. 2970/87 **(SCM 313/2024) & (S 120/2024)**

8.24. Amendment to CR372/2023 for Closure of north/south alley located between Algonquin Street and 1429 Randolph Avenue, Ward 10, SAA-7025 **(SCM 314/2024) & (S 132/2024)**

8.25. Closure of east/west alley located between Alexis Road and Chandler Road, Ward 5, SAA-7197 **(SCM 315/2024) & (S 121/2024)**

**Clerk's Note:** Mark Belisle, Applicant, LUCASHB ENTERPRISES INC374, providing the **attached** email dated October 25, 2024, as a written submission.

8.26. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Rykka Care Centres LP for 0 Hanna St (Ward 3) **(SCM 316/2024) & (S 129/2024)**

## 9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

## 10. PRESENTATIONS AND DELEGATIONS

### DELEGATIONS (5 minutes)

8.17. Economic Revitalization Community Improvement Plan (CIP) application submitted by Agri-Box Inc. for 3324 Marentette Avenue (Ward 9) **(SCM 307/2024) & (S 124/2024)**  
a) Stuart Miller, Consultant for Applicant, available for questions (in person)

8.18. Amendment to Sign By-law 250-04 for 9250 Tecumseh Rd E, File No. SGN-002/24 (BILLBOARD) - Ward #7 **(SCM 308/2024) & (S 111/2024)**  
a) Scott Stover, Leasing Representative & Nathan Jankowski, Manager, Legislation and Permits, Pattison Outdoor Advertising, available for questions

8.5. Response to CQ 13-2024, CQ 16-2024 and CQ 30-2024 - Pickleball & Squash Courts within the City - City Wide **(SCM 267/2024) & (S 108/2024)**  
**Clerk's Note:** Patrick Brown, President, Windsor Pickleball Club, providing the **attached** letter dated October 22, 2024, as a written submission.  
a) Patrick Brown, President, Windsor Pickleball Club (in person)

11.3. 2025 Sewer Surcharge Report - City Wide **(C 130/2024)**  
**Clerk's Note:** P&C memo provided to Mayor and members of Council only.  
a) Peter Simcisko, Managing Partner, Watson & Associates Economist Ltd., available for questions (via Zoom)  
b) Elizabeth Treadway, Senior Vice President Water Resources, WSP, available for questions (via Zoom)  
c) David Bulova, Senior Stormwater Planner, WSP, available for questions (via Zoom)  
d) Steven Salmons, President & CEO, Windsor Port Authority (in person)

**11. REGULAR BUSINESS ITEMS (Non-Consent Items)**

- 11.1. Connecting Links Program Intake 2025-2026 Grant Funding - Huron Church Road - City Wide **(C 122/2024) (previously distributed)**
- 11.2. Update regarding the Divestment of the East Riverside Shorewall; Supplementing Report C77/2023 and C149/2023 - Ward 7 **(C 123/2024) (previously distributed)**
- 11.4. City Hall Square Ice Rink - Noise By-law Exemption - Ward 3 **(C 133/2024) (attached)**

**12. CONSIDERATION OF COMMITTEE REPORTS**

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held September 23, 2024 **(SCM 321/2024) (attached)**
- 12.3. Report of the Striking Committee of its meeting held September 23, 2024 **(SCM 322/2024) (attached)**.
- 12.4. Report of the Special Meeting of Council – In-Camera of its meeting held October 8, 2024 **(SCM 323/2024) (attached)**

**13. BY-LAWS (First and Second Reading) (previously distributed)**

- 13.1. **By-law 153-2024** - A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE BUILDING CODE ACT AND REGULATIONS IN WINDSOR, authorized by by-law 98/2011 Section 27.1 (l)(i), dated June 7, 2011.
- 13.2. **By-law 154-2024** - A BY-LAW TO FURTHER AMEND BY-LAW 188-2000, BEING A BY-LAW TO APPOINT PROVINCIAL OFFENCES OFFICERS FOR THE CORPORATION OF THE CITY OF WINDSOR, authorized by by-law 98/2011 Section 27.1 (l)(i), dated June 7, 2011.
- 13.3. **By-law 155-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR369/2024, dated September 9, 2024.
- 13.4. **By-law 156-2024** - A BY-LAW TO ADOPT AMENDMENT NO. 185 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR423/2024, dated September 23, 2024.

- 13.5. **By-law 157-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR423/2024, dated September 23, 2024.
- 13.6. **By-law 158-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR398/2024, dated September 23, 2024.
- 13.7. **By-law 159-2024** - A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1958-1998 WYANDOTTE STREET EAST, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, authorized by CR232/2024, dated May 27, 2024.
- 13.8. **By-law 160-2024** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 28TH DAY OF OCTOBER, 2024.
  
14. **MOVE BACK INTO FORMAL SESSION**
  
15. **NOTICES OF MOTION**
  
16. **THIRD AND FINAL READING OF THE BY-LAWS**  
By-laws 153-2024 through 160-2024 inclusive.
  
17. **PETITIONS**
  
18. **QUESTION PERIOD (*previously distributed*)**
  - 18.1. Summary of Outstanding Council Questions as of October 16, 2024 (**SCM 317/2024**)
  - 18.2. Outstanding Council Directives as of October 16, 2024 (**SCM 318/2024**)
  
19. **STATEMENTS BY MEMBERS**



**20. UPCOMING MEETINGS**

Environment, Transportation & Public Safety Standing Committee  
Sitting as the Transit Windsor Board of Directors  
Wednesday, October 30, 2024  
Immediately following the Environment, Transportation & Public Safety Standing  
Committee meeting  
4:30 p.m., Council Chambers

Development & Heritage Standing Committee  
Monday, November 4, 2024  
4:30 p.m., Council Chambers

Community Services Standing Committee – CANCELLED  
Wednesday, November 6, 2024  
9:00 a.m., Council Chambers

City Council Meeting  
Tuesday, November 12, 2024  
10:00 a.m., Council Chambers

**21. ADJOURNMENT**



**Committee Matters: SCM 290/2024**

**Subject: Adoption of the Windsor City Council minutes of its meeting held September 23, 2024.**

**City Council Meeting**

**Date: Monday, September 23, 2024**

**Time: 10:00 o'clock a.m.**

**Members Present:**

Mayor Drew Dilkens

**Councillors**

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Fabio Costante

Ward 3 – Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

Ward 5 – Councillor Ed Sleiman

Ward 6 – Councillor Jo-Anne Gignac

Ward 7 – Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 – Councillor Jim Morrison

## **1. ORDER OF BUSINESS**

## **2. CALL TO ORDER**

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 10:00 o'clock a.m.

## **3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

Councillor Fred Francis discloses an interest and abstains from voting on Item 8.2 being "Delegation of Authority Semi-Annual Report for Period January 1, 2024-June 30, 2024 (City Wide)," specifically as it relates to CAOP 93/2023 and Sysco Foods, as he has a family member who works at Sysco Foods.

## **4. ADOPTION OF THE MINUTES**

### **4.1. Adoption of the Windsor City Council minutes of its meeting held September 9, 2024.**

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

That the minutes of the Meeting of Council held September 9, 2024 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 284/2024

## **5. NOTICE OF PROCLAMATIONS**

### **Proclamations**

- "Brentwood Recovery Home 60<sup>th</sup> Anniversary Celebration" – September 27, 2024
- "British Home Children's Day" – September 28, 2024
- "Healthy Workplace Month" – October 2024
- "National Disability Employment Awareness Month" – October 2024
- "National Seniors Day" – October 1, 2024
- "Fire Prevention Week" – October 6 to 12, 2024
- "International Day of the Girl" – October 11, 2024

### **Flag Raising Ceremony**

- "Franco-Ontarian Day" – September 25, 2024
- "National Day for Truth and Reconciliation" – September 27, 2024
- "Iraqi Heritage Month" – October 3, 2024
- "International Day of the Girl" – October 11, 2024

**Illumination**

“Beacons of Light for British Home Children & Child Migrants” – September 27, 2024

“National Day for Truth & Reconciliation” – September 28 – October 1, 2024

**6. COMMITTEE OF THE WHOLE**

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

(a) communication items;

(b) consent agenda;

(c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;

(d) hearing presentations and delegations;

(e) consideration of business items;

(f) consideration of Committee reports:

(g) Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and

(h) consideration of by-laws 149-2024 through 150-2024

Carried.

**7. COMMUNICATIONS INFORMATION PACKAGE**

**7.1. Correspondence for Monday, September 23, 2024**

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: CR388/2024

That the following Communication Items 7.1.3 through 7.1.9 as set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.1 and 7.1.2 be dealt with as follows:

**7.1.1 Letter Regarding the Decision by the Michigan Department of Transportation (MDoT) to Allow Additional Hazardous Materials on the Ambassador Bridge**

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Kieran McKenzie

Decision Number: CR389/2024

That the letter from the Member of Parliament, Windsor West dated September 6, 2024 regarding the decision by the Michigan Department of Transportation (MDoT) to allow additional hazardous materials on the Ambassador Bridge **BE RECEIVED** for information; and,

**Minutes**  
**City Council**  
**Monday, September 23, 2024**

That Administration **BE DIRECTED** to send a letter of support to MP Masse and to the Minister of Transport expressing concerns, requesting reimbursement costs, and that the hazardous materials be identified prior to crossing; and,

That comments from Windsor Police Service, Windsor Fire, the Windsor Essex County Health Unit, the Univeristy of Windsor, and the Candian Border Services Agency **BE INCLUDED** in the correspondence; and,

That administration **BE DIRECTED** to report back to Council related to any options to address this concern.  
 Carried.

**7.1.2 Notice of Public Meeting for Proposed Official Plan Amendment to Incorporate the Tecumseh Hamlet Secondary Plan into the Tecumseh Official Plan**

Moved by: Councillor Jo-Anne Gignac  
 Seconded by: Councillor Fred Francis

Decision Number: CR390/2024

That the communication from the Town of Tecumseh dated September 4, 2024 regarding a “Notice of Public Meeting for Proposed Official Plan Amendment to incorporate the Tecumseh Hamlet Secondary Plan into the Tecumseh Official Plan” **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to report back on the impact of the services that the city provides to neighbouring municipalities in terms of potable water and sewage, and whether or not we will be required to increase the numbers that we are currently providing to them.  
 Carried.

