



## CITY OF WINDSOR MINUTES 01/31/2022

### City Council Meeting

Date: Monday, January 31, 2022

Time: 10:30 o'clock a.m.

#### **Members Present:**

##### **Mayor**

Mayor Dilkens

##### **Councillors**

Ward 1 - Councillor Francis

Ward 3 - Councillor Bortolin

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 6 - Councillor Gignac

Ward 7 - Councillor Gill

Ward 8 - Councillor Kaschak

Ward 9 - Councillor McKenzie

Ward 10 - Councillor Morrison

##### **Councillor Regrets**

Ward 2 - Councillor Costante

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

# Minutes

## City Council

Monday, January 31, 2022

Page 2 of 26

---

### 1. ORDER OF BUSINESS

### 2. CALL TO ORDER

The Mayor calls the meeting to order at 10:30 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 meeting minutes held January 17, 2022

Moved by: Councillor Francis

Seconded by: Councillor Gignac

That the minutes of the meeting of Council held January 17, 2022 **BE ADOPTED** as presented.  
Carried.

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

Report Number: SCM 32/2022

### 5. NOTICE OF PROCLAMATIONS

#### Proclamations

“International Day of Zero Tolerance for Female Genital Mutilation” – Sunday, February 6, 2022

#### Illuminations

“National Day of Remembrance of the Quebec City Mosque” – Friday, January 28 to Sunday, January 30, 2022

“Eating Disorders Awareness Week” – Tuesday, February 1 to Monday, February 7, 2022

# Minutes

## City Council

Monday, January 31, 2022

Page 3 of 26

### 6. COMMITTEE OF THE WHOLE

Moved by: Councillor Gill

Seconded by: Councillor Holt

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 29-2022 through 33-2022 (inclusive).

Carried.

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

### 7. COMMUNICATIONS INFORMATION PACKAGE

#### 7.1. Correspondence for January 31, 2022

Moved by: Councillor Kaschak

Seconded by: Councillor McKenzie

Decision Number: CR27/2022

That the following Communication Items 7.1.1 through 7.1.9 (inclusive) as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1.	Member of Parliament (MP) – Windsor West	Letter regarding the death of a temporary foreign migrant worker in the Windsor-Essex region  Commissioner, Human & Health Services Fire Chief MH/13786 Note & File

**Minutes**  
**City Council**  
**Monday, January 31, 2022**

No.	Sender	Subject
7.1.2.	Ontario Land Tribunal	<p>M. Cardial v. City of Windsor case heard in writing. Decision delivered by Jatinder Bhullar on January 18, 2022, Case No. PL200646</p> <p style="text-align: right;">Commissioner, Legal &amp; Legislative Services  Deputy City Solicitor  Senior Legal Counsel  Development Applications Clerk  Z2022  Note &amp; File</p>
7.1.3.	Town of Tecumseh	<p>Notice of the passing of a zoning by-law amendment, By-law 2022-01, by the Corporation of the Town of Tecumseh under Section 34 of the <i>Planning Act, R.S.O. 1990</i></p> <p style="text-align: right;">Chief Building Official  City Planner  Deputy City Solicitor  Development Applications Clerk  ZB2022  Note &amp; File</p>
7.1.4.	Town of Caledon AND Town of Mono	<p>Letter regarding the delays being experienced with Provincial Offences Act cases</p> <p style="text-align: right;">Commissioner, Legal &amp; Legislative Services  Deputy City Solicitor – Purchasing, Risk Management, and Provincial Offences  GP2022  Note &amp; File</p>
7.1.5.	Town of Aurora	<p>Letter requesting the dissolution of the Ontario Land Tribunal (OLT)</p> <p style="text-align: right;">Commissioner, Legal &amp; Legislative Services  City Planner  Deputy City Solicitor  Development Applications Clerk  Z2022  Note &amp; File</p>

