



## CITY OF WINDSOR MINUTES 02/10/2025

### City Council Meeting

Date: Monday, February 10, 2025

Time: 10:00 o'clock a.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

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### 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 8.6 regarding "Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1," as his employer and Rafco Property Trust Ltd. have a formal business relationship.

### 4. ADOPTION OF THE MINUTES

#### 4.1. Adoption of the Windsor City Council minutes of its meeting held January 27, 2025

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

That the minutes of the Meeting of Council held January 27, 2025, **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 57/2025

### 5. NOTICE OF PROCLAMATIONS

### 6. COMMITTEE OF THE WHOLE

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

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:

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(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 21-2025 through 28-2025 (inclusive)

Carried.

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

### 7.1. Correspondence for Monday, February 10, 2025

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR51/2025

That the following Communication Items 7.1.1 and 7.1.3 through 7.1.7 as set forth in the Council Agenda **BE REFERRED** as noted; and that item 7.1.2 be dealt with as follows:

#### 7.1.2. Correspondence - Social and Economic Prosperity Review

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR52/2025

That the correspondence from the Mayor of Casselman, dated January 15, 2025, regarding support needed for fixing municipal funding **BE RECEIVED**; and,

That Administration **BE REQUESTED** to send correspondence to the Province of Ontario asking them to consider undertaking a social and economic prosperity review as published by the Association of Municipalities of Ontario and work with municipalities to implement the recommendations outlined in the review.

Carried.

Clerk's File: MMA/14375

No.	Sender	Subject
7.1.1	Ministry of Natural Resources	Update to proposed regulation regarding Minister's Permit and Review powers under the <i>Conservation Authorities Act</i> .  Commissioner, Economic Development Commissioner, Community & Corporate Services City Planner GP2025 Note & File

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No.	Sender	Subject
7.1.2	Association of Municipalities of Ontario (AMO); and Mayor – Municipality of Casselman	<p>Social and Economic Prosperity Review</p> <p>Commissioner, Finance &amp; City Treasurer  Commissioner, Economic Development  Commissioner, Community &amp; Corporate Services  Commissioner, Human &amp; Health Services  MMA/14375  COUNCIL DIRECTION REQUESTED,  Otherwise Note &amp; File</p>
7.1.3	City Planner / Executive Director	<p>Application for Zoning By-Law Amendment, Ahmad Zrabah, 1550-1576 Randolph Avenue, to allow one new semi-detached residential dwelling with reduced minimum front yard depth.</p> <p>Z/14923  Note &amp; File</p>
7.1.4	Committee of Adjustment	<p>Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, February 13, 2025.</p> <p>Z2025  Note &amp; File</p>
7.1.5	Court of Appeal for Ontario	<p>Decision Letter for Windsor Housing Providers Inc v. Windsor (City), 2025 ONCA 78, Docket: COA-24-CV-0419, C.</p> <p>Commissioner, Community &amp; Corporate Services  City Solicitor  Chief Building Official  Fire Chief  Deputy Licence Commissioner  SB/12952  Note &amp; File</p>
7.1.6	Town of Tecumseh	<p>Notice of the Passing of a Zoning By-law Amendment by the Corporation of the Town of Tecumseh regarding property situated on the west side of Shawnee Road, to rezone this property from “Residential Zone 2 (R2)” to a site-specific “Residential Zone 2 (R2-27)” to permit a one-storey, semi-detached dwelling and establish site-specific lot provisions.</p> <p>City Solicitor  City Planner  Chief Building Official  Commissioner, Community &amp; Corporate Services</p>

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No.	Sender	Subject
		Commissioner, Economic Development Z2025 Note & File
7.1.7	Town of Tecumseh	Notice of Council Adoption of Official Plan Amendment No. 5 to the Town of Tecumseh Official Plan (Tecumseh Hamlet Secondary Plan).  City Solicitor City Planner Chief Building Official Commissioner, Community & Corporate Services Commissioner, Economic Development Z2025 Note & File

Carried.

Report Number: CMC 3/2025

### 7.3. One-Time Provincial Funding to Address Homelessness Encampments

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR54/2025

That the report of the Manager, Homelessness and Housing Support and the Manager, Social and Affordable Housing dated January 24, 2025, entitled "One-time Provincial Funding to Address Homelessness Encampments" through the Ministry of Municipal Affairs and Housing (the "MMAH") **BE RECEIVED** for information.

Carried.

Report Number: C 26/2025

Clerk's File: GH/11710

### 7.4. Auditor General of Ontario's Annual Report regarding the Implementation and Oversight of Ontario's Opioid Strategy – City Wide

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR55/2025

That the report of the Executive Initiatives Coordinator dated January 24, 2025, entitled "Auditor General of Ontario's Annual Report regarding the Implementation and Oversight of Ontario's Opioid Strategy – City Wide" **BE RECEIVED** for information; and,

That City Council **ENDORSE** the following four recommendations in the report that were provided to the Ministry of Health (MoH):

1. A new Opioid Strategy
2. Create a clear leadership, accountability, and governance structure
3. Identify and implement outcome-based performance measures
4. Improve the provincial addictions and mental health data by working with the Ministry created Mental Health and Addictions Centre of Excellence (MHA CoE); and,

That Administration **BE DIRECTED** to send a letter to the Province notifying them of City Council's endorsement of the recommendations.

Carried.

Report Number: C 27/2025  
Clerk's File: MH2025

## **8. CONSENT AGENDA**

### **8.1. A By-law to authorize the execution of the Transfer Payment Agreement for the Ministry of the Environment, Conservation and Parks (MECP) Great Lakes Program Grant - City Wide**

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR57/2025

That Council **PASS** a By-law authorizing the execution of the Transfer Payment Agreement for the Ministry of the Environment, Conservation and Parks (MECP) Great Lakes Program required by His Majesty the King in Right of Ontario as represented by the Minister of the Environment, Conservation and Parks for Phase 3 of the Installation of Maintenance Hole Cover Seals; and further,

That By-law 21-2025 **BE PASSED** at the February 10th, 2025, meeting of Council.

