

November 24, 2023

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

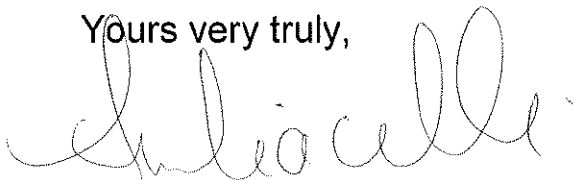
A special meeting of Council will be held on **Monday, November 27, 2023, at 2:30 p.m., in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, November 27, 2023, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. A resolution to meet in closed session must be adopted and shall contain the general nature of the matters to be considered. The resolution must be adopted by a majority of Council present during the open special meeting of the Striking Committee before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

The **regular meeting** of Council will be held on **Monday, November 27, 2023 at 4:00 o'clock p.m., in the Council Chambers, 350 City Hall Square.**

BY ORDER OF THE MAYOR.

Yours very truly,



Anna Ciacelli

Deputy Clerk

/bm

c.c. Chief Administrative Officer

## Consolidated City Council Meeting Agenda

**Date:** Monday, November 27, 2023

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

**Location:** Council Chambers, 1<sup>st</sup> Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

**MEMBERS:**

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Fabio Costante

Ward 3 – Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

Ward 5 – Councillor Ed Sleiman

Ward 6 – Councillor Jo-Anne Gignac

Ward 7 – Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

## ORDER OF BUSINESS

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

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

**READING OF LAND ACKNOWLEDGEMENT**

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

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

4.            **ADOPTION OF THE MINUTES**

4.1          Adoption of the Windsor City Council meeting minutes held October 30, 2023  
**(SCM 316/2023) (attached)**

5.            **NOTICE OF PROCLAMATIONS**

**Proclamations**

“Transgender Day of Remembrance and Resilience” – November 20, 2023

“Week of Romanian Pioneers” – November 24, 2023 – December 1, 2023

“International Day for the Elimination of Violence against Women” – November 25, 2023

“World AIDS Day” – December 1, 2023

**Flag Raising Ceremony**

“Transgender Day of Remembrance and Resilience” – November 20 – 21, 2023

“80th Anniversary of the Independence of Lebanon” – November 22 – 23, 2023

“International Day of Elimination of Violence against Women” – November 24, 2023 – December 1, 2023

“World AIDS Day” December 1 – 8, 2023

## **Illumination**

“Romanian National Day” – November 24 – 30, 2023

“World AIDS Day” December 1 – 8, 2023

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

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

7.1 Correspondence 7.1.1 through 7.1.6 **(CMC 15/2023) (attached)**

### **8. CONSENT AGENDA**

8.1. Approval Process for Temporary Patios on Private Properties – City Wide **(C 146/2023)**

8.2. Reappointment of Meetings Investigator - City Wide **(C 130/2023)**

8.3. RFP 128-23 Acquisition of One High Pressure Sewer Flusher Truck – City Wide **(C 162/2023)**

8.4. Confirm and Ratify Report-Letter of Support for Amtrak-VIA Rail Toronto-Windsor-Detroit-Chicago Intercity Passenger Rail Connection – City Wide **(C 168/2023)**

8.5. Confirm and Ratify Report-Connecting Links Program Intake 2024-2025 Grant Funding - Huron Church Road - City Wide **(C 169/2023)**

8.6. Confirm and Ratify Report--C.M.H Woods Pumping Station-Removal and Replacement of Underground Diesel Tank- City Wide **(C 170/2023)**

8.8. 2024 Schedule of Council and Standing Committee Meetings - City Wide **(C 150/2023)**  
**Clerk’s Note:** Administration is requesting deferral of the portion of this report related to discussion of the Council meeting start time to a future Council meeting to allow for additional discussions to take place.

### **CONSENT COMMITTEE REPORTS**

8.10. Church Street (Tecumseh Road West to Cul-de-Sac) Traffic Calming – Ward 3 **(SCM 291/2023) & (S 128/2023)**

8.11. Response to CQ 19-2022 – Review of the use of Artificial Turf on the Public Right-of-way - City Wide **(SCM 290/2023) & (S 126/2023)**

8.12. Response to CR57/2022 – Data Collected and Potential Strategies to Target Rodent Issues – City Wide **(SCM 289/2023) & (S 127/2023)**

8.13. Response to CQ 18-2023 – Reversing Recycling and Garbage Collection Days – City Wide **(SCM 288/2023) & (S 125/2023)**

- 8.15. Response to CQ 8-2023 - QR Coded Donation Signage to Support Homelessness Service Providers - City Wide **(SCM 236/2023) & (S 104/2023)**
- 8.19. 2022 Annual Report of the 10 Year Housing & Homelessness Plan - Master Plan - City Wide **(SCM 292/2023) & (S 134/2023)**
- 8.20. Minutes of the Committee of Management for Huron Lodge of its meeting held September 11, 2023 **(SCM 295/2023) & (SCM 276/2023)**
- 8.22. Contract Approval – Windsor Regional Employment Network – City Wide **(SCM 297/2023) & (C 152/2023)**
- 8.23. Motorola Premier One CSR Software and Hosting Agreement 2024-2028 City Wide **(SCM 298/2023) & (S 132/2023)**
- 8.24. Response to CQ 28-2023 – Risks of Oak Wilt on the City’s Tree Population – City Wide **(SCM 300/2023) & (S 131/2023)**
- 8.26. Zoning By-law Amendment Application for the north part of the property known as 870 Wyandotte Street East; Applicant: Adiammu Real Estate Inc.; File No. Z-014-23, ZNG/7001; Ward 4 **(SCM 302/2023) & (S 136/2023)**
- 8.31. Minutes of the International Relations Committee of its meeting held July 31, 2023 **(SCM 307/2023) & (SCM 258/2023)**

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

- 9.1. Closure of part of north half of Lillian Street right-of-way, between Vimy Avenue and Memorial Drive, Ward 4, SAS-6629 **(SCM 308/2023) & (S 41/2023)**  
**Clerk’s Note:** Administration is requesting that this matter **BE WITHDRAWN** due to a number of concerns being identified.
- 8.9. 2023 Third Quarter Operating Budget Variance - City Wide **(C 154/2023)**  
**Clerk’s Note:** Administration is requesting deferral of this matter to a future Council meeting to allow for additional discussions to take place.
- 8.8. 2024 Schedule of Council and Standing Committee Meetings - City Wide **(C 150/2023)**  
**Clerk’s Note:** Administration is requesting deferral of the portion of this report related to discussion of the Council meeting start time to a future Council meeting to allow for additional discussions to take place.

10. **PRESENTATIONS AND DELEGATIONS**

**PRESENTATION** (10 minutes)

- 10.1. Annual Sponsor Windsor Recognition Award Presentation  
Jason Moore, Senior Manager of Communications & Customer Service to introduce the sponsor representatives.