No.	Sender	Subject
7.1.1	Brian Masse, Member of Parliament, Windsor West	Letter regarding the decision by the Michigan Department of Transportation (MDoT) to allow additional hazardous materials on the Ambassador Bridge.  Commissioner, Community & Corporate Services City Solicitor Fire Chief GF2024 Note & File
7.1.2	Town of Tecumseh	Notice of Public Meeting for Proposed Official Plan Amendment to incorporate the Tecumseh Hamlet Secondary Plan into the Tecumseh Official Plan.  City Solicitor City Planner

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No.	Sender	Subject
		<p style="text-align: right;">Chief Building Official  Commissioner, Community &amp; Corporate Services  Commissioner, Economic Development  GM2024  Note &amp; File</p>
7.1.3	City Planner	<p>Application for Zoning By-law Amendment, Farhi Holdings Corp., 8565 McHugh Street, to apply a site specific provision to the Commercial District 2.2 to permit an increase in maximum building height and reduce the minimum amenity area per dwelling for the construction of a six storey mixed use building.</p> <p style="text-align: right;">Z/14848  Note &amp; File</p>
7.1.4	City Planner	<p>Application for Zoning By-law Amendment, Andi Shallvari, 3170-3178 California Avenue, to permit two new semi-detached dwellings as an additional permitted use, where only an existing semi-detached dwelling is permitted.</p> <p style="text-align: right;">Z/14849  Note &amp; File</p>
7.1.5	City Planner	<p>Application for Zoning By-law Amendment, 2312205 Ontario Ltd. (Mariusz Buchcic),, 0 Windsor Avenue &amp; 1140 Goyeau Street, to permit a multi-unit residential building.</p> <p style="text-align: right;">Z/14850  Note &amp; File</p>
7.1.6	City Planner	<p>Application for Zoning By-law Amendment and Draft Plan of Subdivision/Condominium, Olivia Construction Homes Inc., 3990 Loon Street, to permit a townhome dwelling on the subject land so as to facilitate the development of a residential subdivision containing 4 townhome dwellings with a total of 28 townhome dwelling units on the property.</p> <p style="text-align: right;">Z/14851 &amp; Z/14853  Note &amp; File</p>
7.1.7	Committee of	Agenda for the Committee of Adjustment/Consent

No.	Sender	Subject
	Adjustment	Authority, scheduled to be heard Thursday, September 26, 2024.  Z2024 Note & File
7.1.8	Ontario Land Tribunal	OLT-23-000965 – OLT Decision issued regarding 991 Morand Street – City of Windsor  Commissioner, Community & Corporate Services City Solicitor City Planner Development Applications Clerk GP2024 Note & File
7.1.9	Ontario Land Tribunal	OLT-24-000259 – OLT Decision issued regarding 10950 Riverside Drive East – City of Windsor  Commissioner, Community & Corporate Services City Solicitor City Planner Development Applications Clerk GP2024 Note & File

Carried.

Report Number: CMC 13/2024

**7.2. Response to CQ 12-2023: Public conduct policy and security screening options for City Hall and other municipal facilities - City-wide**

Moved by: Councillor Mark McKenzie  
 Seconded by: Councillor Kieran McKenzie

Decision Number: CR391/2024

That the report of the Director, Corporate Security, Executive Initiatives Coordinator Corporate Services, and Executive Initiatives Coordinator Community Services dated July 4, 2024 entitled “Response to CQ 12-2023: Public conduct policy and security screening options for City Hall and other municipal facilities,” **BE REFERRED** to the 2025 Budget Meeting for Council’s consideration.  
 Carried.

Report Number: S 86/2024  
 Clerk’s File: ACO2024



## **8. CONSENT AGENDA**

### **8.1. CAO By-Law Update - City Wide**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR392/2024

That City Council **PASS** By-Law 149-2024 which establishes the position of Chief Administrative Officer for The Corporation of the City of Windsor and sets out their responsibilities and authorities in accordance with the *Municipal Act, 2001*, as amended.

Carried.

Councillor Fred Fancis voting nay.

Report Number: C 110/2024  
Clerk's File: ACO2024

### **8.2. Delegation of Authority Semi-Annual Report for Period January 1, 2024- June 30, 2024 (City Wide)**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR393/2024

That the Delegation of Authority Summary Report for the period of January 1, 2024 through June 30, 2024 **BE RECEIVED** for information; and,

That City Council **APPROVE** an amendment to Grant Applications (Section 3.25 of the Delegation of Authority By-law 208-2008) if any said grant application is approved and no further direction from Council is required pursuant to Section 3.25 to provide the Chief Administrative Officer or their delegate the authority to sign any agreements, declarations, approvals and any other such documents as may be required as a result of receiving the grant funding, provided they are satisfactory in legal form to the City Solicitor, in technical content to the appropriate Executive Director, and in financial content to the City Treasurer; and,

That City Council **APPROVE** an amendment to the Delegation of Authority By-law 208-2008 by removing the following sections that have been incorporated into regular business processes per CR230/2023 approved by City Council on May 29, 2023:

- (a) Section 1.9 Sidewalk Sales
- (b) Section 1.33 Sewer Agreements

(c) Section 3.2 Approval of legal encroachments within the terms of Council's established policy; and further,

That City Council **AUTHORIZE** the City Solicitor to amend the Delegation of Authority By-law 208-2008 to reflect the changes as outlined in this report.

Carried.

Councillor Fred Francis discloses an interest and abstains from voting on this matter, specifically as it relates to CAOP 93/2023.

Report Number: C 111/2024  
Clerk's File: AS/7748

### **8.3. Tax Relief 2024 (for 2023 Taxes) - Extreme Poverty and/or Illness - City Wide**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR394/2024

That City Council **ACCEPT** Administration's recommendation with regards to approval of five (5) applications for total tax relief of \$10,567.06 (inclusive of education portion); and,

That City Council **SUPPORT** Administration's recommendation with regards to the denial of eleven (11) applications for tax relief; and,

That City Council **ACCEPT** Administration's recommendation with regards to maintaining the home assessment value threshold at \$168,000 for the 2025 Tax Relief Program – for 2024 taxes.  
Carried.

Report Number: C 114/2024  
Clerk's File: AF2024

### **8.4. Applications for Tax Reductions under S. 357/358 of the Ontario *Municipal Act 2001* - City Wide**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR395/2024

That City Council **ACCEPT** Administration's recommendations with regards to approval of property tax relief for those applications for Tax Reduction, Cancellation and Refunds as outlined and included in Appendixes A through C; and,

That City Council **SUPPORT** Administration's recommendation with regards to the denial of applications for Tax Reduction, Cancellation and Refund as outlined in Appendix D; and,

That the City Treasurer (or designate) **BE AUTHORIZED** to amend the City's Tax Master Collector's Roll for the 2021 through 2024 taxation years in the amount of \$360,212.53 (including the education portion) as outlined in Appendix E.  
Carried.

Report Number: C 115/2024  
Clerk's File: AF2024

### **8.5. Windsor-Canada Utilities Ltd. – Annual General Meeting – City Wide**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR396/2024

- I. That Council, as representative of The Corporation of the City of Windsor (the "City") as the sole shareholder of Windsor Canada Utilities Ltd. ("WCUL") **APPROVE** the resolutions presented by WCUL; and,
- II. That the Mayor **BE AUTHORIZED** to execute the shareholder's resolutions on behalf of the City, in accordance with Council direction, with respect to all matters presented herein by WCUL for the year 2023.

Carried.

Report Number: C 120/2024  
Clerk's File: MU2024

### **8.7. Zoning By-Law Amendment 2019-24 (ZNG/7215) - Architectura Inc. Architects – 1098 Albert Rd, Ward 5**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR398/2024 DHSC 646

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 106, Plan 865 situated at the northeast corner of Albert Road and Richmond Street, known municipally as 1098 Albert Road, by adding a site-specific exception to Section 20(1) as follows:

#### **512. NORTHEAST CORNER OF ALBERT ROAD AND RICHMOND STREET**

For the lands comprising of Lot 106, Plan 865 the following additional regulations shall apply:

- 1) The following are an additional permitted *main use*:  
One *Multiple Dwelling* containing a maximum of four *dwelling units*
- 2) The following additional provisions shall apply to an additional permitted *main use*:
  - a) Lot Width – minimum 9.0 m
  - b) Lot Area – minimum 327.0 m<sup>2</sup>
  - c) Lot Coverage – maximum 55%
  - d) Main Building Height – maximum 7.60 m
  - e) Front Yard Depth – minimum 4.5 m
  - f) Rear Yard Depth – minimum 7.5 m
  - g) Side Yard Width – minimum 0.25 m
  - h) Gross Floor Area – *Main Building* – maximum 364 m<sup>2</sup>
  - i) Notwithstanding Section 5.2.20.20, a refuse bin shall be stored in a required *rear yard*.
  - j) Notwithstanding section 24.20.5., three parking spaces shall be provided.
  - k) Section 24.30.20.3.2 shall not apply.

II. That the H symbol **SHALL APPLY** to Lot 106, Plan 865 situated at the northeast corner of Albert Road and Richmond Street, known municipally as 1098 Albert Road and that Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following clause to Section 95.20:

- (10) a) Conveyance of a 4.6 m by 4.6 m corner cut-off at the northeast corner of Albert Road and Richmond Street to the satisfaction of the City Engineer.

[ZNG/7215]  
Carried.