Carried.

Report Number: C 5/2025  
Clerk's File: EI/14795

**8.2. Forest Glade North Servicing Municipal Class Environmental Assessment - Ward 8**

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

Decision Number: CR58/2025

- I That Council **ENDORSE** the draft Environmental Study Report for the Forest Glade North Servicing Municipal Class Environmental Assessment Study as a planning document with recommendations supporting the Preferred Solution and Preferred Design as identified and prepared by R.J. Burnside & Associates Limited, dated January 2025; and,
- II That Administration **BE DIRECTED** to finalize the Environmental Study Report for the Forest Glade North Servicing Municipal Class Environmental Assessment Study and issue the Notice of Study Completion in accordance with the Municipal Class Environmental Assessment planning process to commence a 45 day review period immediately following finalization of the Study.

Carried.

Report Number: C 13/2025  
Clerk's File: GM2025

**8.3. Provincial-Division Corridor Improvements Phase 3; Legal Agreement with 2757534 Ontario Inc. (1527 Provincial Road) - Ward 9**

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

Decision Number: CR59/2025

- I. That Council **APPROVE** entering into an agreement with 2757534 Ontario Inc. for the restoration of the right-in only driveway entrance located at 1527 Provincial Road as part of the Provincial-Division Corridor Improvements Phase 3 (West of Sixth Concession Road to West of Legacy Park Drive) tender #32-22; and,
- II. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to sign a Legal Agreement with 2757534 Ontario Inc., as described in recommendation I, satisfactory in form to the City Solicitor, in technical content to the City Engineer, and in financial content to the City Treasurer.

Carried.

Report Number: C 14/2025  
Clerk's File: SW/14454

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### 8.4. Roseland Golf & Curling Club Limited – Name Change

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

Decision Number: CR60/2025

- I That City Council, acting as the sole shareholder of Roseland Golf & Curling Club Limited (“Roseland”) **APPROVE** the request of the Roseland Board of Directors to change the legal name of Roseland from “Roseland Golf & Curling Club Limited” to “Roseland Golf Club Limited”; and,
  - II. That the Mayor **BE APPOINTED** to sign the shareholder resolution on behalf of The Corporation of the City of Windsor, in accordance with City Council direction.
- Carried.

Report Number: C 20/2025  
Clerk’s File: SR/14629

### 8.5. Windsor Police Service Board Alarm By-law Approval – City wide

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

Decision Number: CR61/2025

- The Council **APPROVE** the request of the Windsor Police Service Board for approval of their By-law 01-2025 being a By-law to Control the Incidence of False Alarms within the City of Windsor, pursuant to s. 397(1) of the *Municipal Act*, 2001.
- Carried.

Report Number: C 21/2025  
Clerk’s File: SP2025

### 8.6. Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1

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

Decision Number: CR62/2025 DHSC 685

1. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of PT LT 107 PL 1489, AS PT 1 ON PL 12R11254 EXCEPT PT 2 ON PL 12R23861 (PIN 01573-0748), bounded by Howard Avenue, Tuson Way and Howard Place and known municipally as 0 Howard Avenue (Roll No: 080-060-01100) from Commercial District 1.1 (CD1.1) to Residential District 3.3 (RD3.3) and by deleting and replacing S.20(1)272 with the following:



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### 272. HOWARD AVENUE, TUSON WAY AND HOWARD PLACE

For the lands comprising Part of Lot 107, Registered Plan 1489, described as Part 1, Plan 12R11254 except Part 2, Plan 12R23861, and identified as PIN 01573-0748, for a *Multiple Dwelling*, the following additional provisions shall apply:

- a) *Lot Area* – minimum – 1,825.0 m<sup>2</sup>
- b) *Building Height – Main Building* – maximum – 10 m
- c) Notwithstanding Section 25.5.20.1.2, the minimum *parking area* separation from any *street* shall be 1.50 m.
- d) Notwithstanding Section 25.5.20.1.6, the minimum *parking area* separation from 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 2.60 m.

[ZDM 9; ZNG/7237]

2. That, when Site Plan Control is applicable:

- A. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and an executed and registered site plan agreement:
  - 1) Noise mitigation measures identified in Section 6 in the Road Traffic and Stationary Noise Impact Study prepared by JJ Acoustic Engineering Ltd., dated October 23, 2023, subject to the approval of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
  - 2) Requirements of the City of Windsor – Engineering and City of Windsor – Transportation Planning contained in Appendix B of Report S 148/2024, subject to the approval of the City Engineer.
  - 3) Requirements of the City of Windsor – Forestry, City of Windsor – Natural Areas, and City of Windsor – Planning & Development – Landscape & Urban Design, contained in Appendix B of Report S 148/2024, subject to the approval of the City Forester and City Planner.
- B. The Site Plan Approval Officer **CONSIDER** all other comments contained in Appendix B of Report S 148/2024 and recommendations in the documents submitted in support of the application for an amendment to Zoning By-law 8600.

Carried.

Councillor Fred Francis discloses an interest and abstains from voting on this matter.

Report Number: SCM 11/2025 S 148/2024

Clerk's File: Z/14877

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### 8.7. Zoning By-Law Amendment – Z036-24 (ZNG/7248) - Andi Shallvari – 552 Florence Avenue, Ward 7

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR63/2025 DHSC 686

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488 situated on the east side of Florence Avenue between Riverside Drive East and Wyandotte Street E, known municipally as 552 Florence Avenue, by adding a site-specific exception to Section 20(1) as follows:

#### 522. EAST SIDE OF FLORENCE AVENUE, NORTH OF WYANDOTTE ST E

For the lands comprising of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488; one *Semi-detached Dwelling* is an additional permitted *main use*.

(ZDM 14)

Carried.