## DELEGATIONS (5 minutes)

- 8.21. Response to CQ 19-2023 – Sandpoint Beach Concession - Ward 7 **(SCM 296/2023) & (S 130/2023)**  
a) Borden Yewchyn, Big Daddy's Food Service, available for questions (in person)
- 8.25. OPA & Rezoning – Passa Architects - 1235 Huron Church Road - OPA 166 OPA/6902 Z-039/22 ZNG/6901 – Ward 2 **(SCM 301/2023) & (S 124/2023)**  
a) Jackie Lassaline, Principal Planner, available for questions (in person)
- 8.28. Official Plan Amendment and Zoning By-law Amendment - City of Windsor - Airport Employment Lands - OPA 177 [OPA-7118] Z 027-23 [ZNG-7117] - Ward 9 **(SCM 304/2023) & (S 115/2023)**  
**Clerk's Note:** Ian Naisbitt, Little River Enhancement Group submitting the *attached* letter dated November 13, 2023 as a written submission; Tom Henderson, Chair, Public Advisory Council, Detroit River Canadian Cleanup, submitting the *attached* email dated November 16, 2023 as a written submission  
a) Karl Tanner & Amy Farkas, Dillon Consulting, available for questions (in person)
- 11.1. Municipal Support Resolutions - Independent Electricity System Operator (IESO) Long Term 1 (LT1) RFP - Wards 2 and 5 **(C 141/2023)**  
**Clerk's Note:** Matt Lensink P.Eng., CEO, CEM Engineering, submitting the *attached* letter dated November 24, 2023 as a written submission.  
a) Chris Del Greco, Co-owner, Airport Power Inc. (in person), John Cervini, Co-owner, Airport Power Inc., available for questions (via Zoom), Andre Belicka, Consultant, JM Energy, available for questions (via Zoom)  
b) Matt Lensink P.Eng., CEO, CEM Engineering (via Zoom) PowerPoint
- 8.29. Official Plan & Zoning Bylaw Amendments Z 022-23 [ZNG-7067] & OPA 173 [OPA-7070] 1027458 Ontario Inc. Banwell & Leathorne (North A) Multiple Dwelling Development - Ward 7 **(SCM 305/2023) & (S 137/2023)**  
a) Karl Tanner & Theresa O'Neill, agents, Dillon Consulting, available for questions (in person)  
b) Maureen Flannery, Ward 7 resident (in person)
- 8.30. Official Plan & Zoning Bylaw Amendments Z 023-23 [ZNG-7068] & OPA 174 [OPA-7071] 1027458 Ontario Inc. Banwell South of Leathorne (North B) Multiple Dwelling Development - Ward 7 **(SCM 306/2023) & (S 138/2023)**  
a) Karl Tanner & Theresa O'Neill, agents, Dillon Consulting, available for questions (in person)  
b) Joan Ennis, Ward 7 resident (in person)  
c) Kate Benedet, Ward 7 resident (in person)  
d) Maureen Flannery, Ward 7 resident (in person)
- 8.16. Follow-up to CR172/2023 – Essex Terminal Railway Whistling Cessation – Ward 4 **(SCM 286/2023) & (S 129/2023)**  
a) John West, Ward 4 resident (in person)

- 11.3. Development and Implementation of a City Wide Vacant Home Tax Program (C 94/2023)  
**Clerk's Note:** Windsor Essex County Association of Realtors (WECAR) submitting the **attached** letter dated November 23, 2023 as a written submission.  
a) Caroline Taylor, Ward 2 resident (in person)
- 8.14. Response to Council Decision ETPS 942 – Options for Addressing Panhandling - City Wide **(SCM 287/2023) & (C 119/2023)**  
**and** Panhandling Statistics re Council Question CQ 11-2022 - City Wide **(SCM 111/2023) & (S 31/2023)**  
a) Travis Reitsma, Ward 3 Resident (in person)
- 8.18. Response to CQ 18-2022 – Jackson Park Bandshell Update – Ward 3 **(SCM 238/2023) & (S 106/2023)**  
a) Lana Talbot, Ward 2 resident (in person)  
b) Leslie McCurdy, Performing Artist, Playwright, Producer & Chair, The Black Council of Windsor Essex (in person)
- 8.17. Active Transportation Master Plan 2022 Update - City Wide **(SCM 285/2023) & (S 52/2023)**  
a) Lori Newton, Executive Director, Bike Windsor Essex + The Bike Kitchen (in person)
- 8.7. ERCA Non-Mandatory Category Three Programs – Cost Apportioning Agreement – City Wide **(C 161/2023)**  
**Clerk's Note:** Tim Byrne, CAO/Secretary-Treasurer, submitting the **attached** letter dated November 22, 2023 as a written submission.  
a) Tim Byrne, CAO/Secretary-Treasurer & Shelley McMullen, CFO/Director Finance & Corporate Services, Essex Region Conservation Authority (ERCA) – Video
- 8.27. Zoning By-Law Amendment Z028-23(ZNG/7140) - 185 Randolph Place **(SCM 303/2023) & (S 135/2023)**  
**Clerk's Note:** York Zhu, area resident submitting the **previously distributed** email dated November 15, 2023 as a written submission; Mitch Gellman, area resident submitting the **attached** letter dated November 22, 2023 as a written submission.  
a) Tracey Pillon-Abbs, Principal Planner, available for questions (via Zoom)  
b) Jack Federer, applicant, available for questions (in person)  
c) Michael Kaye, applicant, available for questions (in person)  
d) Mitch Gellman, area resident (in person)  
e) Garfield Brush, area resident (in person)  
f) York Zhu, area resident (in person)  
g) Jocelyn Nikita, area resident, available for questions (in person)
11. **REGULAR BUSINESS ITEMS (Non-Consent Items)**
- 11.2. 2024 Agency Grant Payments - City Wide **(C 160/2023)**
- 11.4. Award of RFP#82-23 Regional Affordable Housing Strategy Consultant Proposal **(C 148/2023)**

12. **CONSIDERATION OF COMMITTEE REPORTS**

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)  
(ii) Report of the Striking Committee Meeting

