



## CITY OF WINDSOR MINUTES 07/08/2024

### City Council Meeting

Date: Monday, July 8, 2024

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

#### **Members Present:**

##### **Mayor**

Mayor Drew Dilkens

##### **Councillors**

Ward 2 – Councillor Fabio Costante

Ward 3 – Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

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

##### **Members Absent:**

Ward 1 – Councillor Fred Francis (Regrets Conveyed)

#### **PARTICIPATING VIA VIDEO CONFERENCE:**

Ward 5 – Councillor Ed Sleiman

## **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**

None disclosed.

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

### **4.1. Adoption of the Windsor City Council minutes of its meeting held June 10, 2024**

Moved by: Councillor Jim Morrison  
Seconded by: Councillor Ed Sleiman

That the minutes of the Meeting of Council held June 10, 2024 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 194/2024

## **5. NOTICE OF PROCLAMATIONS**

### **Proclamations**

“Srebrenica Genocide Remembrance Day” – July 11, 2024

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

Moved by: Councillor Renaldo Agostino  
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) 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 115-2024 through 120-2024 (inclusive)  
Carried.

## **7. COMMUNICATIONS INFORMATION PACKAGE**

### **7.1. Correspondence for Monday, July 8, 2024 City Council Meeting**

Moved by: Councillor Jim Morrison  
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR279/2024

That the following Communication Items 7.1.1 through 7.1.3 and 7.1.6 through 7.1.8 as set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.9, 7.1.4, and 7.1.5 be dealt with as follows:

#### **7.1.9 Letter Regarding Advocacy on Homelessness Encampments, Asking the Provincial and Federal Governments to Work with Municipalities to Address the Growing Homeless Crisis in Ontario**

Moved by: Councillor Kieran McKenzie  
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR280/2024

That the letter of the President, Association of Municipalities of Ontario (AMO) dated July 3, 2024 regarding advocacy on homelessness encampments, asking the provincial and federal governments to work with municipalities to address the growing homeless crisis in Ontario **BE RECEIVED** for information; and,

That administration **BE DIRECTED** to send a letter of support to AMO; and,

That the provincial and federal governments **BE REQUESTED** to play a leadership role in solving this homelessness encampment crisis and addressing the root causes of homelessness.  
Carried.

#### **7.1.4 Letter of Acknowledgement Regarding Intimate Partner Violence**

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR281/2024

That the email of the Briefings and Correspondence Unit, Corporate Secretariat, Women and Gender Equality Canada dated May 31, 2024 regarding the acknowledgement regarding intimate partner violence **BE RECEIVED** for information; and,

That administration **BE DIRECTED** to report back on the availability of funding, what it is allocated towards, what the parameters are and what conditions have to be met to be able to secure the funding; and that the information **INCLUDE** a status report of accessed available funding.

Carried.

**7.1.5 Report in response to Council Question CQ 31-2023 regarding installation of CCTV-enabled emergency police call boxes in public areas**

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fabio Costante

Decision Number: CR302/2024

That the report of the Director, Technology Services, Windsor Police Services dated June 19, 2024 responding to Council Question CQ 31-2023 regarding installation of CCTV-enabled emergency police call boxes in public areas **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to report back to Council regarding developing a privacy impact study and the cost involved.

Carried.

Councillor Kieran McKenzie voting nay.

No.	Sender	Subject
7.1.1	County of Essex AND NPG Solutions	County of Essex Draft New Official Plan and associated supporting documents.  Commissioner, Economic Development Commissioner, Infrastructure Services & City Senior Legal Council City Solicitor Engineer (Interim) City Planner Chief Building Official GM2024 Note & File
7.1.2	County of Essex	Notice of Transportation Master Plan Public Information Centre No. 1  Commissioner, Economic Development Commissioner, Infrastructure Services & City Engineer (Interim) City Solicitor City Planner GM2024 Note & File