Report Number: SCM 269/2024 & S 105/2024  
Clerk's File: Z/14833

**8.8. Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR399/2024 DHSC 648

- I. That the 2.44-metre-wide west half of the north/south alley located between Montrose Street and Tecumseh Boulevard West, and shown on Drawing No. CC-1849 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,
- II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
    - i. Bell Canada to accommodate existing infrastructure;
    - ii. Enbridge Gas Inc. to accommodate existing underground infrastructure; and,
    - iii. ENWIN Utilities Ltd. to accommodate existing aboveground infrastructure; and,
- III. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.3, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1849; and,
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VI. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,
- VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 271/2024 & S 85/2024  
Clerk's File: SAA2024

**8.9. Closure of east/west alley located between Church Street and Dougall Avenue, Ward 3, SAA-7138**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR400/2024 DHSC 649

- I. That the 4.57-metre-wide east/west alley located between Church Street and Dougall Avenue, and shown on Drawing No. CC-1843 (attached hereto as Appendix “A”), and hereinafter referred to as the “subject alley”, **BE ASSUMED** for subsequent closure; and,
- II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - a. Easements, subject to being accepted in the City’s standard form and in accordance with the City’s standard practice, being granted to:
    - i. Bell Canada to accommodate existing aboveground infrastructure;
    - ii. Cogeco Connexion Inc. to accommodate existing aboveground infrastructure;
    - iii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240V and 600/347V hydro pole distribution;
    - iv. Managed Network System Inc. (MNSi.) to accommodate existing aboveground infrastructure; and,
- III. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned CD2.1, \$20.00 per square foot without easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and \$10.00 per square foot with easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
  - b. For alley conveyed to abutting lands zoned RD1.3, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1843; and,
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VI. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,

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VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 277/2024 & S 89/2024

Clerk's File: SAA2024

### 8.10. Part Closure of east/west alley located between Belleperche Place and Fairview Boulevard, Ward 6, SAA-7135

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR401/2024 DHSC 650

- I. That the 4.27-metre-wide west part of the east/west alley located between Belleperche Place and Fairview Boulevard, and shown on Drawing No. CC-1845 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,
- II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
    - i. Bell Canada to accommodate overhead utility infrastructure;
    - ii. Cogeco Connexion Inc. to accommodate overhead utility infrastructure;
    - iii. ENWIN Utilities Ltd. to accommodate existing overhead 27.6kV and 120/240-volt hydro distribution, poles and down guy wires; and,
    - iv. Managed Network System Inc. (MNSi.) to accommodate overhead utility infrastructure; and,
- III. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.2, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1845; and,
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VI. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,

VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 273/2024 & S 92/2024  
Clerk's File: SAA2024

**8.11. Closure of north/south alley, located between Clairview Avenue and Wyandotte Street East; and east/west alley located between Clover Street and Adelaide Avenue; Ward 7, SAA-6767**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR402/2024 DHSC 651

- I. That the 3.35-metre-wide north/south alley located between Clairview Avenue and Wyandotte Street East, and shown on Drawing No. CC-1815 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,
- II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
    - i. Bell Canada for protection of existing facilities;
    - ii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240-volt distribution, poles and down guy wires; and,
    - iii. Owner of the property known municipally as 10655 Clairview Avenue (legally described as Lot 3, Plan 1077, PIN No. 01596-0041 LT) to accommodate access to repair and maintain existing water service; and,
- III. That the 4.88-metre-wide east/west alley located between Clover Street and Adelaide Avenue, and shown on Drawing No. CC-1815 (attached hereto as Appendix "A"), **BE DENIED** for subsequent closure; and,
- IV. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.2, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- V. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1815; and,



- VI. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VII. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,
- VIII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 278/2024 & S 97/2024  
Clerk's File: SAA2024

### **8.12. Closure of north/south alley located between Millen Street and Girardot Street, Ward 2, SAA-6996**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR403/2024 DHSC 562

- I. That the north/south alley located between Millen Street and the north limit of Lot 17, Plan 1208, and shown on Drawing No. CC-1833 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,
- II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
    - i. Bell Canada to accommodate existing aerial facilities;
    - ii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240V distribution; and,
    - iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities; and,
- III. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.2, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1833; and,

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- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VI. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,
- VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 272/2024 & S 98/2024  
Clerk's File: SAA2024

### 8.13. Ford City CIP Application for 1306 Drouillard Road. Owner: Charbel Semaan (C/O: Maged Basilius) – Ward 5

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR404/2024 DHSC 653

- I. That the request for incentives under the Ford City CIP Financial Incentive Programs made by Charbel Semaan, (c/o: Maged Basilius), Owner of the property located at 1306 Drouillard Road for the construction of a two (2) storey auto body shop **BE APPROVED** for the following incentive programs:
- i. Municipal Development Fees Grant Program to a maximum amount of \$30,000;
  - ii. Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to 10 years in an estimated amount of \$16,358 per year; and,
- II. That Administration **BE AUTHORIZED** to prepare the agreement between the City and Charbel Semaan (C/O: Maged Basilius; Maged Basilius Architect) 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; and,
- III. 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; and,
- IV. That funds in the amount of up to a maximum of \$30,000 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Fund (Project #7181046) once the work is completed; and,

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- V. That grants **BE PAID** to Charbel Semaan upon the completion of the of the auto body shop building from the Ford City CIP Fund (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. That should the construction of the two (2) storey auto body shop not be completed within three (3) years following Council approval of Report S101/2024, City Council **RESCIND** the approvals under the Municipal Development Fees Grant and the Building/Property Improvement Tax Increment Grant programs and that the funds under the Municipal Development Fees Grant Program **BE UNCOMMITTED** and returned to CIP Reserve Fund 226.

Carried.

Report Number: SCM 279/2024 & S 101/2024  
Clerk's File: SPL2024

### 8.14. Closure of north/south alley located between Wyandotte Street West and Rooney Street, Ward 2, SAA-7032

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR405/2024 DHSC 654

- I. That the 3.05-metre-wide north/south alley located between Rooney Street and the south limits of Lot 102, Plan 369 and Lot 12, Plan 1042, and shown on Drawing No. CC-1840 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,
- II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
    - i. Bell Canada to accommodate existing aerial facilities;
    - ii. ENWIN Utilities Ltd. to accommodate existing overhead 16kV and 120/240-volt distribution, poles and down guy wires; and
    - iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities; and,
- III. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.3, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,

- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1840; and,
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VI. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,
- VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 280/2024 & S 102/2024  
Clerk's File: SAA2024

**8.15. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Baird AE Inc. on behalf of Bullet Investments Inc. for 285 Giles Boulevard East (Ward 3)**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR406/2024 DHSC 655

- I. That the request made by Baird AE Inc. on behalf of Bullet Investments Inc. to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for 70% (or 100% if LEED certified) of the municipal portion of the tax increment resulting from the proposed redevelopment at 285 Giles Boulevard East for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,
- II. That Administration **BE DIRECTED** to prepare an agreement between Bullet Investments Inc., the City, and any persons legally assigned the right to receive grant payments to implement the Brownfield Rehabilitation Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan 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; and,
- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Rehabilitation Grant Agreement; and,
- IV. That the approval to participate in the Brownfield Rehabilitation Grant Programs **EXPIRE** if the agreement is not signed by applicant within two years following Council approval.  
Carried.

Report Number: SCM 282/2024 & S 106/2024

**8.16. Minutes of the International Relations Committee of its meeting held July 10, 2024**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR407/2024 DHSC 656

That the minutes of the International Relations Committee meeting held July 10, 2024 **BE RECEIVED** as presented.

Carried.

Report Number: SCM 283/2024 & SCM 252/2024  
Clerk's File: MB2024

**8.17. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held June 13, 2024**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR408/2024 CSSC 249

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., meeting held June 13, 2024 **BE RECEIVED**.

Carried.

Report Number: SCM 234/2024 & SCM 197/2024  
Clerk's File: MB2024

**8.18. Minutes of the Committee of Management for Huron Lodge of its meeting held June 27, 2024**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR409/2024 CSSC 250

That the minutes of the Committee of Management for Huron Lodge meeting held June 27, 2024 **BE RECEIVED**.

Carried.

Report Number: SCM 258/2024 & SCM 223/2024  
Clerk's File: MB2024

**8.19. Minutes of the Age Friendly Windsor Working Group of its meeting held June 13, 2024**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR410/2024 CSSC 251  
That the minutes of the Age Friendly Windsor Working Group meeting held June 13, 2024 **BE RECEIVED**.  
Carried.

Report Number: SCM 261/2024 & SCM 227/2024  
Clerk's File: MB2024

**8.20. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held May 9, 2024.**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR411/2024 CSSC 252  
That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc. meeting held May 9, 2024 **BE RECEIVED**.  
Carried.

Report Number: SCM 262/2024 & SCM 230/2024  
Clerk's File: MB2024

**8.23. Response to CQ 3/2024 Geese Management - City Wide**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Fred Francis

Decision Number: CR414/2024 CSSC 255  
That the administrative report dated August 16, 2024 and the Additional Information Memo entitled "Response to CQ 3/2024 Geese Management - City Wide" **BE RECEIVED** for information; and,

That the City Treasurer **BE DIRECTED** to bring forward a \$30,000 budget issue as part of the 2025 budget process for consideration; and,

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That subject to approval of this request in the 2025 budget, that Administration **BE DIRECTED** to work with a Goose Management Company on egg/nest removal at the seven (7) locations identified within this report; and further,

That Administration **BE DIRECTED** to apply for any required permits with the Canadian Wildlife Service for the removal of eggs/nests; and further,

That Administration **BE DIRECTED** to report the results to Council after a one-year trial is completed.

Carried.

Councillor Mark McKenzie voting nay.

Report Number: SCM 266/2024, S 107/2024 & AI 19/2024

Clerk's File: EI2024

### 8.25. Windsor Essex – Ontario Health Team (WE-OHT) Annual Report - City Wide

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR416/2024 CSSC 257

That the report of the Executive Initiatives Coordinator dated August 16, 2024 entitled "Windsor Essex – Ontario Health Team (WE-OHT) Annual Report - City Wide" **BE RECEIVED** for information.

Carried.

Report Number: SCM 265/2024 & S 110/2024

Clerk's File: GP2024

### 11.2. Declaration of a Vacant Parcel of Land Municipally Known as 0 Aylmer Avenue Surplus and Authority to Offer for Sale – Ward 3

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR419/2024

I. That the following City of Windsor (the "City") vacant parcel of land **BE DECLARED** surplus:

Municipal address: 0 Aylmer Avenue – vacant land situates on the south side of Chatham Street East and west of Aylmer Avenue;

- Legal Description: Part lot 6, Block 9 on Registered Plan 126 Windsor, as in R1324835;
- Approximate Lot size: 17.57 feet (5.35m) x 29.11 feet (8.87m)
- Approximate Lot area: 511.46 sq ft (47.52 m<sup>2</sup>)

(herein the "Subject Parcel"); and,

- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale to the abutting property owner at 229 Aylmer Avenue at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

Report Number: C 117/2024  
Clerk's File: APM2024

### **11.5. Extension of the Services Agreement for Parking Enforcement with Canadian Corps of Commissionaires Ottawa Windsor Division – City Wide**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR422/2024

- i. That City Council **APPROVE** the extension of the Services Agreement for Parking Enforcement for one (1) year to Canadian Corps of Commissionaires Ottawa Windsor Division as provided in the current contract at a cost of \$764,574.72 (excluding HST) to be adjusted on January 1, 2025 by the inflationary factor as per the terms of the contract; and,
- ii. That the CAO and City Clerk **EXECUTE** an extension to the agreement with Canadian Corps of Commissionaires Ottawa Windsor Division for the provision of parking enforcement services as per the Services Agreement for Parking Enforcement, at a cost as provided in the current contract of \$764,574.72 (excluding HST) to be adjusted on January 1, 2025 by the inflationary factor as per the terms of the contract; satisfactory in form to the City Solicitor, in financial content to City Treasurer, and in technical content to the City Engineer.