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

- 13.1. **By-law 146-2023** A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS McROBBIE ROAD IN THE CITY OF WINDSOR Authorized by CR76/2011 dated February 28, 2011
- 13.2. **By-law 147-2023** A BY-LAW TO AMEND BY-LAW NUMBER 139-2013, BEING A BY-LAW TO DELEGATE AUTHORITY TO THE CITY PLANNER TO APPROVE AND PROCESS CERTAIN APPLICATIONS UNDER THE PLANNING ACT AND PERMITS UNDER THE ONTARIO HERITAGE ACT Authorized by CR424/2023 dated October 16, 2023
- 13.3. **By-law 148-2023** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 3.96 METRE NORTH/SOUTH ALLEY LOCATED NORTH OF REGINALD STREET, WEST OF ALBERT ROAD, SOUTH OF SEMINOLE STREET AND EAST OF ST. LUKE ROAD, CITY OF WINDSOR Authorized by CR498/2022 dated November 28, 2022
- 13.4. **By-law 149-2023** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 3.96 METRE NORTH/SOUTH ALLEY LOCATED NORTH OF REGINALD STREET, WEST OF ALBERT ROAD, SOUTH OF SEMINOLE STREET AND EAST OF ST. LUKE ROAD, CITY OF WINDSOR Authorized by CR498/2022 dated November 28, 2022
- 13.5. **By-law 150-2023** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.58 METRE EAST/WEST ALLEY LOCATED EAST OF MEIGHEN ROAD, WEST OF MELDRUM ROAD AND SOUTH OF TECUMSEH ROAD EAST, CITY OF WINDSOR Authorized by CR 496/2022 dated November 28, 2022
- 13.6. **By-law 151-2023** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.58 METRE EAST/WEST ALLEY LOCATED EAST OF MEIGHEN ROAD, WEST OF MELDRUM ROAD AND SOUTH OF TECUMSEH ROAD EAST, CITY OF WINDSOR Authorized by CR 496/2022 dated November 28, 2022
- 13.7. **By-law 152-2023** A BY-LAW TO ASSUME CLEARY STREET FROM ROXBOROUGH BOULEVARD TO PARTINGTON AVENUE, BEING A STREET SHOWN ON PLAN OF SUBDIVISION 1196 KNOWN AS CLEARY STREET, IN THE CITY OF WINDSOR Authorized by M98-2012 dated February 21, 2012
- 13.8. **By-law 153-2023** A BY-LAW TO ASSUME ST. PATRICK'S AVENUE FROM OJIBWAY STREET TO CLEARY STREET and ASKIN AVENUE FROM OJIBWAY STREET TO CLEARY STREET BEING STREETS SHOWN ON PLAN 12R-21561 KNOWN AS ST. PATRICK'S AVENUE and ASKIN AVENUE, IN THE CITY OF WINDSOR Authorized by M98-2012 dated February 21, 2012



- 13.9 **By-law 154-2023** A BY-LAW TO ASSUME ROXBOROUGH BOULEVARD FROM OJIBWAY STREET TO CLEARLY STREET, BEING A STREET SHOWN ON PLAN OF SUBDIVISION 12M-555 KNOWN AS ROXBOROUGH BOULEVARD, IN THE CITY OF WINDSOR Authorized by M98-2012 dated February 21, 2012
- 13.10 **By-law 155-2023** A BY-LAW TO ASSUME OJIBWAY STREET FROM ROXBOROUGH BOULEVARD TO CALIFORNIA AVENUE, BEING A STREET SHOWN ON PLAN 1110, 1268, 973, 883 AND 989 KNOWN AS OJIBWAY STREET, IN THE CITY OF WINDSOR Authorized by M98-2012 dated February 21, 2012
- 13.11 **By-law 156-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW" Authorized by CR219/2023 dated May 29, 2023
- 13.12 **By-law 157-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW" Authorized by CR220/2023 dated May 29, 2023
- 13.13 **By-law 158-2023** A BY-LAW TO APPOINT WIRA VENDRASCO AS ACTING CITY SOLICITOR AND TO RESCIND THE APPOINTMENT OF SHELBY ASKIN HAGER AS CITY SOLICITOR FOR THE CORPORATION OF THE CITY OF WINDSOR Authorized by MD 12-2023 and MD 13-2023 dated November 15, 2023
- 13.14 **By-law 159-2023** A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS McROBBIE ROAD IN THE CITY OF WINDSOR Authorized by CR76/2011 dated February 28, 2011
- 13.15 **By-law 160-2023** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 27th day of November, 2023

14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION**

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

By-law 146-2023 through 160-2023 inclusive

17. **PETITIONS**

18. **QUESTION PERIOD**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**

Environment, Transportation & Public Safety Standing Committee  
Wednesday, November 29, 2023  
4:30 p.m., Council Chambers

Development & Heritage Standing Committee  
Monday, December 4, 2023  
4:30 p.m., Council Chambers

Windsor Accessibility Advisory Committee  
Tuesday, December 5, 2023  
10:30 a.m., via Zoom

Community Services Standing Committee  
Wednesday, December 6, 2023  
9:00 a.m., Council Chambers

Windsor Licensing Commission  
Thursday, December 7, 2023  
9:30 a.m., Room 140

City Council Meeting  
Monday, December 11, 2023  
4:00 p.m., Council Chambers

21. **ADJOURNMENT**



**Committee Matters: SCM 316/2023**

**Subject: Adoption of the Windsor City Council minutes of its meeting held October 30, 2023.**



## CITY OF WINDSOR MINUTES 10/30/2023

### City Council Meeting

Date: Monday, October 30, 2023

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

#### **Members Present:**

##### **Mayor**

Mayor Drew Dilkens

##### **Councillors**

Ward 1 - Councillor Fred Francis

Ward 2 - Councillor Fabio Costante

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

# Minutes

## City Council

Monday, October 30, 2023

Page 2 of 33

---

### 1. ORDER OF BUSINESS

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

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 4:00 o'clock p.m.

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

Councillor Fred Francis discloses an interest and abstains from voting on Item 8.1 being "United Way – ProsperUs Collective Impact Initiative – Primary Care Access," as the ProseperUs program relates to his employer.

### 4. ADOPTION OF THE MINUTES

#### 4.1. Adoption of the Windsor City Council meeting minutes held October 16, 2023

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

That the minutes of the Meeting of Council held October 16, 2023 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 283/2023

### 5. NOTICE OF PROCLAMATIONS

#### Proclamations

"Project Red Ribbon Day" – November 1, 2023  
"World Town Planning Day" – November 8, 2023

#### Flag Raising Ceremony

"Lebanese Heritage Month Canada" – November 1, 2023 – November 10, 2023

#### Illumination

"Lebanese Heritage Month Canada" – November 1, 2023 – November 7, 2023  
"Project Red Ribbon" – November 8, 2023 – November 12, 2023  
"Remembrance Day" November 8, 2023 – November 13, 2023  
"Annual Shine the Light Campaign" – November 14, 2023 – November 17, 2023

# Minutes

## City Council

Monday, October 30, 2023

Page 3 of 33

### 6. COMMITTEE OF THE WHOLE

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

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 142-2023 through 145-2023 (inclusive)

Carried.

### 7. COMMUNICATIONS INFORMATION PACKAGE

#### 7.1. Correspondence - Monday, October 30, 2023

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR430/2023

That the following Communication Items 7.1.1 through 7.1.4 as set forth in the Council Agenda **BE REFERRED** as noted.