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No.	Sender	Subject
7.1.3	Town of Tecumseh	<p>Notice of Oldcastle Hamlet Special Planning Study  Notice of Public Open House #2</p> <p style="text-align: right;">Commissioner, Infrastructure Services and City  Engineer (Interim)  Commissioner, Economic Development  City Solicitor  City Planner  Chief Building Official  SPL2024  Note &amp; File</p>
7.1.4	Women and Gender Equality Canada	<p>Letter of acknowledgement regarding intimate partner violence.</p> <p style="text-align: right;">Commissioner, Human &amp; Health Services  Commissioner, Corporate Services  GF2024  Note &amp; File</p>
7.1.5	Windsor Police Services	<p>Report in response to Council Question CQ 31-2023 regarding installation of CCTV-enabled emergency police call boxes in public areas.</p> <p style="text-align: right;">Commissioner, Community Services  SP2024 &amp; ACOQ2024  Note &amp; File</p>
7.1.6	City Planner/ Executive Director	<p>Application for Zoning Amendment, Olivia Construction Homes Inc., 0 Turner Road, to permit a three storey multiple dwelling.</p> <p style="text-align: right;">Z/14808  Note &amp; File</p>
7.1.7	City Planner/ Executive Director	<p>Application for Zoning Amendment, Olivia Construction Homes Inc., 1920 Grove Avenue, to permit townhome dwellings and/or multiple dwellings on the subject land</p> <p style="text-align: right;">ZB/13468  Note &amp; File</p>

No.	Sender	Subject
7.1.8	Committee of Adjustment	Applications heard by the Committee of Adjustment/Consent Authority, Thursday, June 27, 2024.  Z2024 Note & File
7.1.9	Association of the Municipalities of Ontario (AMO)	Letter regarding advocacy on homelessness encampments, asking the provincial and federal governments to work with municipalities to address the growing homeless crisis in Ontario.  Commissioner, Human & Health Services GMA2024 Note & File

Carried.

Report Number: CMC 10/2024

**7.2. Engineering/Architectural Consultants Engaged via Roster – July 1 2023 to December 31, 2023 "City Wide"**

Moved by: Councillor Jim Morrison  
 Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR282/2024

That the report of the Manager of Purchasing & Risk Management dated June 17, 2024 entitled "Engineering/Architectural Consultants Engaged via Roster – July 1 2023 to December 31, 2023" **BE RECEIVED** by Council for information in compliance with section 163 of Bylaw 93-2012 (the "Purchasing Bylaw").

Carried.

Report Number: CM 2/2024  
 Clerk's File: SW/13041

**8. CONSENT AGENDA**

**8.1. Report to Repeal By-Law 91-2024, Municipal Vacant Home Tax**

Moved by: Councillor Gary Kaschak  
 Seconded by: Councillor Angelo Marignani

Decision Number: CR283/2024

That City Council **REPEAL** By-Law 91-2024; and further,

That City Council **PASS** By-law 119-2024, the By-Law to Establish a Municipal Vacant Home Tax in the City of Windsor at this meeting of Council.

Carried.

Report Number: C 76/2024

Clerk's File: GP2024

## **8.2. Municipal Funding Agreement with AMO - Canada Community-Building Fund (CCBF) - City Wide**

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Mark McKenzie

Decision Number: CR284/2024

That City Council **AUTHORIZE** the Chief Administrative Officer and City Clerk to sign the Municipal Funding Agreement for the transfer of Canada Community-Building Funds with the Association of Municipalities of Ontario ("AMO"), satisfactory in form to the City Solicitor, or designate, and in financial and technical content to the City Treasurer, or designate; and,

That administration **BE DIRECTED** request a clarification letter from AMO in terms of moving forward regarding the Canada Community - Building Fund and what it is going to cover, and how sustainable it is for municipalities moving forward.

Carried.

Report Number: C 72/2024

Clerk's File: GM/14820 & GM/9037

## **8.3. Lou Romano Water Reclamation Plant (LRWRP) Conveyor Room Floor Structural Repairs**

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR285/2024

Whereas on February 2, 2024, the 2024 Capital Budget was deemed approved via Mayoral decision MD05-2024, and that this issue was not part of that budget and subsequently, City Council supports an additional expenditure of \$75,000 be it resolved:

That City Council **APPROVE** the creation of a new capital project: LRWRP – Conveyor Room Floor Steel Repairs; and,

That the City Treasurer **BE AUTHORIZED** to transfer \$75,000 from the Pollution Control Reserve (Fund 208) to project LRWRP – conveyor Room Floor Steel Repairs; and,

That the capital repairs identified through the design work **BE BROUGHT FORWARD** as part of the 2025 10-year capital budget planning process for consideration and prioritization.

Carried.

Report Number: C 61/2024  
Clerk's File: SW/14800

**8.4. Letter from the Ministry of Citizenship & Multiculturalism regarding the changes made to the *Ontario Heritage Act (OHA)* as part of *Bill 23, More Homes Built Faster Act, 2022***

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

Decision Number: CR286/2024 DHSC 627

That the letter from the Ministry of Citizenship & Multiculturalism dated May 27, 2024 regarding the changes made to the *Ontario Heritage Act (OHA)* as part of *Bill 23, More Homes Built Faster Act, 2022* **BE RECEIVED**; and,

That administration **BE REQUESTED** to report back to the Development & Heritage Standing Committee related to what the current resource capacities would yield, in terms of how far into the heritage list is practical to get through with the 2-year extension deadline.