Carried.

Report Number: C 100/2024  
Clerk's File: ST/12911

### **11.7. 2025 Capital Budget Pre-Approval - City Wide**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

Decision Number: CR424/2024

- I. Whereas on February 2, 2024, the Capital Budget was deemed approved via Mayoral Decision MD05-2024 and subsequently as a result of the requests outlined in this report will allow projects to proceed in an efficient and effective manner, that City Council **DIRECT** the City Treasurer to effect the following:



- a. Pre-commitments totalling \$10,877,383 in 2025 funding, previously approved in principle in the 2024 10-year Capital Budget, in order to take advantage of competitive bidding and to proceed with preliminary works for the projects detailed in Appendix A,
  - b. From ECP-014-07 – University Avenue / Victoria Avenue, the pre-commitment of \$5,000,000 in 2028 funding, comprised of \$500,000 in Sanitary Sewer Surcharge (Fund 153) funding, \$1,500,000 in Pay-As-You-Go (Fund 169) funding, \$1,000,000 in Canada Community-Building Fund (Fund 176) funding, and \$2,000,000 in Service Sustainability Investment (Fund 221) funding,
  - c. From PFO-007-11 – Tree Maintenance and Urban Forest Enhancement Program – the pre-commitment of \$1,994,143, \$2,080,000, \$2,080,000 and \$2,080,000, respectively in 2025, 2026, 2027 and 2028 (Fund 221) funding; and,
- II. That City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the above projects, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendment thereto, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer and in technical content to the respective Executive Director and the City Engineer; and further,
  - III. That Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s) for that purpose, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer and technical content to the respective Executive Director and the City Engineer; and further,
  - IV. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to affect the recommendations noted above, subject to all specification being satisfactory in financial content to the City Treasurer, and in technical content to the respective Executive Director and the City Engineer; and further,
  - V. That Administration **BE AUTHORIZED** to use available funds within the project budget for any amendment(s) or change requirement(s)/directive(s) and additional documents relating to executed agreement(s), pursuant to the Purchasing By-Law 93-2012 and amendments thereto, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer, and in technical content to the respective Executive Director and the City Engineer; and further,
  - VI. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to City Treasurer, in legal form to the City

Solicitor; and in technical content to the respective Executive Director and the City Engineer; and further,

- VII. That Administration **BE AUTHORIZED** to issue any change order(s) for any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to City Treasurer, and in technical content to the respective Executive Director and the City Engineer.

Carried.

Report Number: C 109/2024  
Clerk's File: AF/14854

## **9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**

### **8.24. Response to CQ 13-2024, CQ 16-2024 and CQ 30-2024 - Pickleball & Squash Courts within the City - City Wide**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Fred Francis

Decision Number: CR415/2024 CSSC 256

That the report of the Community Services Standing Committee at its meeting held September 4, 2024 entitled "Response to CQ 13-2024, CQ 16-2024 and CQ 30-2024-Pickleball & Squash Courts within the City - City Wide" **BE REFERRED** to the next Council meeting to allow for further review.  
Carried.

Report Number: SCM 267/2024 & S 108/2024  
Clerk's File: SR2024

### **11.6 OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9**

Moved by: Councillor Kieran McKenzie  
Seconded by: Councillor Fred Francis

That the report of the Development & Heritage Standing Committee of its meeting held June 3, 2024 entitled "OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9" **BE DEFERRED** to a future meeting of Council due to the lack of investments identified through the Environmental Assessment (EA) process and until the investments identified in the EA are completed.

The motion is **put** and is **lost**.

Aye votes: Councillors Fred Francis, Gary Kaschak, Kieran McKenzie, and Mark McKenzie.

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Nay votes: Councillors Fabio Costante, Renaldo Agostino, Ed Sleiman, Jo-Anne Gignac, Angelo Marignani, and Jim Morrison.

Absent: None.

Abstain: None.

Report Number: SCM 264/2024 & S 109/2024

Clerk's File: SR2024

## 10. PRESENTATIONS AND DELEGATIONS

### 10.1. Impact of Bill 185 Passed by the Provincial Legislature – City Wide

#### Aaron Farough, Senior Legal Counsel, Corporation of the City of Windsor

Aaron Farough, Senior Legal Council appears before Council regarding the administrative report dated September 3, 2024 entitled “Impact of Bill 185 Passed by the Provincial Legislature – City Wide” and provides a brief overview of the Impact of the newly passed Bill 185 including: Background; Changes to the *Planning Act*; Limiting third party appeal rights; Removal of mandatory pre-consultation; Lapsing approvals; Exemption of post-secondary institutions from *Planning Act* requirements; Additional Dwelling Units (“ADUs”); Changes to the *Development Charges Act, 1997*; Changes to the *Municipal Act, 2001*; Conclusion and Recommendation.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Gary Kaschak

Decision Number: CR417/2024 DHSC 647

- I. That the report of the City Solicitor dated July 29, 2024 regarding the legislative changes resulting from provincial Bill 185 and related legislation **BE RECEIVED**.

Carried.

Report Number: SCM 270/2024 & S 103/2024

Clerk's File: GP2024

### 8.22. Walker Homesite Park – Approval of the Masterplan – Ward 9

#### Mark Ruttle, President, Walker Homesites Athletic Club

Mark Ruttle, President, Walker Homesites Athletic Club appears before City Council regarding the administrative report dated August 16, 2024, entitled “Walker Homesite Park – Approval of the Masterplan – Ward 9” and provides a brief overview of the deficits the park is currently faced with and expresses support for the upgrades set out in the administrative report and masterplan as it relates to the improvement of the park for the community.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Fabio Costante

Decision Number: CR413/2024 CSSC 254

- I. That Council **ENDORSE** the Walker Homesite Park Master Plan as noted in *Appendix A* of this report which would require additional expenditures that are not currently included in the 10-year capital plan; and,
  - II. That the City Treasurer **BE DIRECTED** to bring forward a capital budget issue in the amount estimated to be \$3,313,367 as part of the 2025 10-year capital plan for consideration.
- Carried.

Report Number: SCM 264/2024 & S 109/2024  
Clerk's File: SR2024

### **11.6. OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9**

**Marc Masotti, Masotti Group, Mike Davis, Siv-ik Planning & Design Inc., and Andi Shallvari**

Marc Masotti, Masotti Group, Mike Davis, Siv-ik Planning & Design Inc., and Andi Shallvari appear before City Council regarding the administrative report dated May 16, 2024, entitled “OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9” and provide a brief history of the Masotti group background and their impact in the development of Windsor-Essex including past developments in the area and the proposed development.

**Satvir Sandhu, area resident**

Satvir Sandhu appears before City Council and expresses concern with the recommendation in the administrative report dated May 16, 2024, entitled “OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9” and concludes by outlining details related to safety risks, privacy, lack of proper infrastructure, and compatibility of the neighbourhood.

**Dan Bussey, area resident**

Dan Bussey appears before City Council and expresses concern with the recommendation in the administrative report dated May 16, 2024, entitled “OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9” and concludes by providing specific details related to safety risks for pedestrians, cyclists, and drivers, privacy, lack of proper infrastructure and traffic calming measures, and compatibility and continuity of the neighbourhood.

**Suzanne DeFroy, area resident**

Suzanne DeFroy appears before City Council and expresses concern with the recommendation in the administrative report dated May 16, 2024, titled “OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9” and concludes by providing information related to safety risks, privacy, lack of proper infrastructure, density, and compatibility of the neighbourhood.

Moved by: Councillor Fred Francis  
Seconded by: Councillor Mark McKenzie

That the application for Official Plan Amendment and Rezoning – Generation Development Contractors Inc.– 3930 & 3950 Sixth Concession Road BE DENIED.

The motion is **put** and is **lost**.

At the request of Councillor Jim Morrison, a recorded vote is taken on this matter.

Aye votes: Councillors Kieran McKenzie, Gary Kashack, Fred Francis and Mark McKenzie.  
Nay votes: Councillors Angelo Marignani, Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Fabio Costante, Ed Sleiman, and Mayor Drew Dilkens.  
Abstain: None.  
Abstain: None.

Moved by: Councillor Jim Morrison  
Seconded by: Councillor Fabio Costante

Decision Number: CR423/2024 DHSC 621

1. That Schedule “A” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726 (Roll No. 070-150-00801, 070-150-23126), situated on the north side of Ducharme Street, east of Sixth Concession Road, and known municipally as 3930 and 3950 Sixth Concession Road, as a Special Policy Area.

2. That Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as follows:

**1.X      NORTHEAST CORNER OF SIXTH CONCESSION ROAD AND DUCHARME STREET**

<i>LOCATION</i>	1.X.1	The property described as Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726, situated at the northeast corner of Sixth Concession Road and Ducharme Street is designated on Schedule A:
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Planning Districts and Policy Areas in Volume I - The Primary Plan.

*ADDITIONAL  
PERMITTED  
USES*

1.X.2

Notwithstanding the “Low Profile Residential” land use designation on Schedule NR2-7: Land Use Designations and the Low Profile Residential policies in Section 3.7.2 of the North Roseland Planning Area, a townhome dwelling or multiple dwelling having a maximum building height of 11 m shall be an additional permitted use.

3. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726; Roll No: 070-150-00801 and 070-150-23126, situated on the north side of Ducharme St, east of Sixth Concession Rd, and known municipally as 3930 and 3950 Sixth Concession Road, further identified as Parts 1, 2 and 3 on the draft reference plan attached as Appendix A to Report S 66/2024, by adding the following site specific exception:

**502. NORTHEAST CORNER SIXTH CONCESSION ROAD AND DUCHARME STREET**

For the lands described as Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726, the following additional provisions shall apply:

1) The following are an additional permitted *main use*:

*Multiple Dwelling  
Townhome Dwelling*

2) The following additional provisions shall apply to an additional permitted *main use*:

a) Notwithstanding the definition of “*front lot line*” in Section 3, for the purpose of the additional provisions below, the *exterior lot line* adjacent to Sixth Concession Road shall be deemed to be the *front lot line*.

- |                                   |                             |
|-----------------------------------|-----------------------------|
| b) Dwelling units – maximum       | 24                          |
| c) Lot Width – minimum            | 20.0 m                      |
| d) Lot Area – minimum             | 135 m <sup>2</sup> per unit |
| e) Lot Coverage – maximum         | 45% of <i>lot area</i>      |
| f) Main Building Height – maximum | 11.0 m                      |

- g) Front Yard Depth – minimum 4.5 m
- h) Rear Yard Depth – minimum 7.5 m
- i) Side Yard Width – minimum 2.5 m
- j) Gross Floor Area – *Total Main Building* – maximum 3,900 m<sup>2</sup>
- k) Notwithstanding Section 25.5.10.1, tandem parking spaces are permitted.
- m) Notwithstanding Section 25.5.20.1.5, the minimum parking area separation from a *building* wall in which is located a main pedestrian entrance facing the *parking area* shall be 0.0 m.
- n) Notwithstanding Section 25.5.20.1.6, where a *building* is located on the same *lot* as the *parking area*, for that portion of a *building* wall not containing a *habitable room window* within 4.0 m of the *ground*, the minimum parking area separation from that portion of the *building* wall shall be 0.0 m.
- p) Sections 5.11.5 and 24.40 shall not apply.

Carried.

Councillors Kieran McKenzie, Fred Francis, and Mark McKenzie voting nay.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR429/2024

That Administration **BE DIRECTED** to bring forward a capital infrastructure investment plan identified in the Environmental Assessment along the 6<sup>th</sup> Concession and North Talbot corridor in the 2025 capital budget.

Carried

Councillors Jim Morrison, Jo-Anne Gignac and Ed Sleiman voting nay.

Report Number: SCM 187/2024 & S 66/2024

Clerk's File: Z/14777 & Z/14779

## **11. REGULAR BUSINESS ITEMS (Non-Consent Items)**

### **11.1. Ward Boundary Review - City Wide**

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jim Morrison

Decision Number: CR418/2024

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That the report of the Manager of Records and Elections dated September 9, 2024 entitled "Ward Boundary Review" **BE RECEIVED** for information; and further,

That Administration **BE DIRECTED** to maintain the status and that no change be made to the City of Windsor's current ten ward structure for the 2026 municipal election.

Carried.

Councillors Mark McKenzie, Jo-Anne Gignac and Renaldo Agostino voting nay.

Report Number: C 116/2024

Clerk's File: ACEE/9968

### 11.4. Response to CQ 36-2023 – Repurposing Lot 16 - City Wide

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Gary Kaschak

Decision Number: CR421/2024 CR167/2024 ETPS 992

That the additional information memo of the Coordinator, Parking Services dated March 11, 2024 entitled "Response to CQ 36-2023 – Repurposing Lot 16 – City Wide" **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to install temporary speed bumps in Lot 16 at a cost of \$9,000.00 excluding HST funded from the ON-Off Street Parking Reserve Fund 138.

Carried.

Report Number: SCM 89/2024, S 35/2024 & AI 18/2024

Clerk's File: ST2024 & ACOQ2024

### 11.3. Renaming a Portion of County Road 42 and Division Road - Ward 9

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR420/2024

I. That City Council **APPROVE** Administration's Application to Change the Existing Street Names of the following portions of public highway:

a. A portion of County Road 42, from the Canadian National Railway tracks to the east City Limit; and,

b. A portion of Division Road, from Devonwood Avenue to the Canadian National Railway tracks,

to "Cabana Road East"; and,



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- II. That the City Solicitor **BE REQUESTED** to prepare the necessary by-law dedicating the lands as a public highway and naming the street; and,
- III. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003; and,
- IV. That the cost for registration of the by-law and the cost for the required Reference Plans both **BE CHARGED TO** the Lauzon Parkway & County Road 42 Infrastructure Project, Project ID 7197000.

Carried.

Report Number: C 97/2024  
Clerk's File: SW2024

### 8.6. Letter of Support - HART Hubs - City Wide

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR397/2024

That City Council **AUTHORIZE** the Commissioner of Human and Health Services to sign any letters of support in favour of the Ministry of Health, on behalf of the City in its capacity as the Municipal Service Manager (SM), to endorse the proposal of any local Health Service Provider relating to the Homelessness and Addiction Recovery Treatment Hubs (the "HART Hubs"), satisfactory in form to the City Solicitor, in technical content to the Executive Director of Housing & Children's Services, and in financial content to the City Treasurer; and,

That City Council **AUTHORIZE** the Commissioner of Human and Health Services, or designate, to execute, sign, terminate or amend any agreements, contracts, or proposals related to the HART Hubs initiative for City services, as required, satisfactory in form to the City Solicitor, in technical content to the Executive Director of Housing & Children's Services, and in financial content to the City Treasurer; and,

That the Executive Director of Housing and Children's Services or their designate **BE AUTHORIZED** to execute and submit to the Ministry of Health any required forms or reports as required by the Ministry of Health.

Carried.

Report Number: C 119/2024  
Clerk's File: MD/14771

### 8.21. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held March 21, 2024

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Moved by: Councillor Kieran McKenzie  
Seconded by: Councillor Fred Francis

Decision Number: CR412/2024 CSSC 253

That the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held March 21, 2024 **BE RECEIVED**.

Carried.

Report Number: SCM 263/2024 & SCM 231/2024  
Clerk's File: MB2024

## 12. CONSIDERATION OF COMMITTEE REPORTS

### 12.2. Report of the Special Meeting of Council - In-Camera of its meeting held September 9, 2024

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR387/2024

That the report of the Special In-Camera meeting held September 9, 2024 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 285/2024  
Clerk's File: ACO2024

### 12.3. Report of the In-Camera Striking Committee of its meeting held September 9, 2024

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR425/2024

That the report of the In-Camera Striking Committee of its meeting held September 9, 2024 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 286/2024  
Clerk's File: ACO2024

### 12.4. Report of the Striking Committee of its meeting held September 9, 2024

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Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR426/2024

That the report of the Striking Committee of its meeting held September 9, 2024 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 287/2024  
Clerk's File: ACO2024

**13. BY-LAWS (First and Second Reading)**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

**149-2024** A BY-LAW TO ESTABLISH THE POSITION OF THE CHIEF ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE CITY OF WINDSOR. (See Item 8.1.)

**150-2024** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 23RD DAY OF SEPTEMBER, 2024.

Carried.

**14. MOVE BACK INTO FORMAL SESSION**

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Kieran McKenzie

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Communication Items (as amended)
- 2) Consent Agenda (as amended)
- 3) Items Deferred Items Referred
- 4) Consideration of the Balance of Business Items (as amended)
- 5) Committee Reports as presented
- 6) By-laws given first and second readings as presented

Carried.

**15. NOTICES OF MOTION**

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Angelo Marignani

Decision Number: CR427/2024

That Rule 13.9 of the Procedure By-law **BE WAIVED** to introduce a motion for consideration without prior notice regarding sending a letter of support on behalf of Windsor City Council in support of the Alzheimer Society of Windsor & Essex County.  
Carried.

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Fred Francis

Decision Number: CR428/2024

That administration **BE REQUESTED** to send a letter on behalf of Windsor City Council in support of the Alzheimer Society of Windsor & Essex County in their on-going advocacy efforts to increase funding for in-home respite programs for our seniors, given the growing waiting list and the urgent need for our senior community suffering from Alzheimer's and dementia.  
Carried.

## **16. THIRD AND FINAL READING OF THE BY-LAWS**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jim Morrison

That the By-laws No. 149-2024 through 150-2024 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.  
Carried.

## **17. PETITIONS**

None presented.

## **18. QUESTION PERIOD**

### **18.3 CQ 40-2024**

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR430/2024

That the following Council Question by Councillor Kieran McKenzie **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 40-2024:

**Assigned to: Commissioner, Community & Corporate Services**

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Asks that Administration report back on the open data frameworks we have at the City of Windsor and report back on best practices observed in comparable communities across Ontario.

Carried.

Clerk's File: ACOQ2024 & ACO2024

### 18.4 CQ 41-2024

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR431/2024

That the following Council Question by Councillor Renaldo Agostino **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 41-2024:

**Assigned to: Commissioner, Infrastructure Services & City Engineer**

Asks that Administration review the current encroachment policy, landscaping best practice, and if needed, by-law 25 to provide options to property owners with lower risk encroachments.

Carried.

Clerk's File: ACOQ2024 & ACO2024

### 18.5 CQ 42-2024

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR432/2024

That the following Council Question by Councillor Fred Francis **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 42-2024:

**Assigned to: Commissioner, Economic Development**

Asks that Administration report back to City Council with respect to options for homelessness, specifically the logistics and costs for creating tiny home villages, similar as to what has been done in other Ontario cities. This report should also include any pros and

cons of doing so, based on best practices and testimonials from the other City's governments, if applicable.

Carried.

Clerk's File: SS2024 & ACOQ2024

## **18.6 CQ 43-2024**

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR433/2024

That the following Council Question by Councillor Fabio Costante **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 43-2024:

### **Assigned to: Commissioner, Community & Corporate Services**

Asks that Administration report back on the status of the Barron Bowl Project at the Ryan Barron Memorial Skate Park located in Atkinson Park. The project update to include the current funding, projected costs, design, and feasibility. Additionally, Administration to report back on alternative Ryan Barron Memorial Skate Park improvements determined through stakeholder engagement that could be completed within the current available funding and include options for a funding source to at least match the current available funds that have been raised by the Community.

Carried.