No.	Sender	Subject
7.1.1	Essex Region Conservation Authority (ERCA) – Board of Directors	ERCA Summary of Grant Funding Received 2021-2023.  Commissioner, Community Services Commissioner, Infrastructure Services Commissioner, Corporate Services CFO/City Treasurer EI2023 Note & File
7.1.2	Dillon Consulting and Manager Environmental	Response to Updated Notice of Intention to Apply Non-Potable Ground Water Conditions Standards – 75 Mill Street, Windsor, ON – Dillon Consulting Limited, File #21-2785

# Minutes

## City Council

Monday, October 30, 2023

Page 4 of 33

No.	Sender	Subject
	Quality	Commissioner, Infrastructure Services Manager, Environmental Quality EI/11165 Note & File
7.1.3	Enbridge Gas Inc. – Manager Regulatory Applications	Ontario Energy Board – 2024 Federal Carbon Pricing Program Application and Evidence  Commissioner, Infrastructure Services Commissioner, Corporate Services CFO/City Treasurer MU2023 Note & File
7.1.4	Manager of Urban Design	Recent Site Plan Control Applications: <ul style="list-style-type: none"><li>• Mikhail Holdings/JBM Capital Inc. (Joseph Mikhail), 2601 Lauzon Parkway, Ward 8, New town-homes – two and three bedroom units – 5 buildings</li><li>• Mohammad Hanash, 841 Ouellette Avenue, Ward 3, Mixed use building to add two residential units</li><li>• Rogers Communications Inc. (Jeff McKay), 2879 Riverside Drive East, Ward 5, Proposed telecommunications tower relocate</li><li>• Joseph Ennett, 1106 Ouellette Avenue, Ward 3, Converting existing commercial building into 19 unit residential building</li></ul> Z 2023 Note & File

Carried.

Report Number: CMC 14/2023

## 8. CONSENT AGENDA

### 8.1. ProsperUS Advocacy Letter - Primary Care Access

Moved by: Councillor Fabio Costante

Seconded by: Councillor Angelo Marignani

Decision Number: CR431/2023 CSSC 207

That the letter dated August 2, 2023 provided by United Way – ProsperUs Collective Impact Initiative – Primary Care Access **BE RECEIVED** for information; and,

That administration **BE DIRECTED** to forward a letter to the Ontario Health Team requesting information regarding their current and future plans related to physician recruitment.

Carried.

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

Report Number: SCM 241/2023 & SCM 265/2023

Clerk's File: ACO2023

## **8.2. Response to Open Streets Petition - City Wide**

Moved by: Councillor Fabio Costante

Seconded by: Councillor Fred Francis

Decision Number: CR432/2023 CSSC 206

That the report from the Manger, Culture and Events, dated August 21, 2023, entitled "Response to Open Streets Petition" **BE RECEIVED** for information; and further,

That beginning in 2024, City Council **APPROVE** Open Streets moving to an east-side route including the Olde Riverside, Pillette Village, Ford City, Ottawa and Erie Street Business Improvement Areas (BIAs); and further,

That in 2025 the route **RETURN** to the previously approved downtown/west-side route including the Walkerville, Wyandotte Town Centre, Downtown, and Sandwich Business Improvement Areas (BIAs); and further,

That in future years, the City **CONTINUE** to alternate between the newly proposed east-side route and the previously approved downtown/west-side route; and further,

That administration **BE REQUESTED** to provide information related to options regarding holding Open Streets events twice a year including feasibility and costs, one in the downtown/west-side route and one in the new east-side route.

Carried.

Report Number: SCM 239/2023 & S 107/2023

Clerk's File: SPL/12373

## **8.3. Response to CQ 20-2023 – Feasibility of Expanding Outreach Services and 311 Operating Hours– City Wide**



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

Decision Number: CR433/2023 CSSC 208

That the report of the Manager, Homelessness and Housing Support in response to “CQ 20-2023 Feasibility of Expanding Outreach Services and 311 Operating Hours – City Wide” **BE RECEIVED** for information; and,

That City Council **ENDORSE** recent improvements made to the Homelessness Street Outreach team’s schedule and improved access to such services through the 311 Contact Centre as outlined in this report; and,

That City Council **DIRECT** Administration to report back to Council with more data and information about the impact of recent improvements to the Homelessness Street Outreach team’s schedule and after-hours homelessness response initiated through 311, before deciding if further expansion is needed; and,

That City Council continue to **SUPPORT** programs and services that advance the goals of the 10-year Housing and Homelessness Master Plan, and the creation and expansion of affordable and supportive housing; and,

That administration **BE REQUESTED** to report back to the Community Services Standing Committee, as to how the City will attempt to draw the various organizations together in an effort to collaborate and capitalize on the programs that they are prepared to offer.

Carried.

Report Number: SCM 274/2023 & S 118/2023  
Clerk’s File: GM/7755

**8.5. Draft Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* –CDM 008-23 [CDM-7134] Lankor Horizons Development Inc. 3290, 3320, 3340, 3370 STELLA CRESCENT Ward 7**

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

Decision Number: CR435/2023 DHSC 560

That the application of Lankor Horizons Development Inc. for an exemption under Section 9(3) of the *Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of a total of 199 dwelling units as shown on the attached Map No. CDM-008/23-1 and CDM-008/23-2 on a parcel legally described as; Part of Lot127, Concession 2, City of Windsor, Part 1 to 3 (inclusive), 12R-16010, located at 3290, 3320, 3340, 3370 STELLA CRESCENT **BE APPROVED** for a period of three (3) years.

Carried.

# Minutes

## City Council

Monday, October 30, 2023

Page 7 of 33

Report Number: SCM 269/2023 & S 117/2023

Clerk's File: Z/14663

### 8.6. Closure of north/south alley located between Joinville Avenue and Haig Avenue, and two intersecting east/west alleys located west of north/south alley, Ward 8, SAA-6822

Moved by: Councillor Fabio Costante

Seconded by: Councillor Fred Francis

Decision Number: CR436/2023 DHSC 561

- I. That the 4.27-metre-wide north/south alley located between Joinville Avenue and Haig Avenue, and shown on Drawing No. CC-1835 (*attached* hereto as Appendix "A"), and hereinafter referred to as "Alley A", **BE ASSUMED** for subsequent closure;
- II. That Alley A **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
  - a. 3.0-metre-wide easement, measured 1.50 metres from either side of the following utility infrastructure, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
    - i. Bell Canada to accommodate existing aerial facilities and poles;
    - ii. ENWIN Utilities Ltd. to accommodate existing overhead and underground 120/240V hydro pole distribution, including guy wires and anchors; and
    - iii. MNSi. to accommodate existing aerial facilities.
  - b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner, save and except that portion abutting Lots 68 to 71 on Registered Plan 1167, in which case the middle of the alley shall be used.
- III. That the 4.27-metre-wide east/west alley located between Alley A and the west limit of the property known municipally as 5065 Joinville Avenue (legally described as Lot 114 & Part of Lot 113, Plan 1107), and shown on Drawing No. CC-1835 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "Alley B", **BE ASSUMED** for subsequent closure;
- IV. That Alley B **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner;
- V. That the 4.27-metre-wide east/west alley located between the Alley A and the west limit of the property known municipally as 5066 Haig Avenue (legally described as Lot 142 & Part of Lot 143, Plan 1107), and shown on Drawing No. CC-1835 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "Alley C", **BE ASSUMED** for subsequent closure;