Carried.

Report Number: SCM 181/2024  
Clerk's File: GP2024

**8.5. Zoning By-Law Amendment Z009-24 [ZNG/7186] and Official Plan Amendment OPA 186 [OPA-7187] - 2743331 Ontario Inc. – 0, 0, 666, 676, 684 & 696 Chatham Street West, Ward 3**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

Decision Number: CR287/2024 DHSC 618

- I. That Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Part of Lot 2, Block B, Plan 76, situated on the northeast corner of Chatham Street West and Caron Avenue as a Special Policy Area; and,
- II. 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:



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1.# **NORTHEAST CORNER OF CHATHAM STREET WEST AND CARON AVENUE**

1.#.1 The lands described as Part of Lot 2, Block B, Plan 76 situated at the northeast corner of Chatham Street and Caron Avenue, and known municipally as 0 Chatham Street West, 666 Chatham Street West, 676 Chatham Street West, 684 Chatham Street West and 696 Chatham Street West, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 6.11 of the Official Plan, Volume I:  
a) A building with maximum 16 storeys shall be permitted; and  
b) A building with solely residential uses shall be permitted.

III. That Zoning By-law 8600 **BE AMENDED** by changing the zoning on the lands of Part of Lot 2, Block B, Plan 76 situated at the northeast corner of Chatham Street and Caron Avenue, and known municipally as 0 Chatham Street West, 666 Chatham Street West, 676 Chatham Street West, 684 Chatham Street West and 696 Chatham Street West and Plan 450, Part Lot C situated at the southeast corner of Chatham Street West and Caron Avenue, and known municipally as 0 Chatham Street West by adding a site-specific exception to Section 20(1) as follows:

**X. NORTHEAST CORNER OF CHATHAM STREET WEST AND CARON AVENUE AND SOUTHEAST CORNER OF CHATHAM STREET WEST AND CARON AVENUE**

For the 1228 m<sup>2</sup> lands comprising of Part of Lot 2, Block B, Plan 76; the following additional regulations shall apply:

- a) Despite Section 16.6.1, a *multiple dwelling* building is permitted;
- b) Ground floor parking is not permitted;
- c) The podium of the building shall not be higher than 14 metres and must be clad with red brick;
- d) Despite section 16.6.5.4, the maximum building height shall be 55 metres;
- e) The parking located at Plan 450, Part Lot C shall count towards the required parking for the proposed development at Part of Lot 2, Block B, Plan 76;
- f) Despite Section 24.26.8, an exterior parking space is permitted to be located within 6 metres of the intersection of any two streets;
- g) Despite Section 25.5.20, a parking area separation of 0.9m from a street is permitted;
- h) Notwithstanding the definition of “amenity area” in Section 3, *amenity area* may include the *gross floor area* of any balcony;
- i) Section 5.15.5 related to the location of a building on a *corner lot* shall not apply; and,

IV. That the Site Plan Approval Officer **BE DIRECTED** to request the applicant undertake the following, subject to any updated information, and to incorporate recommendations from the studies into an approved site plan and an executed and registered site plan agreement:

- 1) Geotechnical study

- 2) Noise and Vibration Study
- 3) Requirements of the City of Windsor – Engineering and City of Windsor – Transportation Planning contained in Appendix I of Report S68/2024, subject to approval of the City Engineer; and,

V. That The Site Plan Approval Officer **CONSIDER** all comments contained in Appendix I of Report S68/2024 and all recommendations in the documents submitted in support of the applications for amendments to the Zoning By-law 8600.

Carried.

Report Number: SCM 184/2024, S 68/2024 & AI 12/2024  
Clerk's File: Z/14760 & Z/14762

### **8.6. Zoning By-Law Amendment Z013-24(ZNG/7201) - Baird AE Inc – 285 Giles Boulevard and 0 Giles Boulevard, Ward 3**

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR288/2024 DHSC 619

I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning on the lands of South Part Lots 18 & 19, Lot 20 and North Part Lot 21, Plan 110 situated at the southwest corner of Giles Boulevard and McDougall Street, and known municipally as 285 Giles Boulevard and Part Park Lot 5, Plan 106 situated at the southeast corner of Giles Boulevard and McDougall Street, and known municipally as 0 Giles Boulevard by adding a site-specific exception to Section 20(1) as follows:

x. **southwest corner of Giles Boulevard and McDougall Street and southeast corner of Giles Boulevard and McDougall Street**