Clerk's File: SR2024 & ACOQ2024

## **18.7 CQ 44-2024**

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Fred Francis

Decision Number: CR434/2024

That the following Council Question by Councillor Renaldo Agostino **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 44-2024:

### **Assigned to: Commissioner, Infrastructure Services & City Engineer**

Asks that Administration report back on parking capacity and usage in the downtown lots and on the riverfront with potential opportunities to repurpose riverfront lots consistent with

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the spirit and content of the central riverfront implementation plan to generally and positively activate these parts of our riverfront. Examples would be a Ferris wheel / Christmas Market / Container Park.

Carried.

Clerk's File: SR2024 & ACOQ2024

## **21. ADJOURNMENT**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 2:14 o'clock p.m.

---

Mayor

---

City Clerk

Adopted by Council at its meeting held September 23, 2024 (CR387/2024)  
AC/bm

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**September 9, 2024**

**Meeting called to order at: 12:32 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Anna Ciacelli, Deputy Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff  
Sandra Gebauer, Council Assistant  
Denise Wright, Manager Real Estate Services (Items 2 and 3)  
Anne-Marie Albidone, Manager Environmental Services (Item 4)  
Shawna Boakes, Executive Director of Operations (Item 4)  
Jim Leather, Manager of Environmental Services (Item 4)  
Sharon Strosberg, Senior Legal Counsel (Item 5)



Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Renaldo Agostino, to move in Camera for discussion of the following item(s):

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Property matter – sale of land, Section 239(2)(c)
2	Property matter – purchase of land, Section 239(2)(c)
3	Property matter – acquisition of land, Section 239(2)(c)
4	Financial matter/monetary value – update, Section 239(2)(j)
5	Legal matter – litigation update/advice subject to solicitor-client privilege, Section 239(2)(e)(f)

**Motion Carried.**

**Councillor Kieran McKenzie is absent when the vote is taken on this motion.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

Verbal Motion is presented by Councillor Gary Kaschak, seconded by Councillor Fabio Costante, to move back into public session.

**Motion Carried.**

Moved by Councillor Renaldo Agostino, seconded by Councillor Angelo Marignani, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held September 9, 2024 directly to Council for consideration at the next Regular Meeting.

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1. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director Corporate Services, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED**.

**Councillor Kieran McKenzie is absent when the discussion and vote on this item is taken.**

2. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Executive Director Parks and Recreation, Commissioner of Corporate and Community Services, Executive Director of Housing and Children's Services, Commissioner of Human and Health Services, Commissioner of Economic Development and Innovation and Commissioner of Finance/City Treasurer respecting a property matter – purchase of land **BE APPROVED AS AMENDED**.

**Councillor Fred Francis voting nay.**

3. That the confidential report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Executive Director Parks and Facilities, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land **BE RECEIVED** and further that Administration **PROCEED** on the verbal direction of Council.

4. That the recommendation contained in the in-camera report from the Financial Planning Administrator, Executive Director of Operations, Manager Performance Measurement and Business Case Development, Commissioner of Infrastructure Services, City Solicitor, Acting Senior Executive Director Corporate Services, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a financial matter/monetary value - update **BE APPROVED**.

5. That the confidential report from Senior Legal Counsel and City Solicitor respecting a legal matter – litigation update/advice subject to solicitor-client privilege **BE RECEIVED** and further, that Administration **PROCEED** on the verbal direction of Council.

**Motion Carried.**

**Moved by Councillor Fred Francis, seconded by Councillor Jo-Anne Gignac,  
That the special meeting of council held September 9, 2024 BE ADJOURNED.  
(Time: 1:37 p.m.)**

**Motion Carried.**

Adopted by Council at its meeting held September 23, 2024 (CR425/2024)  
AC/bm

**STRIKING COMMITTEE – IN CAMERA**  
**September 9, 2024**

**Meeting called to order at: 1:37 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Ed Sleiman  
Councillor Jim Morrison  
Councillor Fred Francis

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Anna Ciacelli, Deputy Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff  
Sandra Gebauer, Council Assistant

**Verbal Motion is presented by Councillor Jim Morrison, seconded by Councillor Ed Sleiman,  
to move in Camera for discussion of the following item(s):**

- | <b>Item No.</b> | <b>Subject &amp; Section - Pursuant to <i>Municipal Act</i>, 2001, as amended</b>  |
|-----------------|--|
| 1               | Personal matter – about identifiable individual(s) – appointment of member to Community Public Art Advisory Committee, Section 239(2)(b)           |
| 2               | Personal matter – about identifiable individual(s) – appointment of member to Windsor Licensing Commission, Section 239(2)(b)                      |
| 3               | Personal matter – about identifiable individual(s) – appointment of member to Windsor Utilities Commission, Section 239(2)(b)<br>(letter attached) |

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Jim Morrison, to moved back into public session.**

**Motion Carried.**

**Moved by Councillor Fabio Costante, seconded by Councillor Gary Kaschak , THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held September 9, 2024 directly to Council for consideration at the next Regular Public Meeting or Special meeting of Council.**

# Minutes

## City Council

Monday, September 23, 2024

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1. That the confidential discussions regarding the appointment of a member on the Community Public Art Advisory Committee **BE RECEIVED**. (see open report of the Striking Committee).

2. That the confidential discussions regarding the appointment of a member to the Windsor Licensing Commission **BE RECEIVED**. (see open report of the Striking Committee).

3. That the confidential discussions regarding the appointment of a member to the Windsor Utilities Commission **BE APPROVED**. (see open report of the Striking Committee).

**Councillors Fred Francis, Mark McKenzie and Jo-Anne Gignac voting nay.**  
**Motion Carried.**

**Moved by Councillor Fabio Costante, seconded by Councillor Jim Morrison**

**That the special Striking Committee meeting held September 9, 2024 BE ADJOURNED.**

**(Time: 1:42 p.m.)**

**Motion Carried.**

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Adopted by Council at its meeting held September 23, 2024 (CR426/2024)  
SV/bm  
Windsor, Ontario, September 23, 2024

**REPORT OF THE STRIKING COMMITTEE**  
**of its meeting held**  
**September 9, 2024**

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**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman  
Councillor Fred Francis

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Anna Ciacelli, Deputy Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff  
Sandra Gebauer, Council Assistant

**Declarations of Pecuniary Interest:**

None declared.

Your Committee submits the following recommendations:

(1) That the resignation of Brian Brown on the ***Community Public Art Advisory Committee*** **BE ACCEPTED** and further the City Clerk report back at the next meeting on options to fill the vacancy.

(2) That the resignation of Jayme Lesperance on the ***Windsor Licensing Commission*** **BE ACCEPTED** and further the City Clerk undertake a recruitment for the vacant position on the Commission.

(3) That Egidio Sovran **BE REAPPOINTED** to the ***Windsor Utilities Commission*** for an additional 4 year term commencing January 17, 2025 and ending January 18, 2029.  
**Councillors Fred Francis, Mark McKenzie and Jo-Anne Gignac**  
**voting nay.**

MAYOR

CITY CLERK

**Item No. 4.2**



**Committee Matters: SCM 304/2024**

**Subject: Report of the Special Meeting of Council of its meeting held October 2, 2024**



**Special Meeting of Council**

**Date: Wednesday October 2, 2024**

**Time: 4:00 o'clock p.m.**

**Members Present:**

**Mayor**

Mayor Dilkens

**Councillors**

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Fabio Costante

Ward 3 – Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

Ward 5 – Councillor Ed Sleiman

Ward 6 – Councillor Jo-Anne Gignac

Ward 7 – Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 – Councillor Jim Morrison

**Clerk's Note:** The Mayor and all members of Council participated via video conference in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

# Minutes

Special Meeting of Council  
Wednesday, October 2, 2024

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## 1. ORDER OF BUSINESS

## 2. CALL TO ORDER

The Mayor calls the meeting to order at 4:00 o'clock p.m.

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Gary Kaschak

Decision Number: CR437/2024

That Rule 3.3(c) of the Procedure By-law 98-2011, **BE WAIVED** to allow for the Mayor to call a special meeting for both the open and closed session without 24 hours notice.

Carried.

## 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

## 4. COMMITTEE OF THE WHOLE

Moved by: Councillor Jim Morrison

Seconded by: Councillor Fabio Costante

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

(a) consideration of Committee reports:

(i) **Report of Special In-Camera Meeting or other Committee as may be held prior to Council;** and

(b) consideration of by-law 151-2024 and 152-2024 (inclusive).

Carried.

## 9. REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

## 10. PRESENTATIONS AND DELEGATIONS

None.

## **11. IN-CAMERA SESSION**

See also Report of the In-Camera Meeting held October 2, 2024. (attached)

## **12. CONSIDERATION OF COMMITTEE REPORTS**

### **12.1. Report of the Special In-Camera Meeting**

Moved by: Councillor Kieran McKenzie  
Seconded by: Councillor Fabio Costante

Decision Number: CR438/2024

That the report of the In Camera meeting held October 2, 2024 **BE ADOPTED** as presented.  
Carried.

Clerk's File: ACO2020

## **13. BY-LAWS (First and Second Readings)**

Moved by: Councillor Renaldo Agostino  
Seconded by: Councillor Mark McKenzie

That the following By-laws No. 151-2024 and 152-2024 (inclusive) be introduced and read a first and second time:

**By-law 151-2024** - A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN REGISTERED PLAN 1098 IN THE CITY OF WINDSOR, authorized by By-law 139-2013, dated August 26, 2013.

**By-law 152-2024** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 2ND DAY OF OCTOBER, 2024.

## **14. MOVE BACK INTO FORMAL SESSION**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Fabio Costante

- 1) Items Deferred  
Items Referred

# Minutes

## Special Meeting of Council Wednesday, October 2, 2024

- 2) Committee Reports
  - 3) By-laws given first and second readings
- Carried.

### 15. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Fred Francis  
Seconded by: Councillor Gary Kaschak

That the By-laws No. 151-2024 and 152-2024 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.  
Carried.

### 16. ADJOURNMENT

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Renaldo Agostino

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.  
Carried.

Accordingly, the meeting is adjourned at 4:28 o'clock p.m.