# Minutes

## City Council

Monday, October 30, 2023

Page 8 of 33

- VI. That Alley C **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner;
- VII. That Conveyance Cost **BE SET** as follows:
- a. For alley conveyed to abutting lands zoned RD1.4, \$1.00 plus HST (if applicable), deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- VIII. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1835, *attached* hereto as Appendix "A";
- IX. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);
- X. 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;
- XI. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 270/2023 & S 102/2023

Clerk's File: SAA2023

### 8.7. Closure of north/south alley located between Taylor Avenue and 1124-1224 Campbell Avenue, Ward 2, SAA-6848

Moved by: Councillor Fabio Costante

Seconded by: Councillor Fred Francis

Decision Number: CR437/2023 DHSC 562

- I. That the 3.66-metre-wide north/south alley located between Taylor Avenue and the property known municipally as 1124-1224 Campbell Avenue (legally described as Part of Lot 1, Plan 64; Lots 27, 28, 45-58, Part of Closed Alley & McEwan, Plan 1367), and shown on Drawing No. CC-1837 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure.
- II. That the subject alley **BE CLOSED AND CONVEYED** to the owner of the property known municipally as 1238 Campbell Avenue (legally described as Lots 1 & 2, Part of Lot 3, Plan 669) and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
- a. 3.0-metre-wide easement, measured 1.50 metres from either side of the following utility infrastructure, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
    - i. Bell Canada to accommodate existing aerial infrastructure; and

- 
- ii. ENWIN Utilities Ltd. to accommodate the poles and existing secondary overhead conductors.
  - b. Easement subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
    - i. The owner of the property known municipally as 1660 Taylor Avenue (legally described as Lots 33 to 34 & Part of Closed Alley, Plan 669) for access to repair and maintain the west face of the existing detached garage on the said property.
  - III. That Conveyance Cost **BE SET** as follows:
    - a. For alley conveyed to abutting lands zoned RD1.3 or RD2.2, \$1.00 plus HST (if applicable), deed preparation fee and 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-1837, *attached* hereto as Appendix "A".
  - 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.  
Carried.

Report Number: SCM 271/2023 & S 109/2023  
Clerk's File: SAA2023

## **8.8. Additional information regarding Public Communications**

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

Decision Number: CR438/2023 DHSC 558  
That the memo from the Commissioner, Economic Development & Innovation dated September 25, 2023 entitled "Additional Information Regarding Public Communications" **BE RECEIVED** for information.  
Carried.

Report Number: SCM 272/2023 & SCM 266/2023

## **11.1. Gouin Drain Provisional By-Law for Repair and Improvement - Ward 9**

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

Decision Number: CR443/2023

- I. That Council **ADOPT** the Engineer's Drainage Report completed by Dillon Consulting Ltd. dated September 14, 2023 (attached), for the Repair and Improvement to the Gouin Drain, and give Provisional By-law 144-2023 a first and second reading in accordance with Section 45(1) of the *Drainage Act*, R.S.O 1990;
- II. That Council **DIRECT** the Clerk to set a date for the first sitting of the Court of Revision and distribute the Provisional By-law and the Notice of the Court of Revision, in accordance with Sections 46(2) and 46(3) of the *Drainage Act*, R.S.O. 1990

Carried.

Report Number: C 151/2023  
Clerk's File: APM/14378 & SPL/14449 & SW2023

### **11.3. Transit Windsor Pension Plan - Investment Plan and 2022 Actuarial Valuation and Audited Financial Statements - City Wide**

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

Decision Number: CR445/2023 ETPS 966  
That City Council:

- I. **RECEIVE** the Audited Financial Statements and Actuarial Valuation for the Contributory Pension Plan as approved by the Board; and further,
- II. **SUPPORT** the actions noted above with regards to the termination of the Contributory Pension Plan for Employees of Transit Windsor investment management agreement with OMERS; and further,
- III. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to take any such action required to effect the recommendation noted above and sign any required documentation/agreement(s), satisfactory in legal form to the Commissioner of Legal & Legislative Services, in technical content to the Commissioner of Infrastructure Services and financial content to the Commissioner of Corporate Services, Chief Financial Officer/City Treasurer, or designates; and,
- IV. That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the recommendation noted above, pursuant to the Purchasing By-Law 93- 2012 and amendments thereto; satisfactory in financial content to the Commissioner of Corporate

# Minutes

## City Council

Monday, October 30, 2023

Page 11 of 33

Services, Chief Financial Officer/City Treasurer; and in technical content to the Commissioner of Infrastructure Services, or designates.

Carried.

Report Number: SCM 282/2023 & C 153/2023

Clerk's File: AFB/14256 & MT2023

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

None requested.

## 10. PRESENTATIONS AND DELEGATIONS

### 10.1. Windsor Firefighters – Sparky's 2023 Toy Drive

**Cody Long, Windsor Firefighter, Joshua Easby, Windsor Firefighter & Sparky**

Cody Long, Windsor Firefighter, Joshua Easby, Windsor Firefighter and Sparky appear before Council regarding "Windsor Firefighters – Sparky's 2023 Toy Drive", to express gratitude for the support of the municipality and its residents, provide a brief history of the purpose of the toy drive and highlight registration and collection date details.

Moved by: Councillor Fabio Costante

Seconded by: Councillor Fred Francis

Decision Number: CR440/2023

That the presentation from the Windsor Firefighters – Sparky's 2023 Toy Drive **BE RECEIVED** for information.

Carried.

Clerk's File: SF2023

### 10.2. Reverend Gene Lotz, Military Historian/Author – Book Presentation "Canadians in a Forgotten War to Mayor & members of Council"

**Reverend Gene Lotz, Military Historian/Author**

Reverend Gene Lotz, Military Historian/Author appears before City Council regarding his Book presentation "Canadians in a Forgotten War" and provides details related to the book including to commemorate the soldiers and nurses and local residents' contribution to the Boer War.

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Jim Morrison

# Minutes

## City Council

Monday, October 30, 2023

Page 12 of 33

Decision Number: CR441/2023

That the presentation from Reverend Gene Lotz, Military Historian/Author of his book entitled “Canadians in a Forgotten War” **BE RECEIVED** for information.

Carried.