For the 2283 m<sup>2</sup> lands comprising of South Part Lots 18 & 19, Lot 20 and North Part Lot 21, Plan 110; the following additional regulations shall apply to a *combined use building*:

- a) Despite Section 15.2.5.15, for a combined use building, dwelling units are permitted in the same storey and below non-residential uses;
- b) Despite Section 25.5.20.6, the minimum separation between a building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is located on the same lot as the parking area shall be 2 metres.
- c) Despite Section 24.26.1, the required parking spaces for dwelling units are permitted to be located at Part Park Lot 5, Plan 106, situated at the southeast corner of Giles Boulevard and McDougall Street.

(ZDM 7; ZNG/7201)

- II. That the Site Plan Approval Officer **BE DIRECTED** to request the applicant undertake the following, subject to any updated information, and to incorporate recommendations from the studies into an approved site plan and an executed and registered site plan agreement:
- 1) Noise Study
  - 2) Requirements of the City of Windsor – Engineering and City of Windsor – Transportation Planning contained in Appendix E of Report S 59/2024, subject to the approval of the City Engineer.
  - 3) Provide written confirmation from the Ministry of the Environment, Conservation and Parks (MECP) that a Record of Site Condition (RSC) has been filed in the Environmental Site Registry.
  - 4) Tree Inventory and Preservation Study; and,
- III. The Site Plan Approval Officer **CONSIDER** all other comments contained in Appendix E of Report S 59/2024 and all recommendations in the documents submitted in support of the applications for amendments to the Zoning By-law 8600.

Carried.

Report Number: SCM 185/2024 & S 59/2024  
Clerk's File: Z/14778

### **8.8. City of Windsor Community Improvement Plans-Rescindment of Grant Approvals with no expiry deadline (City-wide)**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

Decision Number: CR290/2024 DHSC 624

- I. That approvals for financial incentives authorized under various Community Improvement Plans by Council Resolutions listed in Appendix A **BE RESCINDED** save and except for the properties located at 3400 Grand Marais Rd E and 2862 Kew Dr; and,
- II. That these properties **BE GRANTED** up to a one-year extension to complete the Community Improvement Plan work; and,
- III. That funding in the amount of \$164,059, which has been allocated to various capital projects for use under the Community Improvement Plans **BE RETURNED** to CIP Reserve Fund 226; and,

IV. That future tax increment grants estimated in the amount of \$569,074.24 **BE RETURNED** to the general tax levy and used to offset future budget pressures.

Carried.

Report Number: SCM 188/2024 & S 69/2024  
Clerk's File: SPL2024

### **8.9. Council Question - Feasibility Report on the Elimination of Alley Closure Administrative Fees, CQ 21-2023**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

Decision Number: CR291/2024 DHSC 623

- I. That the report of the Planner II - Development Review dated May 7, 2024 entitled "Council Question - Feasibility Report on the Elimination of Alley Closure Administrative Fees, CQ 21-2023" regarding a feasibility report on the elimination of the alley closure application fee of \$1505.00 and other associated fees to assist in the acceleration of closing residential alleys **BE RECEIVED** for information; and,
- II. That Council **DIRECT** the Recommendations for Accelerating the Timeline for Closing Residential Alleys contained within Report S 60/2024 to the new Ad Hoc Alley Standards Committee, as approved by the Environment, Transportation & Public Safety Standing Committee on April 24, 2024; and,
- III. That any additional funding and staffing requests **BE FORWARDED** to the 2025 Budget Deliberation process.

Carried.

Report Number: SCM 189/2024 & S 60/2024  
Clerk's File: SAA2024 & ACOQ2024

### **8.10. Minutes of the International Relations Committee of its meeting held May 8, 2024**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

Decision Number: CR292/2024 DHSC 625

That the minutes of the International Relations Committee meeting held May 8, 2024 **BE RECEIVED** as presented.

Carried.

Report Number: SCM 190/2024 & SCM 154/2024  
Clerk's File: MB2024

# Minutes

## City Council

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### 8.11. Report No. 52 of the International Relations Committee - City of Windsor and Arlington, Texas Friendship City Agreement

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR293/2024 DHSC 626

That Report No. 52 of the International Relations Committee indicating:

That the International Relations Committee RECOMMEND that the City of Windsor and the City of Arlington, Texas enter into a Friendship City Agreement; and,

That if approved by both parties, that the Mayor's Office BE REQUESTED to sign a Friendship City Memorandum of Understanding for Arlington, Texas consistent with the process outlined in the Twin City/Friendship City Policy.