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Mayor

---

City Clerk

# Minutes

## Special Meeting of Council Wednesday, October 2, 2024

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Adopted by Council at its meeting held October 2, 2024 (CR438/2024)  
SV/bm

### SPECIAL MEETING OF COUNCIL – IN CAMERA October 2, 2024

**Via electronic participation in accordance with Procedure By-law #98-2011 as amended.**

**Meeting called to order at: 4:01 p.m.**

#### **Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman

#### **Also in attendance (via electronically)**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Lorie Gregg, Acting Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
(arrives at 4:16 p.m.)  
Matthew Stubbings, Mayor's Chief of Staff  
Milan Vujanovic, Senior Economic Development Officer  
Matt Johnson, Executive Director of Economic Development  
Anna Ciacelli, Deputy Clerk  
Sandra Gebauer, Council Assistant

# Minutes

Special Meeting of Council  
Wednesday, October 2, 2024

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Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Gary Kaschak,

That Rule 3.3(c) of the *Procedure By-law, 98-2011*, BE WAIVED to allow for the Mayor to call a special meeting without 24 hours notice.

**Motion Carried.**

Verbal Motion is presented by Councillor Mark McKenzie, seconded by Councillor Renaldo Agostino,

to move in Camera for discussion of the following item(s):

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Property matter/plan – lease amendment, Section 239(2)(c)(k)

**Motion Carried.**

## Declarations of Pecuniary Interest:

None disclosed.

## Discussion on the items of business.

Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Renaldo Agostino,

to move back into public session.

**Motion Carried.**

Moved by Councillor Ed Sleiman, seconded by Councillor Jim Morrison,

THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held October 2, 2024 directly to Council for consideration at the next Regular Meeting.

# Minutes

## Special Meeting of Council Wednesday, October 2, 2024

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- 
1. That the in-camera report from the Senior Economic Development Officer, Executive Director of Economic Development, Commissioner of Economic Development, City Solicitor, Executive Director of Engineering/Deputy City

Engineer, Commissioner of Infrastructure Services and Commissioner of Finance/City Treasurer respecting a property matter/plan – lease amendment **BE RECEIVED** and further that Administration **PROCEED** on the verbal direction of Council.

**Motion Carried.**

**Moved by Councillor Fred Francis, seconded by Councillor Renaldo Agostino,  
That the special meeting of council held October 2, 2024 BE ADJOURNED.  
(Time: 4:26 p.m.)  
Motion Carried.**



**Subject: City Hall Square Ice Rink - Noise Bylaw Exemption - Ward 3**

**Reference:**

Date to Council: October 28, 2024

Author: Graziano Nazzani

Project Administrator

(519) 255-6100 Ext. 6825

[gnazzani@citywindsor.ca](mailto:gnazzani@citywindsor.ca)

Corporate Projects – Engineering

Report Date: October 21, 2024

Clerk's File #: SR/14410 & SW2024

To: Mayor and Members of City Council

**Recommendation:**

- I. That the following exemption request to the provisions of the Noise By-law 6716 (as amended), **BE GRANTED** to permit for the operation of construction equipment required to complete the concrete pavement for the ice rink pavement at City Hall Square.
  - a. **Specific Exemption Request:**

Construction activities during the noise by-law prohibited time between 8:00 p.m. through 6:00 a.m. to complete construction of concrete pavement for the Ice Rink Project.
  - b. **Scope of Exemption:**

The completion of concrete pavement on the ice rink pavement at City Hall Square.
  - c. **Duration of Exemption:**

The request is tentatively scheduled for October 29, with the option of extension to October 30, 2024, should there be inclement weather.

**Executive Summary:**

N/A



## **Background:**

The new City Hall Square civic space provides a multi-use feature allowing for a year-round flexible gathering space for public celebrations, announcements, seating, washrooms and concession opportunities in the downtown core. The construction of the ice rink, water feature and surrounding area represent the first phase of the Civic Esplanade project, bringing activation to the City Hall civic area.

At the June 10, 2024 Council meeting (CR246/2024), Council awarded the construction tender to Oscar Construction to build the City Hall Square ice rink project. Construction on the project began in July 2024.

## **Discussion:**

Noise By-Law 6716 includes the following prohibitions as per Table 3-1: *“The operation of any equipment in connection with construction with Prohibited Period of Time of 8:00 p.m. to 6:00 a.m.”*

The Contractor has requested an exemption to the Noise By-Law 6716 be granted to permit the operation of construction equipment required to complete the concrete pavement on the ice rink pad at City Hall Square.

The request is tentatively scheduled for October 29, 2024 (weather permitting) with the concrete placement scheduled to be completed by 11pm. In the event they cannot complete the concrete work on October 29 the work will proceed the next business day on October 30, 2024.

No additional impacts to properties are foreseen other than the potential noise impacts.

## **Risk Analysis:**

Not approving the Noise By-Law exemption may result in a compromised concrete surface that would not pass design approval and need to be replaced to meet quality requirements. Due to the required monolithic pour of the ice rink and the time required for the concrete to set, the contractor advised that it is unable to complete the finished surface before the Noise By-Law prohibited period of time takes effect. The contractor expects a completion time of 11pm, which is 3 hours within the Noise By-Law prohibited period of time that starts at 8pm every day.

## **Climate Change Risks**

### **Climate Change Mitigation:**

This by-law exemption does not pose a risk to climate change.

**Climate Change Adaptation:**

N/A

**Financial Matters:**

No additional costs are anticipated related to granting the Noise By-Law exemption and therefore should not alter or add more to the approved contract value.

**Consultations:**

Kathy Buis – Financial Planning Administrator

**Conclusion:**

If approved, the Contractor will begin the concrete pour at 7am on October 29, 2024 and plans to be completed by 11pm.

**Planning Act Matters:**

N/A

**Approvals:**

Name	Title
Graziano Nazzani	Project Administrator
Colleen Middaugh	Manager of Corporate Projects
Stacey McGuire	Executive Director of Engineering / Deputy City Engineer
David Simpson	Commissioner, Infrastructure Services / City Engineer
Ray Mensour	Commissioner, Community Services
Wira Vendrasco	City Solicitor
Joe Mancina	Chief Administrative Officer

**Notifications:**

Name	Address	Email

**Appendices:**

**Item No. 12.2**



**Committee Matters: SCM 321/2024**

**Subject: Report of the Special Meeting of Council - In-Camera of its meeting held September 23, 2024**

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
September 23, 2024**

**Meeting called to order at: 2:31 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services (Items 1-4)  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
(Items 1-4)  
Janice Guthrie, Commissioner of Finance/City Treasurer (Items 1-4)  
Ray Mensour, Commissioner Community and Corporate Services  
(Items 1-4)  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
(Items 1-4)  
Matthew Stubbings, Mayor's Chief of Staff  
Neil Robertson, City Planner (Item 5)

**Verbal Motion is presented by Councillor Renaldo Agostino,  
seconded by Councillor Ed Sleiman,  
to move in Camera for discussion of the following item(s):**

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Property matter – expropriation amendment, Section 239(2)(c)
2	Property matter – acquisition of land, Section 239(2)(c)
3	Property/Plan matter – agreement, Section 239(2)(c)(k)
4	Personal matter – about an identifiable individual – appointment, Section 239(2)(b)
5	Personal matter – about an identifiable individual – <u>verbal</u> report, Section 239(2)(b)

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None disclosed.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Angelo Marignani, to move back into public session.**

**Motion Carried.**

**Moved by Councillor Mark McKenzie, seconded by Councillor Fabio Costante, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held September 23, 2024 directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Executive Director of Engineering/Deputy City Engineer, Commissioner of

Infrastructure Services and Commissioner of Finance/City Treasurer respecting a property matter – expropriation amendment **BE APPROVED**.

2. That the in-camera report from the Executive Director of Parks and Facilities, City Solicitor, Senior Executive Director of Corporate Services, Commissioner of Community Services and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land **BE RECEIVED**, and further Administration **PROCEED** on the verbal direction of Council.

3. That the recommendation contained in the in-camera report from the Manager of Development Revenue and Financial Administration, Executive Director of Recreation and Culture, Manager of Corporate Projects, Commissioner of Community and Corporate Services and Commissioner of Finance/City Treasurer respecting a property/plan matter - agreement **BE APPROVED**.

4. That the recommendation contained in the in-camera report from the Executive Director of Human Resources, Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services and Commissioner of Finance/City Treasurer respecting a personal matter about an identifiable individual - appointment **BE APPROVED**.

5. That the confidential verbal report from the Chief Administrative Officer regarding a personal issue – about an identifiable individual **BE RECEIVED**.

**Motion Carried.**

**Moved by Councillor Kieran McKenzie, seconded by Councillor Fabio Costante,  
That the special meeting of council held September 23, 2024 BE  
ADJOURNED.**

**(Time: 3:02 p.m.)**

**Motion Carried.**

**Item No. 12.3**



**Committee Matters: SCM 322/2024**

**Subject: Report of the Striking Committee of its meeting held September 23, 2024**

**REPORT OF THE STRIKING COMMITTEE  
of its meeting held  
September 23, 2024**

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**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman  
Councillor Fred Francis

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff

**Declarations of Pecuniary Interest:**

None declared.

Your Committee submits the following recommendation:



(1) That the City Clerk **BE DIRECTED** to undertake a recruitment for additional members for the ***Community Public Art Working Group***.

MAYOR

CITY CLERK

**Item No. 12.4**



**Committee Matters: SCM 323/2024**

**Subject: Report of the Special Meeting of Council - In-Camera of its meeting held October 8, 2024**

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
October 8, 2024**

**Via electronic participation in accordance with Procedure By-law #98-2011  
as amended.**

**Meeting called to order at: 3:00 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman

**Also in attendance (via electronically)**

David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff  
Sharon Strosberg, Senior Legal Counsel  
Anna Ciacelli, Deputy Clerk  
Sandra Gebauer, Council Assistant

**Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded  
by Councillor Ed Sleiman,  
to move in Camera for discussion of the following item(s):**

**Item No.                      Subject & Section - Pursuant to *Municipal Act, 2001*, as amended**

**1                                      Legal Matter – litigation update/advice subject to solicitor-client privilege, Section 239(2)(e)(f)**

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None disclosed.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Angelo Marignani, seconded by Councillor Renaldo Agostino, to move back into public session.**

**Motion Carried.**

**Moved by Councillor Mark McKenzie, seconded by Councillor Jim Morrison, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held October 8, 2024 directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Manager of Operating Budget, Development and Control and Commissioner of Finance and City Treasurer respecting a legal matter – litigation update/advice subject to solicitor-client privilege **BE APPROVED.**

**Motion Carried.**

**Aye votes: Councillors Angelo Marignani, Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Fabio Costante, Kieran McKenzie, Gary Kaschak, Mark McKenzie, Ed Sleiman and Mayor Drew Dilkens**

**Nay votes: Councillor Fred Francis**

**Absent: None**

**Abstain: None**

**Moved by Councillor Gary Kaschak, seconded by Councillor Renaldo Agostino,  
That the special meeting of council held October 8, 2024 BE ADJOURNED.  
(Time: 3:25 p.m.)  
Motion Carried.**



## Windsor Pickleball Club

**Date:** October 22, 2024  
**To:** Mayor and Members of City Council  
**Subject:** Council Report: S 108/2024

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### Windsor Pickleball Club Background Information

The Windsor Pickleball Club(WPC) was originally formed in March 2023 with play commencing at the WFCU Centre in June of that year. Incorporation under the Canadian Not for Profit Corporations Act was effective on April 4, 2024, and is currently managed by a volunteer board of 7 individuals. Initial membership was 230 members with 4 sessions a week. In the last 18 months, the WPC has increased our rental times to 23 time slots per week which has allowed our membership to grow to almost 800 members! The WPC is now the fourth largest club in Ontario.