**Minutes**  
**City Council**  
**Monday, January 31, 2022**

No.	Sender	Subject
7.1.6.	County of Essex	<p>Letter of support for the City of Windsor Resolution regarding Integrated Management Plan for Plastic</p> <p style="text-align: right;">Commissioner, Infrastructure Services            Manager, Environmental Services            Supervisor, Environmental Sustainability &amp; Climate Change            MB2022            Note &amp; File</p>
7.1.7.	Enbridge Gas Inc.	<p>Letter of support for the City of Windsor's economic development goals – 'Windsor Works'</p> <p style="text-align: right;">Commissioner, Corporate Services/ Chief Financial Officer/City Treasurer            Senior Manager, Asset Planning            MU2022            Note &amp; File</p>
7.1.8.	Ministry of the Environment, Conservation and Parks	<p>Letter regarding Regulatory and Policy Proposals under the Conservation Authorities Act</p> <p style="text-align: right;">Commissioner, Infrastructure Services            Commissioner, Legal &amp; Legislative Services            City Planner            Deputy City Solicitor            Senior Manager, Pollution Control/            Deputy City Engineer            Supervisor, Environmental Sustainability &amp; Climate Change            GP2022            Note &amp; File</p>
7.1.9.	Town of LaSalle	<p>Notice of Meeting to Consider the Engineer's Report regarding Cahill Drain</p> <p style="text-align: right;">Commissioner, Infrastructure Services            Senior Manager, Pollution Control/            Deputy City Engineer            Engineer III            GM2022            Note &amp; File</p>

Carried.

# Minutes

## City Council

Monday, January 31, 2022

Page 6 of 26

---

### 8. CONSENT AGENDA

#### 7.2. 2022 BIA Interim Levy Approval Process

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR28/2022

That the report of the Senior Tax Analyst dated January 6, 2022 entitled "2022 BIA Interim Levy Approval Process" **BE RECEIVED** for information; and further,

That Council **DIRECTS** the CFO (or designate) to proceed with this same process annually to provide funding up to 50% of the previous year's budget to the BIAs in adherence to the procedures and protocols outlined in this report.

Carried.

Report Number: C 2/2022

Clerk's File: MI2022

#### 8.1. Funding for Demolition of 6424 County Road 42 and 6450 County Road 42 - Ward 9

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR29/2022

- I. That funding in the amount of \$250,000.00 from the Capital Expenditure Reserve, Fund 160, **BE TRANSFERRED** to a new capital project for the demolition of the building and infrastructure located at the properties known municipally as 6424 County Road 42 and 6450 County Road 42, Windsor.

Carried.

Report Number: C 9/2022

Clerk's File: APM2022

#### 8.2. Employee Family Assistance (EFAP) - City Wide

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR30/2022

That City Council **APPROVE** the recommendation from the Executive Director of Human Resources to enter into a five-year contract with Family Services Windsor Essex to Employee Family Assistance programming including comprehensive counselling services and training for the Corporation of the City of Windsor employees and retirees, Windsor Police Services and Transit Windsor, effective March 1, 2022; and,

# Minutes

## City Council

Monday, January 31, 2022

Page 7 of 26

That the Chief Administrative Officer **BE AUTHORIZED** to execute a contract for the provision of the Employee Family Assistance Program, satisfactory in legal form to the City Solicitor, in technical content to the Executive Director of Human Resources, and in financial content to the Chief Financial Officer & City Treasurer.

Carried.

Report Number: C 8/2022

Clerk's File: AS/11980

### 8.3. Minutes of the Committee of Management for Huron Lodge of its meeting held October 21, 2021

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR31/2022 CSPS 170

That the minutes of the Committee of Management for Huron Lodge of its meeting held October 21, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 4/2022 & SCM 379/2021

Clerk's File: MB2021

### 8.4. Minutes of the Diversity Committee of its meeting held October 27, 2021

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR32/2022 CSPS 171

That the minutes of the Diversity Committee of its meeting held October 27, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 5/2022 & SCM 402/2021

Clerk's File: MB2021

### 8.5. Minutes of the Community Public Art Advisory Committee of its meeting held October 12, 2021

Moved by: Councillor Bortolin

Seconded by: Councillor Francis

Decision Number: CR33/2022 CSPS 172

That the minutes of the Community Public Art Advisory Committee of its meeting held October 12, 2021 **BE RECEIVED** for information; and further,

That the portion in the subject minutes pertaining to the sculptural tribute honouring music industry pioneer Rosalie Trombley **BE REFERRED** back to Administration to determine whether a public

# Minutes

## City Council

Monday, January 31, 2022

Page 8 of 26

display can be considered, either at the Chimczuk Museum or the Art Gallery of Windsor, and that this **BE REPORTED BACK** to Council.

Carried.