Report Number: SCM 12/2025 S 170/2024

Clerk's File: Z/14891

### 8.8. Zoning By-law Amendment Application for 2275 Wellesley Avenue, Z-026/24 [ZNG-7229], Ward 4

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR64/2025 DHSC 687

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the northwest corner of Vimy Avenue and Wellesley Avenue, described as Block D, Plan 1119 (PIN No. 01323-0299 LT), from Institutional District 1.1 (ID1.1) Site Specific Provision 20(1)257, to Residential District 2.3 (RD2.3), subject to additional regulations:

#### 520. NORTHWEST CORNER OF VIMY AVENUE AND WELLESLEY AVENUE

(1) For the lands comprising of Block D, Plan 1119, PIN No. 01323-0299 LT, the following additional provisions shall apply:

1. Notwithstanding Subsection .1 of Section 24.28.1.3, the total area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof for a lot having a width of 9.0 metres or greater shall not exceed 78%.

2. Notwithstanding Subsection .2 of Table 25.5.20.1, the minimum separation for a parking area from a street shall be 1.20 metres, subject to the following provisions:
  - a) 1.20-metre-high ornamental screening fence shall span the length of the separation, save and except that portion within 0.30 metres of an access area.
  - b) Notwithstanding provision a), for that portion of the ornamental screening fence located within the visibility triangle, as defined under Section 4.3 of Fence By-law 170-2012, the height shall be 0.90 metres.
3. 1.20-metre-high ornamental screening fence shall span the length of any parking area separations from the west interior lot line.
4. 1.20-metre-high ornamental screening fence shall span the length of the north limit of a parking area, east of the existing building.  
[ZDM 7; ZNG/7229]

Carried.

Report Number: SCM 13/2025 S 171/2024  
Clerk's File: Z/14892

## **8.10. Provincial Planning Statement (2024) Update**

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

Decision Number: CR66/2025 DHSC689

- I. That the report on Ontario's Land Use Planning Document *Provincial Planning Statement, 2024* **BE RECEIVED**; and,
- II. That administration **BE DIRECTED** to review and refine Windsor's existing intensification framework of mixed use centres, nodes and corridors to include residential corridors and identify all of the areas identified for intensification as *Strategic Growth Areas* in conformity with section 2.4.1 of the *Provincial Planning Statement, 2024*; and,
- III. That administration **BE DIRECTED** to investigate formally identifying the lands in Sandwich South as *designated growth areas* in the Official Plan consistent with Policy 2.3.1.5, and establish density targets for future Secondary Plans adopted in the Sandwich South lands; and,
- IV. That administration **BE DIRECTED** to review and establish minimum affordable housing targets in conformity with *Provincial Planning Statement, 2024*; and,
- V. That administration **BE DIRECTED** to review intensification targets in conformity with *Provincial Planning Statement, 2024*.

Carried.

**8.12. Part Closure of north/south alley located between Seminole Street and Reginald Street, Ward 5, SAA-7231**

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

Decision Number: CR68/2025 DHSC 691

- I. That part of the 4.27-metre-wide north/south alley located between Seminole Street and Reginald Street, namely Part 1, Plan 12R-22238, and shown on Drawing No. CC-1858 (attached hereto as Appendix "A"), and hereinafter referred to as the "alley", **BE ASSUMED** for subsequent closure;
- II. That the subject alley **BE CLOSED AND CONVEYED** in **as is condition** to the owner of the abutting property known municipally as 4285 Seminole Street, legally described as Lot 181 & Part of Lot 182, Plan 892 and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - i. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
    - i. ENWIN Utilities Ltd. to accommodate existing overhead 16kV, 120/240 volt, and 347/600-volt hydro distribution, poles, and down guy wires; and
    - ii. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure.
- III. That Conveyance Cost **BE SET** as follows:
  - i. For alley conveyed to abutting lands owned by Windsor Public Library, \$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.
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1858.
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- 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.
- VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

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VIII. That Council Resolution CR106/2003 as amended by CR427/2003, CR146/2005, CR182/2005, CR481B/2005 and CR130/2006 **BE AMENDED** by adding a new Subsection viii. under Section e):

*viii. Notwithstanding the other policies herein, the conveyance price of street and alley allowances conveyed to abutting lands owned by Windsor Public Library shall be \$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.*

Carried.

Report Number: SCM 17/2025 S 173/2024

Clerk's File: SAA2024

### **8.13. Amendment to CR399/2024 for Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133**

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR69/2025 DHSC 692

That CR399/2024, adopted on September 23, 2024, **BE AMENDED** to replace Drawing No. CC-1849 with that drawing attached hereto as Appendix "C".

Carried.

Report Number: SCM 18/2025 S 174/2024

Clerk's File: SAA2024

### **8.14. Ford City/Building Facade Improvement CIP Application for 1024 to 1026 Drouillard Road. Owner: 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trinamargos)-Ward 5**

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR70/2025 DHSC 693

I. That Council Decision CR154/2021 **BE RESCINDED**;

II. That funding in the amount of \$30,000, which has been allocated through the Ford City CIP-*Retail Investment Grant* **BE RESCINDED** and that the funds within the CIP Reserve Fund 226 **BE UNCOMMITTED**;

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- III. That funding in the amount of \$30,000, which has been allocated through the Main Streets CIP- *Building Façade Improvement Program* **BE RESCINDED** and that the funds within the CIP Reserve Fund 226 **BE UNCOMMITTED**;
- IV. That the request for incentives under the Ford City CIP Financial Incentive Programs made by 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos), owner of the property located at 1024 to 1026 Drouillard Road **BE APPROVED**, for the following incentive programs:
- i. *Retail Investment Grant in the amount of \$15,000 for one (1) ground floor retail unit;*
  - ii. *Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to the lesser of 10 years or the total eligible costs of the project. The estimated annual amount of the grant is \$+/- 6,121.*
- V. That subject to completion and review satisfactory to the City Planner, the request made by 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos), owner of the property located at 1024 to 1026 Drouillard Road **BE APPROVED** for the Main Streets CIP -*Building Facade Improvement Program* in the amount of a maximum of \$30,000;
- VI. That Administration **BE AUTHORIZED** to prepare the agreement between the City and 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos) 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 CFO/City Treasurer as to financial implications;
- VII. 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;
- VIII. That funds in the amount of \$15,000 under the *Retail Investment Grant Program* and funds under the *Municipal Development Fees Grant Program* (If necessary) **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;
- IX. That funds in the amount of \$30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) once the work is completed ;
- X. That grants **BE PAID** to 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos) upon completion of improvements to the interior/exterior of the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and
- XI. That grants approved **SHALL LAPSE** and be **UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 19/2025 S 175/2024  
Clerk's File: SPL2024

**8.15. Minutes of the Property Standards Committee of its meeting held  
October 24, 2024**

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

Decision Number: CR71/2025 DHSC 694

That the minutes of the Property Standards Committee meeting held October 24, 2024 **BE RECEIVED.**

Carried.