**BE APPROVED.**

Carried.

Report Number: SCM 191/2024 & SCM 155/2024

Clerk's File: MB2024

### 11.1. Electric vehicles charging stations – City Wide – Public-private partnership pilot project

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR294/2024

1. That City Council **APPROVE** the proposed pilot project in partnership with a third-party owner-operator to assess the requirements of public-private partnerships and expanding electric vehicle charging station infrastructure; and,
2. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to enter into an agreement with the partnership herein described as FLO-TELUS for the installation of electric vehicle charging stations at the locations detailed in this report, subject to the agreement being satisfactory in technical content to the Executive Director of Operations, in legal content to the City Solicitor, and in financial content to the City Treasurer; or designates, and,
3. That City Council **DIRECT** Administration to return with the preliminary results of the pilot project after one year of operation to describe the feasibility of the public-private partnership model for expanding electric vehicle infrastructure.

Carried.

Report Number: C 73/2024

Clerk's File: GM/14819

**11.2. Declaration of a Vacant Parcels of Land Municipally Known as 0 Malden Avenue Surplus and Authority to Offer Same for Sale – Ward 2**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

Decision Number: CR295/2024

- I. That the following City of Windsor (the “City”) vacant parcels of land **BE DECLARED** surplus:

Parcel 1: Municipal address: 0 Malden Road PIN 021611103 – vacant land situate on the east side of Malden Road

Legal Description: Part of Lots 101 on Registered Plan 1043 Sandwich West, as in R1001164; Windsor

Approximate Lot size: 24.09 feet (7.34 m) x 100.39 feet (30.6 m)

Approximate Lot area: 124.48 sq ft (24.6 m<sup>2</sup>)

Parcel 2: Municipal address: 0 Malden Road PIN 01621309 – vacant land situate on the east side of Malden Road

Legal Description: Lot 341 on Registered Plan 972 Sandwich West except R1195187; Part of Lots 342 to 344 on Registered Plan 972 Sandwich West being Parts 1 and 3 on Plan 12R-12036; Windsor

Approximate Lot size: 75 feet (22.86 m) x irregular

Approximate Lot area: 1,875 sq ft (370.15 m<sup>2</sup>)

Parcel 3: PIN 012611017 – vacant land situate south of Industrial Drive and east of closed Second Street

Legal Description: Block A on Registered Plan 1043 Sandwich West; Windsor

Approximate Lot size: 22.02 feet (6.71 m) x 397.5 feet (121.16 m)

Approximate Lot area: 8,745 sq ft (812.98 m<sup>2</sup>)

(hereinafter the “Subject Parcels”); and,

- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcels for sale to the abutting property owner to the north at 0 Malden Road at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

**11.3. Declaration of a Vacant Parcel of Land Municipally Known as 0 Santo Drive Surplus and Authority to Offer for Sale – Ward 1**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

Decision Number: CR296/2024

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

Municipal address: 0 Santos Drive – vacant land situate on the north side of Santo Drive;

- Legal Description: Part of Lots 68 and 69 on Registered Plan 1299 Sandwich West, north of Part 3 on Plan 12R-1706; Windsor; save and except a 6.4m x 6.4m corner cut-off
- Approximate Lot size: 94.96 feet (28.94 m) x irregular
- Approximate Lot area: 2,497 sq ft (231.98 m<sup>2</sup>) less 440.89 sq ft (40.96 m<sup>2</sup>) for corner cut-off area

(herein the “Subject Parcel”); and,

- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcels for sale to the abutting property owner at 3820 Richard Boulevard at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

Report Number: C 77/2024  
Clerk’s File: APM2024

**11.5. Award of Tender: 81-24 - Barrymore Lane Rehabilitation - Prince Road to Brock Street - Ward 2**

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

Decision Number: CR298/2024

- I. That Council **APPROVE** the following low tender:

TENDERER:	D’Amore Construction (2000) Ltd.
TENDER NO:	81-24 Barrymore Lane Rehabilitation
TOTAL TENDER PRICE:	\$5,900,000.00 (excluding HST)
ACCOUNT CHARGED:	007-5410-9998-02942-7221032

and,

- II. That the CAO and City Clerk **BE AUTHORIZED** to execute an agreement with the low bidder, D'Amore Construction (2000) Ltd, in the amount of \$5,900,000.00 excluding taxes (Tender 81-24), with said contract being satisfactory in form to the City Solicitor, satisfactory in technical content to the City Engineer, and in financial content to the City Treasurer; and,
- III. That the Council **AUTHORIZE** administration to issue any change order(s) and to use any funds remaining in approved Capital Budget Project ID 7221032 allocated for the Barrymore Lane Rehabilitation as detailed herein for any change order requirements / directives related to RFT# 81-24 provided that the change order amounts do not exceed the approved budget amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and,
- IV. That City Council **DIRECT** the City Treasurer to effect the transfer of the following funds which have been identified as surplus in existing capital projects:
- \$300,000.00 from Laing Street & McEwan Avenue Rehabilitation project (ID 7213004),
  - \$138,585.00 from Rankin-Wyandotte-Union project (ID 7191026),
  - \$105,558.00 from Pillette – Seminole/VIA Tracks project (ID 7182003)
  - \$405,857.00 from the Corporate Inflation Mitigation project (ID 7235001)
- to the Barrymore Lane – Prince Rd to Brock St project (ID 7221032), as detailed in the financial matters section.

Carried.

Report Number: C 71/2024  
Clerk's File: SW/14821

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

None requested.

## **10. PRESENTATIONS AND DELEGATIONS**

### **8.7. Z010-24 [ZNG7188] & OPA187[7189] Castle Gate Towers -2230-2240 Daytona Ave**

**Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc.**

Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., appears before Council regarding the report of the Development & Heritage Standing Committee entitled, "Z010-24 [ZNG7188] & OPA187[7189] Castle Gate Towers -2230-2240 Daytona Ave" and is available for questions.

Moved by: Councillor Fabio Costante  
Seconded by: Councillor Gary Kaschak



Decision Number: CR289/2024 DHSC 620

1. That Schedule “A” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating lands on Plan 1015, Lots 76 to 79, Part Lot 75 and RP 12R21146 Parts 5 to 7; Windsor (Roll 080-490-04510-000), situated on the East side of Daytona Avenue, South of Northwood Street and known municipally as 2230-2240 Daytona Avenue, as a Special Policy Area; and,

2. That Chapter I in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding site specific policies as follows:

**1.XX East Side of Daytona Avenue, South of Northwood Street**

<i>LOCATION</i>	1.xx.1	The property described as Plan 1015, Lots 76 to 79, Part Lot 75 and RP 12R21146 Parts 5 to 7, in the City of Windsor, known municipally as 2230-2240 Daytona Ave, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.
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<i>ADDITIONAL PERMITTED USES</i>	1.xx.2	Notwithstanding Section 4.7.1.4 of the Official Plan, Volume II, South Cameron  Secondary Plan: a multiple dwelling shall be an additional permitted use.
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3. That Zoning By-Law 8600 **BE AMENDED** by changing the zoning of Plan 1015, Lots 76 to 79, Part Lot 75 and RP 12R21146 Parts 5 to 7; Windsor (Roll 080-490-04510-000), situated on the East side of Daytona Avenue, South of Northwood Street and known municipally as 2230-2240 Daytona Avenue by adding a site-specific exception to Section 20(1) as follows:

**505. EAST SIDE OF DAYTONA AVENUE, SOUTH OF NORTHWOOD STREET**

For the lands comprising Plan 1015, Lots 76 to 79, Part Lot 75 and RP 12R21146 Parts 5 to 7; Windsor (Roll 080-490-04510-000), situated on the East side of Daytona Avenue, South of Northwood Street and known municipally as 2230-2240 Daytona Avenue, a multiple dwelling with five or more dwelling units shall be an additional permitted main use subject to the following additional provisions:

1. Notwithstanding the definition of “front lot line” in Section 3, the exterior lot line adjacent to Daytona Avenue shall be deemed to be the front lot line.
2. Lot Width – minimum 44.0 m
3. Lot Area – per dwelling unit – minimum 90.0 m<sup>2</sup>
4. Lot Coverage – maximum 40.0%
5. Main Building Height –maximum 14.63 m
6. Front Yard Depth – minimum 4.0 m

- 
7. Side Yard Width – minimum 5.0 m
  8. Rear Yard Depth – minimum 12.0 m
  9. Notwithstanding Sections 25.5.20.1.5 and 25.5.20.1.6, where a building is located on the same lot as the parking area, for a building wall containing a habitable room window, a main pedestrian entrance facing the parking area, or containing both a habitable room window and main pedestrian entrance facing the parking area, the minimum parking area separation from that building wall shall be 0m.
  10. Direct vehicular access to Northwood Street is prohibited; and,

4. That the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, as required, in the site plan approval and site plan agreement:

a) Noise abatement shall be required to be incorporated into the site plan agreement in accordance with section 4.7.1.9 of the City of Windsor Official Plan, Vol. II.

b) The requirements and recommendations of municipal departments and agencies as noted in this report and detailed in Appendix J attached.