Report Number: SCM 6/2022 & SCM 403/2021

Clerk's File: MB2021

### 8.6. Minutes of the Windsor Accessibility Advisory Committee of its meeting held November 18, 2021

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR34/2022 CSPS 173

That the minutes of the Windsor Accessibility Advisory Committee of its meeting held November 18, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 7/2022 & SCM 405/2021

Clerk's File: MB2021

### 8.7. Increased Ministry of Long-Term Care Funding to support Resident Direct Care at Huron Lodge - City Wide

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR35/2022 CSPS 174

That the report from the Commissioner, Human and Health Services and the Administrator/Executive Director of Huron Lodge Long-Term Care Home regarding the funding announcements from the Ministry of Long-Term Care ("the Ministry") for increasing resident care at Huron Lodge Long-Term Care Home **BE RECEIVED** for information; and,

That the Executive Director of Huron Lodge **BE AUTHORIZED** to acquire any additional staffing resources required to meet the direction and mandate of the Ministry of Long-term Care related to increased resident care, subject to alignment with all corporate policies for the approval and hiring of temporary and/or permanent staff, and the costs of such resources being accommodated within the funding allocated by the Ministry of Long-term Care; and,

That the City Treasurer or designate **BE AUTHORIZED** to sign, on behalf of Huron Lodge, any attestation, report, or any such documentation required to be submitted to the Ministry of Long-term Care for Direct Care funding, subject to such documentation being satisfactory in form to the City Solicitor, satisfactory in financial content to the City Treasurer, and satisfactory in technical content to the ED/Administrator of Huron Lodge; and further,

That the City Treasurer or designate **BE AUTHORIZED** to sign, on behalf of Huron Lodge, any attestation, report, or any such documentation required to be submitted to the Ministry of Long-term



# Minutes

## City Council

Monday, January 31, 2022

Page 9 of 26

Care for Professional Growth funding, subject to such documentation being satisfactory in form to the City Solicitor, satisfactory in financial content to the City Treasurer, and satisfactory in technical content to the ED/Administrator of Huron Lodge.

Carried.

Report Number: SCM 8/2022 & S 172/2021

Clerk's File: AH2022

### 8.10. Rezoning - Chantelle Bayley - 2422 Rossini Blvd Z 035-21 [ZNG-6573] - Ward 5

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR38/2022 DHSC 358

That Zoning By-law 8600 **BE AMENDED** for Lot 81 and Pt Block I, Plan 1102 municipally known as 2422 Rossini Blvd, by adding a site-specific exception to Section 20(1) as follows:

#### 431. EAST SIDE OF ROSSINI BOULEVARD, SOUTH OF YPRES STREET

For the lands comprising Lot 81 and Pt Block I, Plan 1102, one *multiple dwelling* with a maximum of three *dwelling units* shall be an additional permitted main use and shall be subject to the following additional provisions:

- a) Lot Width – minimum 15.0 m
- b) Lot Area – minimum 450.0 m<sup>2</sup>
- c) Lot Coverage – maximum 45.0%
- d) Main Building Height – maximum 10.0 m
- e) Front Yard Depth – minimum 6.0 m
- f) Side Yard Width – minimum 1.20 m

Carried.

Report Number: SCM 21/2022 & S 166/2021

Clerk's File: ZB/14252

### 8.11. Rezoning - Brisson Property Management - 2920 Langlois - Z-033/21 ZNG/6544 - Ward 10

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR39/2022 DHSC 359

That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 5 & Part Lot 6, Registered Plan 1246 (known municipally as 2920 Langlois Avenue; Roll No 070-070-02200) situated on the east side of Langlois, south of Grand Marais Road East, from Residential District 1.1 (RD1.1) to Residential District 2.1 (RD2.1).

Carried.

Report Number: SCM 22/2022 & S 168/2021

Clerk's File: ZB/14230

# Minutes

## City Council

Monday, January 31, 2022

Page 10 of 26

### 8.12. Economic Revitalization Community Improvement Plan (CIP) application submitted by 2810859 Ontario Inc for 10700 Tecumseh Road East (Ward 7)

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR40/2022 DHSC 360

- I. That the request made by 2810859 Ontario Inc to participate in the Small Business Investment Grant Program **BE APPROVED** for the property located at 10700 Tecumseh Road East for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Economic Revitalization Community Improvement Plan; and,
- II. That Administration **BE DIRECTED** to prepare an agreement between the City, 2810859 Ontario Inc, and/or persons or companies that have legally been assigned the right to receive grant payments, to implement the Small Business Investment Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner for content, the Commissioner of Legal Services as to legal form, and the CFO/City Treasurer as to financial implications; and,
- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Small Business Investment Grant Program Agreement; and further,
- IV. That the approval to participate in the Small Business Investment Grant Program **EXPIRE** if the grant agreement is not signed by applicant and owner within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.