Report Number: SCM 20/2025 SCM 353/2024  
Clerk's File: MB2024

**8.16. Minutes of the International Relations Committee of its meeting held  
November 7, 2024**

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

Decision Number: CR72/2025 DHSC 695

That the minutes of the International Relations Committee meeting held November 7, 2024, **BE RECEIVED.**

Carried.

Report Number: SCM 21/2025 SCM 392/2024  
Clerk's File: MB2024

**8.17. Report No. 54 of the International Relations Committee**

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

Decision Number: CR73/2025 DHSC 696

That Report No. 54 of the International Relations Committee indicating:

That Administration BE REQUESTED to draft a mutual Letter of Interest to Arlington, Texas to outline the shared goals and preliminary steps for a Friendship City/Sister City partnership between Arlington, Texas and the City of Windsor and to position the letter as a flexible exploratory agreement.

**BE APPROVED**

Carried.

### **11.1. Declaration of a Vacant Parcel of Land Municipally Known as 0 Francois Road Surplus and Authority to Offer for Sale – Ward 5**

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

Decision Number: CR74/2025

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

Municipal address: **0 Francois Road** – vacant land situate on the east side of Francois Road between Francois Road and Ellrose Avenue;

- Legal Description: Lots 198 and 349 on Registered Plan 907 Sandwich East except WE75424; Alley on Registered Plan 907 Sandwich East abutting lot 350 on Registered Plan 907 except WE75424; Windsor
- Approximate Lot size: 15.06 feet (4.59 m) x 210.27 feet (64.09 m)
- Approximate Lot area: 3,166.67 sq ft (294.17 m<sup>2</sup>)

(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 owners at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

Report Number: C 11/2025  
Clerk's File: APM2025

### **11.2. Declaration of a Vacant Parcel of Land Municipally Known as 0 Woodlawn Avenue Surplus and Authority to Offer Same for Sale – Ward 9**

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

Decision Number: CR75/2025

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

- Municipal address: **0 Woodlawn Avenue** – vacant land situate on the west side of Woodlawn Avenue;
- Legal Description: Part Mack Avenue on Registered Plan 1026, Sandwich East, closed by R1447545 as in R1447545; Windsor
- Approximate Lot size: 66 feet (20.12 m) x 157 feet (47.85 m)
- Approximate Lot area: 10,362 sq ft (962.74 m<sup>2</sup>)



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(the “**Subject Parcel**”); and

II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

Report Number: C 12/2025  
Clerk’s File: APM2025

**11.4. Declaration of Improved Property Municipally Known as 3136-3146 Walker Road Surplus and Authority to Offer Same for Sale – Ward 9**

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

Decision Number: CR77/2025

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

- Municipal address: **3136-3146 Walker Road** – improved property situate on the east side of Walker Road, south of the E.C. Row Expressway
- Legal Description: Lots 418 to 420 inclusive on Registered Plan 1126 Sandwich East; Part of Lot 417 on Registered Plan 1126 Sandwich East as in R673847; Windsor,
- Approximate Lot size: 122 feet (37.18 m) x irregular
- Approximate Lot area: 12,244.8 sq ft (1,137.58 m<sup>2</sup>)  
(herein the “**Subject Parcel**”); and

II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel identified in Recommendation I for sale on the Multiple Listing Service (“**MLS**”) at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

Report Number: C 23/2025  
Clerk’s File: APM2025

**11.6. Active Transportation Fund – Capital Project Stream – City Wide**

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

Decision Number: CR79/2025

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- I. That City Council **SUPPORT** four (4) applications to the Active Transportation Fund for: (1) Construction of 18 Pedestrian Crossovers (PXOs) within the City of Windsor; (2) Pedestrian Safety Improvements Project; (3) Robert McDonald Park Multi Use Trail Project, and (4) South Cameron Park Trails Project, as identified in this report; and,
  - II. That the Chief Administrative Officer **BE AUTHORIZED** to sign any documents required to submit application to the Active Transportation Fund, subject to all documentation being satisfactory in form to the City Solicitor, in technical content to the appropriate Executive Director and/or Commissioner for their respective projects, and in financial content to the City Treasurer, or designates; and,
  - III. That City Council **APPROVE** the following recommendations upon the City receiving written confirmation from the funding provider that the City's applications have been awarded the requested funding:
    - a. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to take any such action and to sign and execute any agreements, declarations or approvals and any other such documents resulting from receiving funding from the Active Transportation Fund, subject to all documentation being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the appropriate Executive Director and/or Commissioner for their respective projects, or designates; and,
    - b. That City Council **SUPPORT** the pre-commitments of funding for Project OPS-001-19 – Pedestrian Crossovers and ECP-008-07 – Pedestrian Safety Improvements as presented in the 2025 Recommended Capital Budget, as follows:
      - 1) OPS-001-19 – Pedestrian Crossovers
        - i. \$100,000 of 2026 Pay-As-You-Go (Fund 169) funding
        - ii. \$100,000 of 2027 Pay-As-You-Go (Fund 169) funding
        - iii. \$200,000 of 2028 Pay-As-You-Go (Fund 169) funding
        - iv. \$100,000 of 2029 Pay-As-You-Go (Fund 169) funding
      - 2) ECP-008-07 – Pedestrian Safety Improvements
        - i. \$100,000 of 2026 Pay-As-You-Go (Fund 169) funding
        - ii. \$100,000 of 2028 Pay-As-You-Go (Fund 169) funding
    - c. That the Chief Administrative Officer **BE AUTHORIZED** to delegate signing of all reports, claims and applicable schedules and other such documents required as part of receiving funding from the grant provider to the appropriate Executive Director for their respective projects, or designate, subject to financial content approval from the area's Financial Planning Manager, or designates; and,
    - d. That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the project(s) awarded funding through the grant, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and

amendments thereto; satisfactory in financial content to the City Treasurer; and in technical content to the appropriate Executive Director and/or Commissioner for their respective projects, or designates; and,

- e. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to effect the recommendation noted above, subject to all specifications being satisfactory in technical content to the appropriate Executive Director and/or Commissioner for their respective projects , and in financial content to the City Treasurer, or designates.