Clerk’s File: APR2023

### 10.3. Tourism Windsor Essex Pelee Island – Presentation & Video

**Gordon Orr, Chief Executive Officer, Jason Toner, Director of Marketing and Communications and Lynnette Bain, Vice President, Destination Development—Tourism Windsor-Essex Pelee Island**

Gordon Orr, Chief Executive Officer, Jason Toner, Director of Marketing and Communications and Lynnette Bain, Vice President, Destination Development – Tourism Windsor-Essex Pelee Island appear before City Council to present Plans for 2024 and to Unveil a New Video Highlighting Marketing Brand and the growth of tourism in Windsor-Essex; and provide an overview of their Mission; Board Members; Recap of 2023; Best of Windsor Essex Awards; Local Events; Official Visitors Guide; US Digital Partnership Campaign; Radio Broadcast Campaign; Historical Guide; Ontario Tourism Awards of Excellence; Total Social Reach; Hotel Indicators; Website Traffic; Digital Referral Revenue; 2024 Destination Development & Marketing Plan; Rainbow Registered; Public Art Trail; Influencer Engagement; Holiday Social; New Location and to highlight the work of the 2023 year to date and to view the and the shop local holiday gift guide; and conclude by outlining plans to attract tourism for 2024.

Moved by: Councillor Fabio Costante

Seconded by: Councillor Gary Kaschak

Decision Number: CR442/2023

That the presentation from Tourism Windsor Essex Pelee Island regarding plans for 2024 and to Unveil New Video Highlighting Marketing Brand **BE RECEIVED** for information.

Carried.

Clerk’s File: APR2023

### 8.4. Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7

**Karl Tanner, Dillon Consulting**

Karl Tanner, Dillon Consulting appears before City Council regarding the administrative report entitled “Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7” and requests that Council approve the Standing Committee recommendation and is available for questions.

# Minutes

## City Council

Monday, October 30, 2023

Page 13 of 33

---

### Jeff Benedet, area resident

Jeff Benedet, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report entitled, “Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7” and concludes by detailing traffic congestion concerns as well as the proximity to the VIA Rail line.

### Kate Benedet, area resident

Kate Benedet, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report entitled, “Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7” and concludes by citing concerns with the proposed high density development for the area, the outstanding traffic study, the concern for flooding in the area and the lack of infrastructure to support the development.

### Joan Ennis, area resident

Joan Ennis, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report entitled, “Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7” and cites concerns with the size of the proposed development, lack of green space, high density, increased traffic and decreased quality of life.

### Karen Cameron, area resident

Karen Cameron, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report entitled, “Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7” and cites the lack of availability of residential parking, pedestrian crossings and increased traffic as it relates to public safety.

### Russell Pearson and Gwen Pawlowski, area residents

Russell Pearson and Gwen Pawlowski, area residents, appear before City Council via electronic participation regarding the recommendation in the administrative report entitled, “Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7” and cite details related to concerns with the traffic and shadow studies that were completed and the current heavy volume of traffic as it impacts their daily lives.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fabio Costante



Decision Number: CR434/2023 DHSC 559

That the City of Windsor Official Plan Volume II – East Riverside Secondary Plan Schedule ER-2 **BE AMENDED** by changing the land use designation of Block 8, Plan 12M-425, City of Windsor from Business Park to “Banwell Road Mixed Use Corridor”; and,

That the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE AMENDED** by adding site specific policies as follows:

**1.# SOUTH WEST CORNER OF BANWELL ROAD AND MCHUGH STREET**

1.#.1 The property described as Block 8, Plan 12M-425, in the City of Windsor, known municipally as 0 McHugh Street, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 2.7.5.5 of the Official Plan, Volume II:

- a) Medium Profile Residential Buildings shall be permitted on the subject property; and
- b) High Profile Residential Buildings shall be permitted within 30 metres of Banwell Road on the subject property; and,

That the City of Windsor Zoning By-law 8600 **BE AMENDED** for the lands described as Block 8, Plan 12M-425 from MD1.2 to HCD2.7; and,

That the hold prefix **BE REMOVED** when the applicant/owner submits an application to remove the holding prefix and the following condition is satisfied:

- a) an updated Transportation Impact Study is prepared and submitted to the satisfaction of the City Engineer; and,

That subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for the lands described as Block 8, Plan 12M-425 by adding site specific regulations as follow:

**4xx. SOUTH WEST CORNER OF BANWELL ROAD AND MCHUGH STREET**

For the lands described as Block 8, Plan 12M-425, the following shall be additional permitted uses:

- i. residential care facility;
- ii. multiple dwelling;

subject to the regulations in Section 12.2.5, and,

Building height – Maximum – within 30m of Banwell Road - 30m

Building height – Maximum – remainder of site - 26 m

A vehicle access area to Banwell Road is prohibited.

(ZDM 15; ZNG/7069) and,

That the site plan control officer **BE REQUESTED** to explore the possibility of a vehicle access area to Banwell Road.  
Carried.

Report Number: 268/2023 & S 121/2023  
Clerk's File: Z/14648 & Z/14647

## **11.2. Update Regarding The Divestment of the East Riverside Shorewall; Furthering Report C77/2023 - Ward 7**

### **Craig Kondruk, area resident**

Craig Kondruk, area resident, appears before City Council regarding the administrative report entitled, "Update Regarding Council Decision B14/2019 and Proposed Local Improvement Policy Amendment for Shoreline Structures - City-Wide" and expresses concern with the recommendation and the imposition it places on the affected residents; and to encourage council members voting on the proposal to see the problem firsthand.

### **Jane Boyd, area resident**

Jane Boyd, area resident, appears before City Council regarding the administrative report entitled, "Update Regarding Council Decision B14/2019 and Proposed Local Improvement Policy Amendment for Shoreline Structures - City-Wide" and expresses concern about the designation of ownership of the Shorewall as it relates to the resident owners and availability of access to the Local Improvement Plan.

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

Decision Number: CR444/2023 CR260/2023

- I. That City Council **RECEIVE** this report to supplement Council Report C77-2023 with respect to Council Decision B14/2019, the City-owned shorewall along Lake St. Clair; and,
- II. That **APPROVAL BE GIVEN** to divest the East Riverside shorewall of The Corporation of the City of Windsor (the "City") on the following terms:

1. **BUYERS:** Each of the owners of 10870 to 11906 Riverside Drive East, Windsor who do not currently own their portion of the subject lands (hereinafter the "Buyers", and each a "Buyer")

2. **PROPERTY:** A 1ft. wide section of land upon which the concrete shorewall is situated, between the south shore of Lake St.

Clair and the lots municipally known as 10870 to 11906 Riverside Drive East, Windsor to the south, as set out in Letters Patent registered as Instruments No. R6939 Riverside, to be further described on a Reference Plan to be registered (hereinafter the "Subject Lands")

**3. SALE PRICE:**

\$1, plus HST, if applicable. The City shall also be responsible for all legal fees and disbursements of the Buyers incurred in connection with the transfer of the Subject Lands; and, Item No. 11.2 City Council Agenda - Monday, October 30, 2023 Page 419 of 457 Page 2 of 6

- III. That the transaction identified in Recommendation II **BE COMPLETED** electronically, for the property where it is available, pursuant to By-Law 366-2003 and that the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to execute all documents necessary to complete the transaction, as required, and that the City Solicitor **BE AUTHORIZED** to execute documents standard to the real estate transaction; and,
- IV. That City Council **APPROVE** the addition of Section 4.6 Shoreline Structures to the existing Consolidated Local Improvement Policy (Appendix B).
- V. That City Council **APPROVE** the transfer of \$350,146 from projects 7191024 (Wellesley Rehab – Terminal to Ypres \$240,000) and 7145005 (Enhanced Interim Financing Fund \$110,146) to project 7192007 (Riverside Breakwall Study) to bear the costs associated with the above-referenced transactions as described in Recommendation II; and,
- VI. That Administration **BE REQUESTED** to implement a private Local Improvement Policy (LIP) option through Ontario regulation 586/06 to allow for those property owners who own their portion of the East Riverside shorewall along Riverside Drive to access the LIP process.