Carried.

Report Number: SCM 23/2022 & S 161/2021

Clerk's File: SPL/10759

### 8.13. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Amy-Lynn and Gabriel Valente for 10965 Riverside Drive East (Ward 7)

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR41/2022 DHSC 361

- I. That the request made by Amy-Lynn and Gabriel Valente to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remedial Work Plan for property located at 10965 Riverside Drive East pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

- II. That the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$25,000 based upon the completion and submission of a Phase II Environmental Site Assessment and Remedial Work Plan (if necessary) completed in a form acceptable to the City Planner and City Solicitor; and,
- III. That the grant funds in the amount of \$25,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner; and further,
- IV. That should the proposed Phase II Environmental Site Assessment Study and Remedial Work Plan not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: SCM 26/2022 & S 162/2021  
Clerk's File: Z/8955

**8.14. University Avenue and Wyandotte Street Community Improvement Plan (CIP) Application submitted by 2605385 Ontario Inc. on behalf of AIPL Holdings Inc. for 1200 University Avenue West (Ward 3)**

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: CR42/2022 DHSC 362

- I. That the request made by 2605385 Ontario Inc. on behalf of AIPL Holdings Inc. for the redevelopment of 1200 University Avenue West to participate in the:
  - a. Commercial/Mixed Use Building Facade Improvement Program **BE APPROVED** for a 50% matching grant to a maximum amount of \$30,000 for eligible costs incurred after November 4, 2021 pursuant to the University Avenue and Wyandotte Street Community Improvement Plan;
  - b. Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years in accordance with the University Avenue and Wyandotte Street Community Improvement Plan;
  - c. Should 1200 University Avenue West be designated under Part IV of the *Ontario Heritage Act*, the Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed development for an additional five (5) years for a total of ten (10) years in accordance with the University Avenue and Wyandotte Street Community Improvement Plan;

# Minutes

## City Council

Monday, January 31, 2022

Page 12 of 26

- 
- d. Municipal Development Fees Grant Program **BE APPROVED** for eligible municipal fees incurred after November 4, 2021 up to a maximum amount of \$50,000 pursuant to the University Avenue and Wyandotte Street Community Improvement Plan;
  - II. That any replacement masonry unit samples **BE APPROVED** by the City to the satisfaction of the City Planner prior to installation; and,
  - III. That the means, methods, and materials for cleaning of the brick and any historic masonry restoration/repair **BE COMMUNICATED** to the City for approval to the satisfaction of the City Planner prior to the work being undertaken; and,
  - IV. That the reconstruction of the east wall and a sample of the work **BE REVIEWED** and **BE APPROVED** by the City to the satisfaction of the City Planner prior to the reconstitution of the entire wall face; and,
  - V. That any further building and property signage designs not shown in Appendix B (Proposed Facade Improvements) **BE REVIEWED** and **BE APPROVED** to the satisfaction of the City Planner; and,
  - VI. That Grant funds in the amount of \$30,000 under the Commercial/Mixed Use Building Facade Improvement Program and funds under the Municipal Development Fees Grant Program **BE TRANSFERRED** from the CIP Reserve Fund to a new Project for the University Avenue and Wyandotte Street Planning Fund when the work is completed;
  - VII. That the Commercial/Mixed Use Building Facade Improvement grant **BE PAID** to 2605385 Ontario Inc. or any person or corporation that has been legally assigned the right to receive grant payments upon satisfying recommendations II through V as well as completion of the facade improvements as shown in Appendix B to Report S 163/2021 to the satisfaction of the City Planner and Chief Building Official; and,
  - VIII. That should the eligible work not be completed within two (2) years, City Council **AUTHORIZE** that the funds under the Commercial/Mixed Use Building Facade Improvement Program be uncommitted and made available for other applications; and,
  - IX. That Administration **BE DIRECTED** to prepare a Building/Property Improvement Tax Increment Grant agreement between the City, AIPL Holdings Inc., 2605385 Ontario Inc. or any person or corporation that has been legally assigned the right to receive grant payments to implement the grant program in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street Community Improvement Plan to the satisfaction of the City Planner as to content, the Commissioner of Legal and Legislative Services as to legal form, and the CFO/City Treasurer as to financial implications; and,
  - X. That the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Agreement; and further,

# Minutes

## City Council

Monday, January 31, 2022

Page 13 of 26

- XI. That the approval to participate in the Building/Property Improvement Tax Increment Grant Program **EXPIRE** if the grant agreement is not signed by applicant within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.