Carried.

Report Number: C 25/2025  
Clerk's File: GPG/14324

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

### **11.5. RFP Update - Jackson Park Feasibility Study - Ward 3**

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

Decision Number: CR78/2025

That the report of the Executive Initiative Coordinator, Community Services dated January 23, 2025, entitled "RFP Update - Jackson Park Feasibility Study - Ward 3" **BE DEFERRED** to a future Council meeting to allow for the residents that are a part of the "save the bandshell" initiative an opportunity to consult with administration with regards to what is being recommended.

Carried.

Report Number: C 22/2025  
Clerk's File: SR/14718

## **10. PRESENTATIONS AND DELEGATIONS**

### **8.9. Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3**

**Andi Shallvari, Property Owner**

Andi Shallvari, property owner, appears before City Council regarding the administrative report dated December 5, 2024, entitled "Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3" and is available for questions.

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

Decision Number: CR65/2025 DHSC 688

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the east side of Janette Avenue between Park Street West and Wyandotte Street West, described as Lot 73, Plan 274 (PIN No. 01195-0501 LT), by adding a site specific provision to allow *One Multiple Dwelling* containing a maximum of six *dwelling units* as an additional permitted *main use*, subject to the following additional regulations:

**521. EAST SIDE OF JANETTE AVENUE BETWEEN PARK STREET WEST AND WYANDOTTE STREET WEST**

(1) For the lands comprising of Lot 73, Plan 274, PIN No. 01195-0501 LT, one *Multiple Dwelling* containing a maximum of six *dwelling units* shall be an additional permitted *main use* subject to the following additional provisions:

1. The *Multiple Dwelling* provisions of Section 11.2.5.4 shall apply, save and except Sections 11.2.5.4.1, 11.2.5.4.2 and 11.2.5.4.4.
  2. Lot Width - minimum 15.0 m
  3. Lot Area - minimum 519.0 m<sup>2</sup>
  4. Main Building Height - maximum 10.0 m
  5. Landscape Open Space Yard - minimum 35.0% of lot area
  6. Notwithstanding Table 24.20.5.1, for a *Multiple Dwelling* containing a minimum of 5 Dwelling Units, the minimum required number of *parking spaces* shall be 4;
  7. Notwithstanding Table 24.30.1, the minimum required number of bicycle parking spaces shall be 10; and,
  8. In addition to the provisions of Section 24.30.20:
    - a. Bicycle parking spaces shall be located within a secure area within the Multiple Dwelling, an Accessory Building, and/or fully enclosed Structure having a minimum height of 2.20 metres from the ground adjacent to the bicycle parking spaces; and,
    - b. Bicycle parking spaces shall meet the definition of *Long-term bicycle parking space* as defined under the *Bicycle Parking Standards and Guidelines* of the City's *Bicycle Parking Policy*, approved by Council Resolution CR363/2024 on September 9, 2024.
    - c. Each bicycle parking space shall be equipped with an electrical outlet with a receptacle sufficient for charging a *power-assisted-bicycle* as defined under Section 1(1) of the *Highway Traffic Act, R.S.O. 1990, c. H.8.*
- [ZDM 3; ZNG/7249]; and,
- II. That the Applicant **BE REQUESTED** to provide a secure and electrified bicycle parking facility on site for this application.
  - III. That the applicant **BE PROVIDED** some flexibility with respect to the requirement of having to electrify all of the parking spaces, should regulatory challenges be proven.

Carried.

Councillor Fabio Costante was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 14/2025 S 172/2024

Clerk's File: Z/14890

### **8.11. Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)**

#### **Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated**

Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" and is available for questions.

#### **Alicia Lesniak, Architect, a+LiNK Architecture Inc.**

Alicia Lesniak, Architect, a+LiNK Architecture Inc, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" and is available for questions.

#### **Christopher O'Connor, The Corporation of the City of Windsor's Auditor General**

Christopher O'Connor, The Corporation of the City of Windsor's Auditor General, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" and is available for questions.

#### **Catherine Archer, Area Resident**

Catherine Archer, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" to express opposition to the administrative recommendation and provides an overview of the historical value of the Roseland Golf Course as it relates to being the centerpiece of the Roseland neighbourhood; and concludes by expressing that the heritage designation protects Roseland as an important landmark in our community as a place of community and place making.

#### **Silvio Barresi, Area Resident**

Silvio Barresi, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" to express opposition to the administrative recommendation and outlines the objective of his initiative related to the circulation of a petition and

the results thereof; and concludes by suggesting that the vision for the Roseland Golf Course land was never intended for residential development in the original design, and it must be protected.

**Albert Schepers, Area Resident**

Albert Schepers, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” to express opposition to the administrative recommendation as it relates to process; and concludes by highlighting that the by-law does not need to be changed in order to demolish the existing clubhouse.

**Chris Kruba, Area Resident**

Chris Kruba, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” to express opposition to the administrative recommendation as it relates to process, and further highlights comments received from former city councillors who were responsible for the decision to designate Roseland Golf Course as a heritage site and concludes by stating that there is no factual or legal basis for severance or repeal of heritage designation of any portion of the Roseland Golf Course property.