Carried.

Report Number: C 149/2023& C 77/2023  
Clerk's File: SL2023

**8.9. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Bellevue Ave - Ward 5**

**Melanie Muir, agent**

Melanie Muir, agent, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and provides a brief overview of the project including specific site line and set back information.

**Wing On Li, applicant**

Wing On Li, applicant, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and provides details related to the proposed development, including its initiative to go green to contribute to the overall reduction of greenhouse gases and to promote an energy efficient, affordable multi use residential development; and concludes by advocating for the continued development in the Windsor area in light of the demand for housing; and Riverside Horizons has contributed more than 700 condominium homes and 140 single-family homes to the Windsor area since 2019.

**Stephen Ducharme, area resident**

Stephen Ducharme, area resident, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and expresses concern with the misinformation presented in the proposed development application along with the shadow and traffic studies that were conducted and how this proposed development will negatively affect his quality of life.

**Balraj Jhavar, area resident**

Balraj Jhavar, area resident, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and expresses concern with the setback and the height of the proposed development and the compatibility of the aesthetics within the existing neighbourhood.

Mayor Drew Dilkens leaves the meeting at 6:52 o'clock p.m. and Councillor Mark McKenzie assumes the chair.

Mayor Drew Dilkens returns to the meeting at 6:56 o'clock p.m. and Councillor Mark McKenzie returns to his seat at the Council Table.

**Tara Rabie, area resident**

Tara Rabie, area resident, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and expresses concern about the size of the proposed development in relation to the size of the parcel of land, the lack of available parking, the effect of construction on the foundation of the historic homes in the area and the overall negative effect on the quality of life from this project.

**Dr. Robert Woodall, area resident**

Dr. Robert Woodall, area resident, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and expresses concern with the requested zoning amendment of the proposed development; and concludes by citing concerns with the size and the proximity to the roadway, underground parking should be considered as a possibility that should be explored and encouraged in order to reduce the overall height of the proposed structure.

**David Woodall, Ward 6 resident**

David Woodall, Ward 6 resident, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and expresses concern with the proposed development; and concludes by suggesting that the developer consider underground parking in order to reduce the overall height of the proposed structure.

**Dan Mazur, area resident**

Dan Mazur, area resident, appears before City Council regarding the administrative report dated July 13, 2023 entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and expresses concern with the proposed development as it relates to the size and proximity to the roadway.

**Joel Gouin, area resident**

Joel Gouin, area resident, appears before City Council regarding the administrative report entitled, “Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5” and expresses concern with the proposed development as it relates to traffic and a lack of parking in the neighbourhood, the size and proximity to the roadway and the nuisance of ongoing construction noise for the elderly residents in the neighbourhood.

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Ed Sleiman

That the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, BE AMENDED by adding site specific policies as follows:

**1.# South Side of Riverside Drive, between Belleview Avenue and Pratt Street**

1.#.1 The property described as of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 6.3.2.1 of the Official Plan, Volume I, a High Profile Residential Building shall be permitted on the subject property.

That an amendment to City of Windsor Zoning By-law 8600 BE APPROVED changing the zoning of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, from Commercial District CD1.7 and Residential District RD2.2 to Residential District (RD) 3.3; and,

That subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 BE AMENDED for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue by adding site specific regulations as follows:

**483. South Side of Riverside Drive, between Belleview Avenue and Pratt Street**

For the lands described as for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, the following regulations shall apply:

Building setback from an exterior lot line abutting Riverside Drive - 3m

Building setback from an exterior lot line abutting Riverside Drive or Pratt Place for that part of the building having a height of more than 12.5m - 7.5 m

Building setback from a lot line for that part of the building having a height of more than 12.5 m abutting any zone that permits single detached dwellings – 7.5 m

Parking spaces shall be prohibited on the first and second floor of any structure within 7.5 m of an exterior building wall adjacent to Riverside Drive;

Parking spaces shall be prohibited on the first floor of any structure within 7.5 m of an exterior building wall adjacent to Pratt Place

---

Amenity Area – Minimum - 420 m<sup>2</sup>;

Lot Area - Minimum - 3,500 m<sup>2</sup>;

Lot Coverage - Maximum - 66%;

Building Height – Maximum - 45.0m;

Landscaped Open Space - minimum - 20%;

Number of Dwelling units – maximum - 84

(ZDM 6; ZNG/6053)

That Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, BE CLASSIFIED as a Class 4 area pursuant to Publication NPC-300 (MOECP Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning); and,

That the City Planner or their designate BE DIRECTED to provide a copy of the Council Resolution approving the Class 4 area classification and a copy of any development agreement or site plan agreement for the subject lands that incorporates noise mitigation measures to East Windsor Cogeneration Plant, Ford Motor Company Windsor Engine Plant, and Greco Aluminum Railings”; and,

That the Site Plan Approval Officer CONSIDER the following matters in an approved site plan and/or executed and registered site plan agreement:

Incorporating additional, or modify existing, mitigation measures including warning clauses required for a Class 4 designation pursuant to Publication NPC-300 in any future Site Plan Control agreement; and,

That administration BE DIRECTED to work with the Developer to implement Underground Parking instead of above ground and reducing the overall building height.

THAT the developer BE REQUIRED to provide below grade parking and that the building be limited to 9 storeys.

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

Nay votes: Councillors Kieran McKenzie, Jim Morrison, Angelo Marignani, Fred Francis, Fabio Costante, and Renaldo Agostino.

Aye votes: Mayor Drew Dilkens and Councillors Jo-Anne Gignac, Ed Sleiman, and Mark McKenzie.

Absent: Councillor Gary Kaschak.

# Minutes

## City Council

Monday, October 30, 2023

Page 21 of 33

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR439/2023 DHSC 546

That the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE AMENDED** by adding site specific policies as follows:

**1.# South Side of Riverside Drive, between Belleview Avenue and Pratt Street**

1.#.1 The property described as of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 6.3.2.1 of the Official Plan, Volume I, a High Profile Residential Building shall be permitted on the subject property.