Carried.

Report Number: SCM 27/2022 & S 163/2021

Clerk's File: Z/14007

### 8.15. Ford City/Building Facade Improvement CIP Application for 1093 Drouillard Road. Owner: Kyle McDonald – Ward 5

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR43/2022 DHSC 363

- I. That the request for incentives under the Ford City CIP Financial Incentive Programs made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 1093 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. Municipal Development Fees Grant Program in the amount of \$3,902;
  - iii. Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- 1,040 per year.
- II. That subject to completion and review satisfactory to the City Planner, the request made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 1093 Drouillard Road **BE APPROVED** for grants totalling a maximum of \$15,000 in principle under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan*; and,
- III. That Administration **BE AUTHORIZED** to prepare the agreement between the City and 2156567 Ontario Ltd. (c/o Kyle McDonald) 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; and,
- IV. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor; and,
- V. That funds in the amount of \$15,000 for the *Retail Investment Grant Program* and \$3,902 for the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Fund (Project #7181046); and,

# Minutes

## City Council

Monday, January 31, 2022

Page 14 of 26

- VI. That funds in the amount of \$15,000 under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund to the new Building Facade Improvement Program – Main Streets CIP project fund; and,
- VII. That grants **BE PAID** to 2156567 Ontario Ltd. (c/o Kyle McDonald) upon completion of improvements to the interior/exterior of the Ford City CIP Fund (Project #7181046) and facade improvements through the new Building Facade Improvement Program – Main Streets CIP project fund to the satisfaction of the City Planner and Chief Building Official; and further,
- VIII. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 3 years of the approval date.
- Carried.

Report Number: SCM 24/2022 & S 170/2021  
Clerk's File: Z/13251

### 8.16. Ford City/Building Facade Improvement CIP Application for 2778 Richmond Street. Owner: Kyle McDonald – Ward 5

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR44/2022 DHSC 364

- I. That the request for incentives under the Ford City CIP Financial Incentive Programs made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 2778 Richmond Street **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. Municipal Development Fees Grant Program in the amount of \$40.00
  - iii. Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- 1,275 per year.
- II. That subject to completion and review satisfactory to the City Planner, the request made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 2778 Richmond Street **BE APPROVED** for grants totalling a maximum of \$15,000 in principle under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan*; and,
- III. That Administration **BE AUTHORIZED** to prepare the agreement between the City and 2156567 Ontario Ltd. (c/o Kyle McDonald) 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; and,

# Minutes

## City Council

Monday, January 31, 2022

Page 15 of 26

- IV. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor; and,
- V. That funds in the amount of \$15,000 under the *Retail Investment Grant* Program and funds in the amount of \$40.00 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Fund (Project #7181046); and,
- VI. That funds in the amount of \$15,000 under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund to the new Building Facade Improvement Program – Main Streets CIP project fund; and,
- VII. That grants **BE PAID** to 2156567 Ontario Ltd. (c/o Kyle McDonald) upon completion of improvements to the interior/exterior of the Ford City CIP Fund (Project #7181046) and facade improvements through the Building Facade Improvement Program – Main Streets CIP project fund to the satisfaction of the City Planner and Chief Building Official; and further,
- VIII. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 3 years of the approval date.

Carried.

Report Number: SCM 25/2022 & S 169/2021  
Clerk's File: Z/13251

### 8.17. Minutes of the Property Standards Committee of its meeting held October 6, 2021

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: CR45/2022 DHSC 365

That the minutes of the Property Standards Committee of its meeting held October 6, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 28/2022 & SCM 378/2021  
Clerk's File: MB2021

### 11.3. Declaration of Vacant Parcel Municipally Known as 1028-1030 Drouillard Road Surplus and Authority to Offer for Sale - Ward 5

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: CR48/2022

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

# Minutes

## City Council

Monday, January 31, 2022

Page 16 of 26

- Municipal address: 1028-1030 Drouillard Road – vacant land situated on the east side of Drouillard Road, south of Whelpton Street
- Legal Description: Lot 20 on Registered Plan 619
- Approximate Lot size: 9.14 m (30 feet) x 30.48 m (100 feet)
- Approximate Lot area: 3,000 sq ft (278.7 m<sup>2</sup>) (herein the “Subject Parcel”); and,

II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the vacant parcel of land 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, as appropriate.