The goal of the WPC is to make pickleball accessible to all age groups and demographics, to grow the sport and improve the skill level of players. We have achieved these goals by having more court times, effectively using available court times, keeping it affordable, introducing the sport to various demographic groups and offering various training opportunities.

All WPC sessions are conducted using convenors who monitor and organize the sessions. This ensures that the play is well organized and that everyone receives equal playing time. The convenors are there to make sure our code of conduct policies are adhered to and to contact emergency contacts in the event of any serious injuries. Our members also benefit by having access to injury insurance.

This year we received a grant in the amount of \$25,000 from the New Horizons Senior Program that has allowed us to fund the training of 3 individuals certified as Level 1 pickleball coaches, purchase a pitching machine for training purposes and to lower the cost of playing indoors from \$5 to \$3 per session. Our membership fee of \$15 is one of the lowest in Essex County. We have offered introductory sessions with various immigrant groups, in-house school sessions and provided information sessions at Fontainebleau Public Library. Our philosophy and model of play makes it easy for people to join and learn the sport and improve their overall game.

## Existing Pickleball Facilities at City of Windsor Gymnasium



*Figure 1 Pickleball courts at the WFCU Centre  
Note the glare on the floor*

The Council report indicates that there are currently 4 gymnasiums that offer pickleball with only the WFCU Centre and AMC offering multiple courts. AMC has three courts but would support up to 4 courts; however the floor needs replacement due to the numerous dead spots that make playing pickleball and other sports a challenge. Both AMC and the WFCU Centre have multiple lines on the floor and use portable nets.

The flooring for pickleball is very important, not only for the bounce, but for the visibility of the ball. Unlike other sports such as basketball and volleyball, players are constantly seeing the floor as a background when hitting the ball. A contrasting background with clear court lines. makes the ball easier to see and play.



*Figure 2 Typical net post at WFCU Centre.  
Note the duct tape and zip ties securing the net to the post*

The nets at the WFCU Centre are attached to a post in the floor. Normally the post holes are located one foot outside the court lines. At the WFCU Centre the post holes are located on the court lines. As a result, net posts had to be fabricated in an L shape to move them outside of the court. The nets are tied to the posts using straps, duct tape and zip ties. The actual nets are taken from a portable net system and do not have a proper net cord. The result is that the nets are rarely installed at the proper height and sag too low in the middle. A lower quality net cord often results in balls rolling over the net instead of being rejected.

## **The Need for Municipal Owned Indoor Courts**

Pickleball is a year-round sport and there is a large segment of players who prefer to play indoors on a year round basis. Inside of an environmentally controlled facility, the elements of wind, sun and inclement weather are avoided. With the hot humid weather in Southern Ontario, playing in the afternoon sun can not only be uncomfortable, but exposes a vulnerable population to heat stroke and other health related issues.

Privately owned ventures will be operating indoor facilities in and around the Windsor area in the near future. These facilities usually offer multiple courts (typically 8 to 10 courts), dining and bar facilities, pro shops, and other activities such as corn hole, darts, table tennis, pool and other activities. Membership fees for these facilities usually range between \$150 and \$200 per month. The majority of pickleball players play 1 to 2 times per week. This equates to playing for \$18 to \$36 a session. With funding from the New Horizons Senior Program, WPC members can play indoors for as low as \$3 per session. There is a market for these types of private operations, but there is also a strong need for affordable public facilities. The popularity and growth of the sport will increase the demand for affordable public indoor facilities.

## **Proposed Solution**

### **Nets**



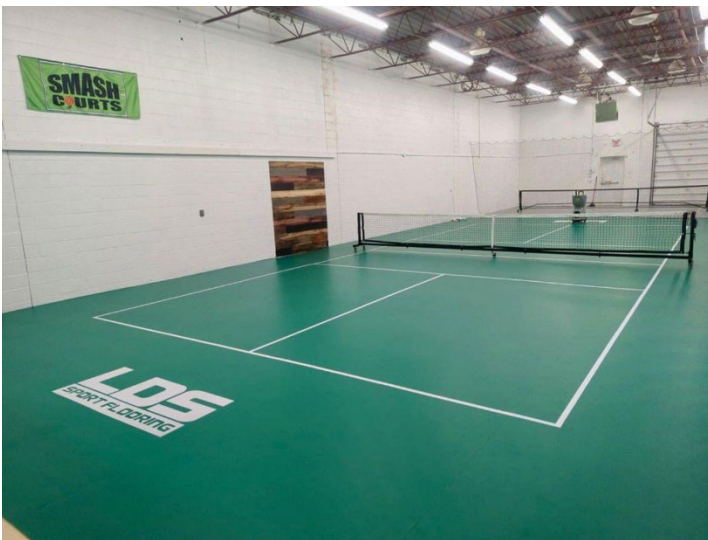
*Figure 3 Onix Pro Net Portable Net*

There are basically two options to install proper pickleball nets at the WFCU Centre. The first option would be to relocate the post holes a foot outside of the court lines and purchase post in the hole nets. The second option is to purchase a semi-permanent net system. These systems are generally more expensive than post in the hole systems, but they do not require any alterations to the floor and are more portable.

These nets feature a heavy-duty frame and net and wheels which makes moving the nets easy. It uses an internal heavy duty self-locking gear mechanism to adjust and tighten the net. They are tournament quality nets that can be used indoors and outdoors.



## **Flooring**



*Figure 4 Example of roll-out floor.*

An alternative to replacing the gym floor is to install a temporary roll out pickleball floor. The floor is 30'x60' and comes in five sections that is adhered to the floor with double sided tape. The floor has pre-printed lines and regulation out of bound zones. The double-density honeycomb foam base layers offer superior shock absorption, reducing the impact on joints and promoting comfort during long games. The slip-resistant surface provides excellent traction for players, enhancing safety during play. The floor colouring is a matte green which reduces glare and makes seeing the ball easier. The floor can easily be removed, rolled up and stored until its next use.

During the winter months, the sports gym at the WFCU Centre is being booked about 85 to 90% of the time for pickleball. Converting the gym to 100% pickleball from October 1<sup>st</sup> to April 30<sup>th</sup> each year would create a central hub with high quality courts and nets for the fast-growing sport. Gym time could be freed up at other municipal gyms that would accommodate any displaced sports at the WFCU Centre. The nets and flooring would be available not only to WPC members, but anyone who uses the gym for pickleball. The sports gym is used for other non-sporting events, and it could still be used for these purposes. The roll out flooring can handle the foot traffic but is not designed for heavier equipment that may puncture or rip the floor. The existing gym floor is subject to these types of limitations as well.

In the off season the flooring and nets would be removed, and the gym returned to a multi-use gym to accommodate summer programming, including some time slots for pickleball. There is still a need for indoor pickleball during the summer as many people have sun allergies or other health conditions that limit their ability to play outdoors.

## **Cost Sharing**

The estimated cost of the recommended flooring and a net is \$12,000 to \$15,000 per court or \$36,000 to \$45,000 for all 3 courts. The WPC recognizes that the City of Windsor has budget pressures this year and has not budgeted for this expenditure. The WPC has been successful in the past in applying for grants and believes that we could obtain a grant or utilize other fund-raising methods to purchase this equipment. Installation can be done utilizing existing City staff and WPC volunteers. Storage would be the responsibility of the WFCU Centre. The WPC

asks that in exchange of supplying the equipment, that the WPC receive a negotiated discount on its rental rates.

### **Benefits of Community Partnership**

This arrangement would provide the following benefits:

- Good quality pickleball courts and nets during the peak indoor season
- No capital costs and little impact on the City of Windsor budget
- Improved facilities will assist in maintaining and growing gym rental revenue.
- Additional revenue helps to maintain the facilities and reduce operating deficits.
- Creates a central hub for pickleball which helps foster sports tourism.
- No setup time required in the gym during winter months.
- Gym remains a multi-sport gym during the off-season.
- The quality of the courts would now support tournaments.
- Improving the quality of the courts will assist in providing ongoing pickleball gym rental revenue which has increased significantly over the past year.
- The flooring and nets would not be limited to WPC members, but to anyone who uses the gym for pickleball.
- Proper flooring can help to reduce injuries.
- The WPC provides its own convenors which reduces City staff time for programming.

### **Next Steps**

The details of the arrangement still needs to be worked out with administration. For example, administration will need to review the current rentals at the WFCU Centre and look to how they can be placed elsewhere within the WFCU Centre or at other City of Windsor facilities. Storage space will need to be examined to determine if enough space exists to store the flooring and nets during the off-season. The Windsor Pickleball Club will need to secure funding for the purchase of the equipment.

The Windsor Pickleball Club is looking for support from City Council to begin discussions with City administration with the goal of creating a high quality indoor pickleball facility at the WFCU Centre during the winter months. In the interim, the WPC is working with administration to investigate net options, until such time that a long-term solution can be provided.

**From:** Mike Belisle <>  
**Sent:** October 24, 2024 9:00 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Written Submission. Item 8.25

As the land owner bordering the alley, we support the report recommendation to close the alley, and if closure is approved, we would be seeking to acquire the alley from the City.

Thanks,

Mike Belisle