**Peter Marra, Area Resident**

Peter Marra, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” to express opposition to the administrative recommendation and highlights comments received from former city councillors who were responsible for the decision to designate Roseland Golf Course as a heritage site; and concludes by emphasizing the importance of maintaining heritage properties for their cultural heritage landscape, not just built heritage value.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Ed Sleiman

Decision Number: CR67/2025 DHSC 690

- I. That the Heritage Designation By-law No. 281-2003 for 455 Kennedy Drive West, Roseland Golf Course, **BE AMENDED** to i) correct the legal description by deleting the lands which do not have cultural heritage value or interest as set out in the *Ontario Heritage Act* R.S.O. 1990, c. O.18 and O. Reg. 9/06 and ii) update the reasons for designation to ensure that the by-law satisfies the requirements of the *Ontario Heritage Act*; and,
- II. That the City Clerk **BE AUTHORIZED** to publish a Notice of Amending By-law for 455 Kennedy Drive West, Roseland Golf Course, in accordance with Part IV of the *Ontario Heritage Act*, Section 30.1; and,
- III. That the City Solicitor **BE DIRECTED** to prepare the necessary by-law amendment for 455 Kennedy Drive West.

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Carried.

At the request of Councillor Fred Francis, a recorded vote is taken on this matter.

Aye votes: Councillors Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Keiran McKenzie, Ed Sleiman, Mark McKenzie, Gary Kaschak and Mayor Drew Dilkens.

Nay votes: Councillors Fred Francis, Fabio Costante and Angelo Marignani..

Abstain: None.

Absent: None.

Report Number: SCM 16/2025 S 161/2024 AI 5/2025 SCM 49/2025  
Clerk's File: AF/14508 & MB/6075

## **11. REGULAR BUSINESS ITEMS**

### **11.3. Forest Glade North Servicing - Rock Developments - Cost Sharing - Ward 8**

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR76/2025

- I. That Council **APPROVE** a gross expenditure in an amount estimated at \$19,610,000 plus applicable taxes (or \$19,955,175 with non-recoverable HST, final costs to be based on actual construction costs), representing the City's share, on behalf of future benefiting lands, for infrastructure and land acquisition costs needed to service the Forest Glade North Secondary Plan Area, with estimated funding sources as follows:
- a. \$12,618,265 in 2025 Roads & Related Development Charges (Fund 115)
  - b. \$1,109,186 in 2025 Sanitary Development Charges (Fund 116)
  - c. \$3,301,867 in 2025 Storm & Drains Development Charges (Fund 117)
  - d. \$1,139,714 in Watermain recoveries from EnWin Utilities Ltd.
  - e. \$550,205 in 2029 Pay-As-You-Go funding (Fund 169)
  - f. \$1,115,923 and \$120,015, respectively of 2025 and 2026 Stormwater Surcharge funding (Fund 234), and, further,
- II. Whereas the proposed 2025 Capital Budget includes funding for the City's share of the costs associated with installing the necessary infrastructure in the Forest Glade North Secondary Plan Area, and that City Council **SUPPORTS** an expenditure of \$19,610,000 plus taxes, therefore, the City Treasurer **BE DIRECTED TO** pre-commit \$120,015 in 2026 Stormwater Surcharge funding (Fund 234) and \$550,205 in 2029 Pay-As-You-Go funding (Fund 169) and make these funds available for immediate use, and, further,

- III. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to execute a servicing agreement with Rock Developments East Windsor Inc., related to the infrastructure servicing of the Forest Glade North Secondary Plan Area to be satisfactory in form to the City Solicitor, in technical content to the City Engineer and in financial content to the City Treasurer on the following terms:
- a. The general servicing requirements as detailed by CR233/98
  - b. Cost Sharing – The Corporation agrees to pay to Rock Developments East Windsor Inc. an amount estimated at \$14,924,470 plus applicable taxes, based on estimated construction costs, final payment to be based on actual progress certificate payments, representing the City’s share, on behalf of future benefitting lands, of costs associated with the following:
    - i. The extension of Roseville Gardens Drive and Catherine Street in accordance with the final recommendations of the Forest Glade North Servicing Environmental Assessment Study; and,
    - ii. The construction of new watermain to service the Forest Glade North Secondary Plan Area; and,
    - iii. The construction of a regional stormwater management facility and associated stormwater infrastructure to service the Forest Glade North Secondary Plan Area; and,
    - iv. The construction of new sanitary sewers to service the Forest Glade North Secondary Plan Area; and further,

Whereas the 2025 10-year Capital plan was released publicly on January 3, 2025 and included capital project Forest Glade North Secondary Plan Area Servicing (ENG-007-25) and to preserve the ability to utilize external funding sources as outlined in the report and to meet legislative requirements under the Ontario Municipal Act where external financing may be utilized:

- IV. That Council **DIRECT** the City Treasurer to update the calculation of the City of Windsor Authorized Repayment Limit and estimate the annual amount payable in accordance with O.Reg.403/02; and further,
- V. That Council **AUTHORIZE** the capital works for the Project being “Forest Glade North Secondary Plan Area” in an amount estimated to be \$19.6 million; and further,
- VI. That Council **ENDORSE** the use of debt in an estimated amount of \$17.0 for purposes of the long-term funding associated with the infrastructure construction costs portion of the Project with any principal and/or interest payments applied as first charges of up to \$12,618,265 to the Roads & Related Development Charge Reserve (Fund 115), \$1,109,186 to the Sanitary Development Charges (Fund 116), and \$3,301,867 to the Storm and Drains Development Charges (Fund 117); and further,
- VII. That Council **AUTHORIZE** the City Treasurer to undertake the necessary actions that would allow for the issuance of debt to fund the infrastructure construction costs, including a review of all financing options; and further,



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- VIII. That prior to any use of external financing which may require the issuance of debt, the City Treasurer **BE DIRECTED** to bring a report to City Council which outlines the full costs associated with the recommended financing approach; and further,
- IX. That Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions related to the Project, 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 Chief Financial Officer/City Treasurer and technical content to the City Engineer.

Carried.