Carried.

Report Number: SCM 186/2024 & S 67/2024  
Clerk's File: Z/14775 & Z/14776

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

### **11.4. Proposed Expropriation of 0 St. Etienne Boulevard - Ward 9**

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR297/2024

- I. That Council of the City of Windsor, as approving authority under the *Expropriations Act* (the "Act") **CONSIDER** the report of the Ontario Land Tribunal attached as Appendix "A".
- II. That City Council, as approving authority under the Act **APPROVE** the expropriation of the fee simple interest of the property municipally described as 0 St. Etienne Boulevard in the City of Windsor as further described in Appendix "B" attached hereto and shown on as Parts 1 and 2 on Appendix "C" attached hereto, for the purposes of consolidation of the subject property with municipal lands under the City of Windsor Economic Revitalization Community Improvement Plan.
- III. That City Council, as approving authority under the Act, **ENDORSE** the reasons stated for the expropriation of the lands, being that the said expropriation is fair, sound, and reasonably necessary in the achievement of consolidation of the subject property with municipal lands under the City of Windsor Economic Revitalization Community Improvement Plan as set out in the City's Notice of Grounds dated March 20, 2024 and as found by the Ontario Land Tribunal in its Report issued May 1, 2024.

IV. That City Council **PASS** By-law 118-2024 to Expropriate, attached as Appendix "D" as amended.

Carried.

Report Number: C 74/2024  
Clerk's File: APM2024

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

### **12.2. Report of the Special Meeting of Council In Camera of its meeting held June 10, 2024**

Moved by: Councillor Jim Morrison  
Seconded by: Councillor Ed Sleiman

Decision Number: CR278/2024

That the report of the Special In-Camera meeting held June 10, 2024 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 200/2024  
Clerk's File: ACO2024

### **12.3. Report of the Special Meeting of Council In Camera of its meeting held June 18, 2024**

Moved by: Councillor Jim Morrison  
Seconded by: Councillor Ed Sleiman

Decision Number: CR299/2024

That the report of the Special In-Camera meeting held June 18, 2024 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 201/2024  
Clerk's File: ACO2024

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

Moved by: Councillor Renaldo Agostino  
Seconded by: Councillor Fabio Costante

That the following By-laws No. 115-2024 through 120-2024 (inclusive) be introduced and read a first and second time:

# Minutes

## City Council

Monday, July 8, 2024

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**115-2024** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.49 METRE EAST/WEST ALLEY SOUTH OF TECUMSEH ROAD EAST, EAST OF LEONARD LANE, AND WEST OF GEORGE AVENUE, CITY OF WINDSOR. Authorized by CR62/2024 dated February 12, 2024.

**116-2024** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.49 METRE EAST/WEST ALLEY SOUTH OF TECUMSEH ROAD EAST, EAST OF LEONARD LANE, AND WEST OF GEORGE AVENUE, CITY OF WINDSOR. Authorized by CR62/2024 dated February 12, 2024.

**117-2024** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". See Item 8.6.

**118-2024** A BY-LAW TO EXPROPRIATE THE LANDS KNOWN MUNICIPALLY AS 0 ST. ETIENNE BOULEVARD. See Item 11.4.

**119-2024** A BY-LAW TO ESTABLISH A VACANT HOME TAX IN THE CITY OF WINDSOR. See Item 8.1.

**120-2024** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 8<sup>TH</sup> DAY OF JULY, 2024.

Carried.

## 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Jim Morrison

Seconded by: Councillor Jo-Anne Gignac

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 amended.

Carried.

## 15. NOTICES OF MOTION

None presented.

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

Moved by: Councillor Gary Kaschak  
Seconded by: Councillor Angelo Marignani

That the By-laws No. 115-2024 through 120-2024 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 32-2024**

Moved by: Councillor Jim Morrison  
Seconded by: Councillor Ed Sleiman

Decision Number: CR300/2024

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 32-2024:

#### **Assigned to: Commissioner, Economic Development**

Asks that Administration report back on options that will help address scenarios where tenants in rental accommodations in the City of Windsor may be at risk for heat exposure in their dwelling unit.

Carried.