Carried.

Report Number: C 201/2021  
Clerk’s File: APM2022

### 11.4. Declaration of a Vacant Parcel of Land Municipally Known as 0 Church Street Surplus and Authority to Offer for Sale - Ward 3

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR49/2022

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

- Municipal address: 0 Church Street – vacant land situate on the west side of Church Street, south of Wear Street
- Legal Description: Lot 76 on Registered Plan 925
- Approximate Lot size: 26.7 m (87.67 feet) x 21.7 m (71.45 feet) x 34.5 m (113.29 feet)
- Approximate Lot area: 3,143 sq ft (292 m<sup>2</sup>) (herein the “Subject Parcel”); and,

II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the vacant parcel of land identified in Recommendation I for sale to the abutting property owner at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

Report Number: C 3/2022  
Clerk’s File: APM2022



# Minutes

## City Council

Monday, January 31, 2022

Page 17 of 26

---

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

#### 11.1. Windsor Public Library - Facility Plan Implementation and Temporary Relocation of Main Branch - Project Completion Report - City Wide

Moved by: Councillor Bortolin

Seconded by: Councillor Francis

Decision Number: CR46/2022 B33/2021

That the report of the Senior Manager of Engineering / Deputy City Engineer dated July 19, 2021 entitled "Windsor Public Library - Facility Plan Implementation and Temporary Relocation of Main Branch - Project Completion Report - City Wide" **BE DEFERRED** to the February 14, 2022 City Council meeting to allow for all Council members to be in attendance.

Carried.

Report Number: C 104/2021 & AI 3/2022

Clerk's File: ML/10013

#### 11.2. Streamlining Approvals to Enable Rapid Execution of Council's Vision and Direction

Moved by: Councillor McKenzie

Seconded by: Councillor Gill

Decision Number: CR47/2022 CR542/2021

That the report of the (Acting) Executive Initiatives Coordinator dated October 29, 2021 entitled "Streamlining Approvals to Enable Rapid Execution of Council's Vision and Direction" **BE REFERRED** back to Administration to provide more details related to certain sections outlined in the report specifically regarding financial matters and public engagement, to develop a common framework moving forward, after consultation with Council; and further,

That Administration **BE DIRECTED** to provide this information at a future meeting of Council for consideration.

Carried.

Report Number: C 169/2021 & AI 2/2022

Clerk's File: AS/7748

# Minutes

## City Council

Monday, January 31, 2022

Page 18 of 26

---

### 10. PRESENTATIONS AND DELEGATIONS

#### 8.9. Rezoning Application for properties known as 3945 and 3985 Dougall Avenue; Applicant: 2319576 Ontario Ltd.; File No. Z-014/19, ZNG/5898; Ward 1

##### Melanie Muir, Dillon Consulting, representing Applicant

Melanie Muir, Dillon Consulting, representing applicant, appears before Council regarding the administrative report entitled "Rezoning Application for properties known as 3945 and 3985 Dougall Avenue; Applicant: 2319576 Ontario Ltd.; File No. Z-014/19, ZNG/5898; Ward 1" and provides a brief overview of their application as well as their conceptual development plans and details related to the current property attributes; and concludes by suggesting that the proposed development will increase the number of local commercial properties to serve the day-to-day needs of the neighbourhood; provides information related to historic approved applications, such as this one, in the City; and requests that Council consider approving the application as this type of development would be welcome in the neighbourhood.

##### Gerald Trottier, Legal Counsel for Applicant 2319576 Ontario Limited

Gerald Trottier, Legal Counsel for applicant 2319576 Ontario Limited, appears before Council regarding the administrative report entitled "Rezoning Application for properties known as 3945 and 3985 Dougall Avenue; Applicant: 2319576 Ontario Ltd.; File No. Z-014/19, ZNG/5898; Ward 1" and is available for questions.

Moved by: Councillor Francis

Seconded by: Councillor Gignac

Decision Number: CR37/2022 DHSC 357

- I. That an amendment to the Zoning By-law 8600 to change the zoning of Part of lots 133 and 134, RP 1478, located on the northwest corner of the intersection of Dougall Avenue and Roseland Drive East, and municipally known as 3945 and 3985 Dougall Avenue, from RD1.4 to CD1.3 **BE DENIED** for reasons noted in the report, particularly the following:
  - a. The amendment is not consistent with the PPS;
  - b. The amendment does not conform with the Official Plan; and
  - c. Approval of the requested amendment is not good planning

Carried.