Report Number: C 18/2025  
Clerk's File: SW/14925

### 7.2. Response to CQ 26-2024 and CQ 36-2024: Strategies for Addressing Transportation and Transit Challenges in Twin Oaks Industrial Park – Ward 9

Moved by: Councillor Kieran McKenzie  
Seconded by: Councillor Gary Kaschak

Decision Number: CR53/2025

That report "C 24/2025 – Strategies for Addressing Transportation and Transit Challenges in Twin Oaks Industrial Park ", **BE RECEIVED** for information; and, further,

That Administration **BE DIRECTED** to engage a transportation consultant at a cost of \$44,500 (excluding HST), funded from the Environmental Study Capital Project 7086010 to identify potential improvements (short-term and long-term) to enhance access to Twin Oaks and report back to Council with the findings of the same; and further,

That Transit Windsor **BE APPROVED** to implement a temporary route adjustment to the Lauzon 10 to provide transit service to the Twin Oaks area until Route 250 is implemented; and further,

That Administration **BE DIRECTED** to bring forward an analysis as to whether or not pedestrian infrastructure can be implemented in the industrial park; and,

That Administration **BE DIRECTED** to create an active transportation plan for access to the industrial park; and,

That Administration **CONTINUE TO ENGAGE** landowners in the industrial park around the opportunity to provide temporary access to either parking lots or private service roads that could accommodate public transit.

Carried.

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

### **12.2. Minutes of the Development Charges Task Force of its meeting held July 29, 2024**

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

Decision Number: CR39/2025

That the Minutes of the Development Charges Task Force held July 29, 2024, **BE RECIEVED** as presented.

Carried.

Report Number: SCM 7/2025  
Clerk's File: ACO2025

### **12.3. Minutes of the Development Charges Task Force of its meeting held November 18, 2024**

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

Decision Number: CR40/2025

That the minutes of the Development Charges Task Force held November 18, 2024, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 5/2025  
Clerk's File: ACO2025

### **12.4. Report No. 4 of the Roseland Board of Directors of its meeting held January 10, 2025**

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

Decision Number: CR41/2025

That Report No. 4 of the Roseland Board of Directors of its meeting held January 10, 2025, (SCM27/2025) **BE NOTED & FILED**.

Carried.

**12.5. Minutes of the Windsor Accessibility Advisory Committee of its meeting held October 17, 2024**

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

Decision Number: CR42/2025

That the minutes of the Windsor Accessibility Advisory Committee of its meeting held October 17, 2024, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 354/2024  
Clerk's File: ACO2025

**12.6. Minutes of the Age Friendly Windsor Working Group of its meeting held October 10, 2024**

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

Decision Number: CR43/2025

That the minutes of the Age Friendly Windsor Working Group of its meeting held October 10, 2024, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 375/2024  
Clerk's File: ACO2025

**12.7. Age Friendly Windsor Working Group - 2024 Annual Report**

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

Decision Number: CR44/2025

That the 2024 Annual Report of the Age Friendly Windsor Working Group **BE ADOPTED** as presented.

Carried.

Report Number: SCM 3/2025  
Clerk's File: ACO2025

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### 12.8. Community Public Art Working Group - 2024 Annual Report

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

Decision Number: CR45/2025

That the 2024 Annual Report Community Public Art Working Group **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 4/2025  
Clerk's File: ACO2025

### 12.9. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held November 13, 2024

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

Decision Number: CR46/2025

That the minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc of its meeting held November 13, 2024, **BE RECEIVED** as presented.  
Carried.

Report Number: SCM 8/2025  
Clerk's File: ACO2025

### 12.10. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held June 12, 2024.

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

Decision Number: CR47/2025

That the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held June 12, 2024 **BE RECEIVED** as presented.  
Carried.

Report Number: SCM 10/2025  
Clerk's File: ACO2025

**12.11. Minutes of the Windsor Accessibility Advisory Committee of its meeting held December 3, 2024**

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

Decision Number: CR48/2025

That the minutes of the Windsor Accessibility Advisory Committee of its meeting held December 3, 2024, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 29/2025  
Clerk's File: ACO2025

**12.12. Report No. 55 of the International Relations Committee**

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

Decision Number: CR49/2025

That the Report No. 55 of the International Relations Committee of its meeting held January 29, 2025, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 50/2025  
Clerk's File: ACO2025

**12.13. Report of the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – In-camera of its meeting held January 29, 2025.**

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

Decision Number: CR50/2025

That the report of the Special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – In-camera of its meeting held January 29, 2025, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 55/2025  
Clerk's File: ACO2025

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

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

That the following By-laws No. 21-2025 through 28-2025 (inclusive) be introduced and read a first and second time:

- 13.1 **By-law 21-2025** - A BY-LAW TO AUTHORIZE THE EXECUTION OF THE TRANSFER PAYMENT AGREEMENT FOR THE GREAT LAKES PROGRAM GRANT BETWEEN THE CORPORATION OF THE CITY OF WINDSOR AND HIS MAJESTY THE KING IN RIGHT OF ONTARIO, REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS, see Item 8.1.
- 13.2 **By-law 22-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR15/2025, dated January 13, 2025.
- 13.3 **By-law 23-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 190 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR17/2025, dated January 13, 2025.
- 13.4 **By-law 24-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR13/2025, dated January 13, 2025.
- 13.5 **By-law 25-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 188 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR14/2025, dated January 13, 2025.
- 13.6 **By-law 26-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR14/2025, dated January 13, 2025.
- 13.7 **By-law 27-2025** - A BY-LAW TO ASSUME KENT STREET FROM MALDEN ROAD TO A LINE DRAWN BETWEEN THE EASTERLY LIMITS OF LOTS 153 AND 230, REGISTERED PLAN 553, BEING SHOWN AS KENT STREET ON REGISTERED PLAN 553, IN THE CITY OF WINDSOR, authorized by M98/2012, dated February 21, 2012.
- 13.8 **By-law 28-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 10<sup>TH</sup> DAY OF FEBRUARY, 2025.