**18.4 CQ 33-2024**

Moved by: Councillor Jim Morrison  
Seconded by: Councillor Ed Sleiman

Decision Number: CR301/2024

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 33-2024:

**Assigned to: Commissioner, Economic Development**

Asks that given over the past month, our downtown has unfortunately seen some long-standing businesses leave their location due to landlord/tenant issues including earlier eviction then may be necessary. Acknowledging that administration is currently undergoing a review of all CIPs, I ask that when the final report comes back, it includes a review of potential CIP options that could help mitigate such situations in the downtown core.

Carried.

Clerk's File: ACO2024 & ACOQ2024

**21. ADJOURNMENT**

Moved by: Councillor Renaldo Agostino  
Seconded by: Councillor Fabio Costante

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 10:41 o'clock a.m.

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Mayor

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City Clerk

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**June 10, 2024**

**Meeting called to order at: 4:32 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  
(Items 1 and 2)  
Mark Winterton, Acting Commissioner of Infrastructure Services/City Engineer  
Lori Gregg for Janice Guthrie, Commissioner of Finance/City Treasurer  
(Items 1 and 2)  
Dana Paladino, Acting Commissioner of Corporate Services  
(Items 1 and 2)  
Ray Mensour, Commissioner of Community Services (Items 1 and 2)  
Jelena Payne, Commissioner Economic Development (Items 1 and 2)  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, Acting City Solicitor (Items 1 and 2)  
Matthew Stubbings, Mayor's Chief of Staff  
Matthew Johnson, Executive Director Economic Development (Item 2)  
Vito Grammatico, Senior Economic Development Officer (Item 2)  
Anna Ciacelli, Deputy Clerk (Items 1 and 2)  
Stacey McGurie, Executive Director Engineering (Item 2)

Verbal Motion is presented by Councillor Fred Francis, 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</i> , 2001, as amended
1	Property matter – acquisition of land – expropriation, Section 239(2)(c)
2	Property matter – lease of land, Section 239(2)(c)
3	Personal matter – about an identifiable individual(s), verbal update, Section 239(2)(b)

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

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

**Motion Carried.**

Moved by Councillor Fabio Costante, 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 June 10, 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, Acting City Solicitor, Acting Commissioner Corporate Services, Acting Commissioner Infrastructure Services and Commissioner Finance and City Treasurer respecting a property matter – acquisition of land - expropriation **BE APPROVED.**



2. That the in-camera report from the Senior Economic Development Officer, Executive Director of Economic Development, Commissioner of Economic Development, Acting City Solicitor, Acting Commissioner of Infrastructure Services, and Commissioner Finance and City Treasurer respecting a property matter – lease of land **BE RECEIVED**, and further that Administration **PROCEED** on the verbal direction of Council.

3. That the confidential verbal report from the Chief Administrative Officer respecting a personal matter about an identifiable individual(s) **BE RECEIVED FOR INFORMATION**.

**Motion Carried.**

**Moved by Councillor Jo-Anne Gignac, seconded by Councillor Mark McKenzie,**  
**That the special meeting of council held June 10, 2024 BE ADJOURNED.**  
**(Time: 5:32 p.m.)**  
**Motion Carried.**

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**June 18, 2024**

**Meeting called to order at: 9:00 a.m.**

**Members in Attendance:**

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

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Mark Winterton, Acting Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Dana Paladino, Acting Commissioner of Corporate Services  
Ray Mensour, Commissioner of Community Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, Acting City Solicitor  
Matthew Stubbings, Mayor's Chief of Staff  
Anna Ciacelli, Deputy Clerk  
Piper Morley, Legal Counsel, Borden, Ladner, Gervais LLP (Item 1)  
(virtually)

**Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Jo-Anne Gignac,  
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>
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1	Legal matter – update, verbal presentation by Legal Counsel – advice subject to solicitor-client privilege, Section 239(2)(f)
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**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

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

**Motion Carried.**

Moved by Councillor Fred Francis, 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 Council Meeting held June 18, 2024 directly to Council for consideration at the next Regular Meeting.**

1. That the confidential verbal presentation from Piper Morley, Legal Counsel respecting a legal matter – update, advice subject to solicitor-client privilege **BE RECEIVED** and further that Legal Counsel **BE AUTHORIZED TO PROCEED** on the verbal direction of Council.

**Motion Carried.**

Moved by Councillor Ed Sleiman, seconded by Councillor Jim Morrison,  
**That the special meeting of council held June 18, 2024 BE ADJOURNED.**

**Minutes**  
**City Council**  
**Monday, July 8, 2024**

(Time: 10:07 a.m.)  
Motion Carried.