Report Number: SCM 20/2022 & S 39/2020

Clerk's File: ZB/13592

# Minutes

## City Council

Monday, January 31, 2022

Page 19 of 26

---

### 8.8. Rent Supplement Program Expiries and Mitigation Strategy - City Wide

#### Sarah Bondy, City Resident

Sarah Bondy, city resident, appears before Council regarding the administrative report entitled "Rent Supplement Program Expiries and Mitigation Strategy - City Wide" and expresses concern with the potential loss of the rent supplement/housing allowance programs as there are limited housing options in the community and this loss would amplify Windsor's homelessness and housing crisis and would result in increased costs to house people with disabilities; and concludes by providing information related to a friend and their situation and their concerns related to housing and the modifications that they would require; and indicates that this is a far reaching crisis and urges Council to advocate for the continuation of the rent supplement/housing allowance programs as it is a necessity for people with disabilities to live their independent lives.

Moved by: Councillor McKenzie

Seconded by: Councillor Kaschak

Decision Number: CR36/2022 CSPA 175

That the report of the Coordinator of Housing Administration & Policy dated October 28, 2021 entitled "Rent Supplement Program Expiries and Mitigation Strategy – City Wide" **BE RECEIVED** for information; and,

That the Corporation of the City of Windsor **REQUEST** the Province of Ontario and Government of Canada to provide further financial support to extend funding for rent supplement/housing allowance programs and include reference to impacts of the sunseting of rent supplement and housing allowance programs including specific data points; and,

That the Association of Municipalities of Ontario (AMO) **BE REQUESTED** to quantify these impacts province-wide; and,

That the resolution **BE FORWARDED** to Windsor and Essex County Members of Parliament (MPs), Windsor and Essex County Members of Provincial Parliament (MPPs), the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO), the Ontario Municipal Social Services Association (OMSSA), the Ministry of Municipal Affairs and Housing, and the Premier of Ontario; and further,

That, should the sunseting of rent supplement and housing allowance programs proceed, the impacts **BE REPORTED** to Council prior to the March 31, 2022 deadline along with options to mitigate those impacts.

Carried.

Report Number: SCM 9/2022 & S 144/2021  
Clerk's File: GH/14271

# Minutes

## City Council

Monday, January 31, 2022

Page 20 of 26

---

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

#### 11.5. February 2022 Business Licence Extension & Fee Deferral - City Wide

Moved by: Councillor Bortolin

Seconded by: Councillor Gill

Decision Number: CR50/2022

That City Council **APPROVE** a business licence renewal extension of four months to mitigate the impacts on municipally licensed businesses caused by the COVID-19 pandemic for all classes associated with the February 2022 licence deadline as prescribed under City of Windsor Business Licensing By-law No. 395-2004.

Carried.

Report Number: C 11/2022

Clerk's File: MH/13786

### 12. CONSIDERATION OF COMMITTEE REPORTS

#### 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR51/2022

That the report of the In Camera meeting held January 31, 2022 **BE ADOPTED** as presented.

Carried.

Clerk's File: ACO2022

#### 12.2. Minutes of the Housing & Homelessness Advisory Committee of its meeting held November 23, 2021

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR52/2022

That the minutes of the Housing & Homelessness Advisory Committee of its meeting held November 23, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 1/2022

Clerk's File: MB2021

# Minutes

## City Council

Monday, January 31, 2022

Page 21 of 26

### 12.3. Minutes of the meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held November 10, 2021

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR53/2022

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., of its meetings held November 10, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 13/2022

Clerk's File: MB2021

### 12.4. Report of the Striking Committee of its meeting held January 17, 2022

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR54/2022

That the report of the Striking Committee of its meeting held January 17, 2022 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 29/2022

Clerk's File: ACO2022

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

Moved by: Councillor Holt

Seconded by: Councillor Kaschak

That the following By-laws No. 29-2022 through 33-2022 (inclusive) be introduced and read a first and second time:

**29-2022** A BY-LAW TO AUTHORIZE THE TEMPORARY BORROWING OF MONEY FOR CURRENT EXPENDITURES FOR 2022 authorized by CR551/2021 dated December 20, 2021.

**30-2022** A BY-LAW TO AUTHORIZE THE ENTERING INTO OF AN AGREEMENT WITH WINDSOR SPITFIRES INC. FOR THE PROVISION OF A MUNICIPAL CAPITAL FACILITY AT THE WFCU CENTRE authorized by CR83/2011 dated February 28, 2011.