Carried

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### 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark 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 and

#### 7.5. AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide

##### Marion Overholt, Area Resident

Marion Overholt, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled “AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide” to urge Council to support the motion put forth by Councillor Kieran McKenzie, emphasizing the importance of addressing the root causes of homelessness, advocating to the provincial government to provide deeply affordable housing support, improve income security and invest in a continuum of accessible, community health and addiction supports.

Mayor Drew Dilkens leaves the meeting at 1:33 o'clock p.m. and Councillor Mark McKenzie assumes the chair.

##### Bilal Nasser, Area Resident

Bilal Nasser, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled “AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide” to urge Council to support the motion put forth by Councillor Kieran McKenzie, and as a resident of one of the most affected neighbourhoods, he emphasizes that the approach taken by this Council to enforce, police and criminalize his unhoused neighbours is not a humane approach to the problem, and that the neighbourhood is not made safer as a result.

##### Janeen Auld, Area Resident

Janeen Auld, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled “AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide” to urge Council to support the motion put forth by Councillor

Kieran McKenzie and further expresses that encampments are not desirable or a solution, but they are a reality, and asks council to end the forced clearing of encampments and criminalization of their occupants as it is cruel and unnecessary, and emphasizes that we must act with compassion.

Mayor Drew Dilkens returns to the meeting at 1:44 o'clock p.m. and Councillor Mark McKenzie returns to his seat at the Council Table.

**Emily Kydd, Area Resident**

Emily Kydd, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" to urge Council to support the motion put forth by Councillor Kieran McKenzie, expressing that encampments do not meet our standards of human dignity and housing, but they are a reality and short-term necessity that allows the unhoused to build a community the only way they may be able; that sheltering is a necessity and a right; Clearing encampments without long-term plans to shelter each individual, violates their basic human rights; and concludes by stating that we must not tear down the tents before opening affordable housing, especially when shelter beds are inaccessible and many only temporary.

**Meg Gregoire, Area Resident**

Meg Gregoire, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" to urge Council to support the motion put forth by Councillor Kieran McKenzie, suggesting that that homelessness and substance use are separate issues, though interconnected, there are persistent gaps in accessible, affordable housing; and that long-term solutions should include harm reduction strategies to ensure the dignity of every person, and that the collective goal should be to lead with compassion, kindness and to continue to advocate for meaningful comprehensive investments to address the crises at hand.

**George Bozanich, Area Resident**

George Bozanich, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide, "to urge Council to support the motion put forth by Councillor Kieran McKenzie, suggesting that the removal of encampments when shelter beds or affordable housing are unavailable, is cruel, and asks that Council lead with compassion to support basic human rights to life and shelter.

**Kathy Moreland, Local Chapter President, Registered Nurses Association of Ontario**

Kathy Moreland, Local Chapter President, Registered Nurses Association of Ontario, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" to urge Council to support the motion put forth by Councillor Kieran McKenzie, stating that housing is a determinant of health and a basic human right; that shelters are not housing, and do not provide privacy, safety or permanence: Use of institutional beds for those who have limited access to primary care causes undue burdens on hospitals and an undue cost to taxpayers as the unhoused have nowhere else to



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go; and concludes by suggesting that destroying encampments without the infrastructure to support the unhoused will not solve the issue.

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

Decision Number: CR56/2025

That Given the significant challenges municipalities across Ontario including the City of Windsor, face in addressing Housing, Homelessness, Mental Health and Addiction in the communities we serve; and, Recognizing the major obstacles faced by municipalities including Windsor to provide supportive housing and the resulting Homelessness and Encampment crisis in municipalities across Ontario; and,

Noting that the Auditor General of Ontario has recently concluded that the Government of Ontario's Opioid Strategy does not have efficient, effective or adequate processes in place to address the crisis, an analysis accepted by the Ontario Ministry of Health; and,

Given the comprehensive, robust, objective, inclusive and data-driven analysis undertaken by the Association of Municipalities of Ontario (AMO), representing over 400 municipalities across Ontario, on the full suite of issues cited above including the unprecedented proliferation of Encampments across the province of Ontario:

That Windsor City Council **ENDORSE** the AMO Policy Update on Encampments and the Opioid Crisis along with the supporting documents: Homeless Encampments in Ontario: A Municipal Perspective and The Opioid Crisis: A Municipal Perspective; and further,

That Council **CALLS UPON** the Government of Ontario **TO ADDRESS** the issues cited above by implementing the recommendation proposed by AMO in the documents referenced in this motion; and,

That Council **DIRECT** Administration to apprise through direct correspondence the Premier and all relevant Provincial Ministers, as well as, all local representatives elected to Senior Levels of Government, the County of Essex and the Municipal Councils in Essex County of the passing of this motion; and,

That the Province **BE REQUESTED** to establish a Ministry of Homelessness to allow for oversight; and,

That the report of the Executive Initiatives Coordinator dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" **BE RECEIVED** for information.

Carried.

At the request of Councillor Jo-Anne Gignac, a recorded vote is taken on this matter.

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Aye votes: Councillors Angelo Marignani, Jo-Anne Gignac, Fabio Costante, Fred Francis, Renaldo Agostino, Jim Morrison, Keiran McKenzie, and Gary Kaschak.

Nay votes: Councillors Mark McKenzie, Ed Sleiman, and Mayor Drew Dilkens

Abstain: None.

Absent: None.

Report Number: C 28/2025

Clerk's File: MH2025

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

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

That the By-laws No. 21-2025 through 28-2025 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 4-2025**

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

Decision Number: CR80/2025

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 4-2025

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

With the extension of H4 at Water World, it is clear that downtown has lost its community centre. With that being said, I would like administration to investigate partnerships with organizations like the Boys and Girls Club of Canada to open a youth community centre in the core. What would the process be to get a Boys and Girls Club in Windsor? Some of our empty schools would make a perfect location.

Carried.

Report Number: SCM 32/2025  
Clerk's File: ACOQ2025 & SR2025

**21. ADJOURNMENT**

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

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 2:40 o'clock p.m.

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Mayor

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City Clerk