**31-2022** A BY-LAW TO AUTHORIZE THE ENTERING INTO OF AN AGREEMENT WITH WINDSOR SPITFIRES INC. FOR THE PROVISION OF A MUNICIPAL CAPITAL FACILITY AT THE WFCU CENTRE authorized by CR83/2011 dated February 28, 2011.

# Minutes

## City Council

Monday, January 31, 2022

Page 22 of 26

**32-2022** A BY-LAW TO PROVIDE FOR INTERIM TAX LEVIES FOR 2022 authorized by CR573/2021 dated December 20, 2021.

**33-2022** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 31st DAY OF JANUARY, 2022.  
Carried.

### 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor McKenzie  
Seconded by: Councillor Morrison

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

None presented.

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

Moved by: Councillor Sleiman  
Seconded by: Councillor Bortolin

That the By-laws No. 29-2022 through 33-2022 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.

# Minutes

## City Council

Monday, January 31, 2022

Page 23 of 26

---

### 18. QUESTION PERIOD

#### 18.1. CQ 2-2022

Moved by: Councillor Gill

Seconded by: Councillor Holt

Decision Number: CR55/2022

That the following Council Question by Councillor Gignac **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:

CQ 2-2022:

#### **Assigned to City Solicitor:**

Asks Administration to clarify, as soon as possible, the use of the Public Right of Way for distributing advertising bundles. If allowed what are the guidelines/requirements governing the use and if not allowed the penalties and enforcement procedures used.

Residents feel if these are not delivered to their mailbox they should be prohibited and considered littering.

Carried.

Clerk's File: ACOQ2022

### 21. ADJOURNMENT

Moved by: Councillor Kaschak

Seconded by: Councillor McKenzie

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 12:14 o'clock p.m.

---

Mayor

---

City Clerk

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**January 31, 2022**

**Members participating via electronic participation in accordance with Procedure By-law #98-2011 as amended, which allows for electronic participation during a declared emergency.**

**Meeting called to order at: 10:02 a.m.**

**Members in Attendance:**

Mayor D. Dilkens  
Councillor F. Francis  
Councillor R. Bortolin  
Councillor G. Kaschak  
Councillor J. Gignac (arrived at 10:03 a.m.)  
Councillor K. McKenzie  
Councillor J. Morrison  
Councillor E. Sleiman  
Councillor J. Gill  
Councillor C. Holt

**Members Absent:**

Councillor F. Costante

**Also in attendance:**

J. Reynar, Chief Administrative Officer  
J. Payne, Commissioner, Human and Health Services  
C. Nepsy, Commissioner, Infrastructure Services  
J. Mancina, Commissioner, Corporate Services CFO/City Treasurer  
S. Askin-Hager, Commissioner, Legal and Legislative Services  
R. Mensour, Commissioner, Community Services  
S. Vlachodimos, City Clerk  
A. Teliszewsky, Mayor's Chief of Staff



# Minutes

City Council

Monday, January 31, 2022

Page 25 of 26

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

<u>Item No.</u>	<u>Subject</u>	Section – Pursuant to Municipal Act, 2001, as amended
1.	Property matter – expropriation	239(2)(c)

Motion Carried.

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

## Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business. (Item 1)

Meeting recesses at 10:05 a.m.

Meeting reconvenes in open session at 10:30 a.m.

Verbal Motion is presented by Councillor Holt, seconded by Councillor Sleiman, to move back into public session.

Motion Carried.

**\*\*SEE NOTE BELOW**

Moved by Councillor Gignac, seconded by Councillor Gill,

THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held January 31, 2022, directly to Council for consideration at the next Regular Meeting.

# Minutes

## City Council

Monday, January 31, 2022

Page 26 of 26

---

1. That the recommendation contained in the in-camera report from the Lease Administrator, Manager of Real Estate Services, Commissioner, Legal and Legislative Services, Commissioner, Infrastructure Services and Commissioner, Corporate Services CFO/City Treasurer respecting a property matter - expropriation **BE APPROVED.**

**Motion Carried.**

**Moved by Councillor Sleiman, seconded by Councillor McKenzie,  
That the special meeting of council held January 31, 2022 BE ADJOURNED.**

**(Time: 10:31 a.m.)**

**Motion Carried.**

**\*\*CLERK'S NOTE: The transmittal motion and final votes were held in the open session of Council on January 31, 2022.**