That an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** changing the zoning of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, from Commercial District CD1.7 and Residential District RD2.2 to Residential District (RD) 3.3; and,

That subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue by adding site specific regulations as follows:

**483. South Side of Riverside Drive, between Belleview Avenue and Pratt Street**

For the lands described as for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, the following regulations shall apply:

Building setback from an exterior lot line abutting Riverside Drive - 3m

Building setback from an exterior lot line abutting Riverside Drive or Pratt Place for that part of the building having a height of more than 12.5m - 7.5 m

Building setback from a lot line for that part of the building having a height of more than 12.5 m abutting any zone that permits single detached dwellings – 7.5 m

Parking spaces shall be prohibited on the first and second floor of any structure within 7.5 m of an exterior building wall adjacent to Riverside Drive;

Parking spaces shall be prohibited on the first floor of any structure within 7.5 m of an exterior building wall adjacent to Pratt Place



---

Amenity Area – Minimum - 420 m<sup>2</sup>;

Lot Area - Minimum - 3,500 m<sup>2</sup>;

Lot Coverage - Maximum - 66%;

Building Height – Maximum - 45.0m;

Landscaped Open Space - minimum - 20%;

Number of Dwelling units – maximum - 84

(ZDM 6; ZNG/6053)

That Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, **BE CLASSIFIED** as a Class 4 area pursuant to Publication NPC-300 (MOECP Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning); and,

That the City Planner or their designate **BE DIRECTED** to provide a copy of the Council Resolution approving the Class 4 area classification and a copy of any development agreement or site plan agreement for the subject lands that incorporates noise mitigation measures to East Windsor Cogeneration Plant, Ford Motor Company Windsor Engine Plant, and Greco Aluminum Railings”; and,

That the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

Incorporating additional, or modify existing, mitigation measures including warning clauses required for a Class 4 designation pursuant to Publication NPC-300 in any future Site Plan Control agreement.

Carried.

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

Report Number: SCM 245/2023 & S 93/2023  
Clerk’s File: Z/14347 & Z/14639

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

None.

# Minutes

## City Council

Monday, October 30, 2023

Page 23 of 33

---

### 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 Angelo Marignani  
Seconded by: Councillor Kieran McKenzie

Decision Number: CR446/2023

That the report of the Special In-Camera meeting held Monday, October 30, 2023 **BE ADOPTED** as presented.

Carried.

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

Clerk's File: ACO2023

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

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

That the following By-laws No. 142-2023 through 145-2023 (inclusive) be introduced and read a first and second time:

**142-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". Authorized by CR423/2023 dated October 16, 2023.

**143-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". Authorized by CR421/2023 dated October 16, 2023.

**144-2023** A PROVISIONAL BY-LAW TO PROVIDE FOR THE REPAIR AND IMPROVEMENT OF THE GOUIN DRAIN. Authorized by CR478/2022 dated November 28, 2022.

**145-2023** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 30<sup>th</sup> day of October, 2023.

Carried.

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

### 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

# Minutes

## City Council

Monday, October 30, 2023

Page 24 of 33

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 presented)
- 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.

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

### 15. NOTICES OF MOTION

None presented.

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

Moved by: Councillor Fabio Costante

Seconded by: Councillor Fred Francis

That the By-laws No. 142-2023, 143-2023, and 145-2023 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.

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

### 17. PETITIONS

#### 17.1. Petition for a Public Consultation, Regarding Transit Windsor Proposed Route 330, Spring 2024

Moved by: Councillor Fred Francis

Seconded by: Councillor Ed Sleiman

Decision Number: CR447/2023

That the petition presented by Councillor Fred Francis on behalf of concerned citizens requesting a public consultation regarding Transit Windsor Proposed Route 330 **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Executive Director of Transit Windsor for the purpose of an examination of the requested works or undertakings.

Carried.

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

Clerk's File: ACO/14466

# Minutes

## City Council

Monday, October 30, 2023

Page 25 of 33

---

### 18. QUESTION PERIOD

#### 18.1 CQ 29-2023

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

Decision Number: CR448/2023

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

CQ 29-2023:

**Assigned to: Commissioner, Infrastructure Services**

Asks that Administration report back to City Council about a policy regarding capital improvements at city gateways to provide options for further enhancements when budget allotments do not allow for them.

Carried.

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

Clerk's File: ACO2023

#### 18.2 CQ 30-2023

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

Decision Number: CR449/2023

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

CQ 30-2023:

**Assigned to: Commissioner, Economic Development & Innovation**

Asks that Administration bring a report to council on how we can implement the tools at our disposal to push and/or entice developers to start construction of their approved projects in a timelier manner, including a time limit on CIP funding.

Carried.

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

Clerk's File: ACO2023

### **18.3 CQ 31-2023**

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

Decision Number: CR450/2023

That the following Council Question by Councillor Angelo Marignani **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 31-2023:

#### **Assigned to: Windsor Police Services / Police Chief**

Asks that Administration look into and report on a pilot project to install video police box. These safety tools will create confidence in our community and help our police force deter crime. I would like to see the pilot project at Optimist Park in Forest Glade or wherever administration sees fit.

Carried.

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

Clerk's File: ACO2023

### **18.4 CQ 32-2023**

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

Decision Number: CR451/2023

That the following Council Question by Councillor Jo-Anne 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 32-2023:

#### **Assigned to: Commissioner, Infrastructure Services**

Asks that Administration report back regarding what tools, if any, municipalities have to limit the amount of time freight trains can block traffic movement. If tools are available i.e. if time restrictions are in place who is responsible for oversight? Who can residents contact with complaints?

Carried.

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

Clerk's File: ACO2023

# Minutes

## City Council

Monday, October 30, 2023

Page 27 of 33

---

### 18.5 CQ 33-2023

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

Decision Number: CR452/2023

That the following Council Question by Councillor Jo-Anne 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 33-2023:

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

Asks that Administration report back with tools that we, as a municipality, have to protect areas of our city that we have designated or identified, such as historic districts, historic neighbourhoods or even roadways, such as the Riverside Vista, as developments and intensification occurs in order to ensure that these developments compliment these identified areas.

Carried.

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

Clerk's File: ACO2023

### 18.6 CQ 34-2023

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

Decision Number: CR453/2023

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:

CQ 34-2023:

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

Downtown businesses face many challenges. A major concern is our current street scaping plan. Many benches occupy space in front of abandoned businesses. These benches attract unwanted illegal public drinking and in some case use of illegal narcotics. These areas then get used as street bathrooms. This then becomes a burden on the businesses/their redevelopment and in some cases residential buildings ask the residents. Asks that Administration report back regarding the current street scaping plan to remove or relocate benches that exist around abandoned businesses.

Carried.

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

Clerk's File: ACO2023

### **18.7 CQ 35-2023**

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

Decision Number: CR454/2023

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:

CQ 35-2023:

#### **Assigned to: Commissioner, Infrastructure Services**

Recently I've had reports from concerned citizens in regards to the operations from out of town buses. I myself was almost involved in a car accident in-front of the police station where a bus just randomly stopped to drop off passengers. I've also had reports concerning seniors being left out in the cold waiting hours for a bus to pick them up with no shelter. Asks that Administration report back regarding out of town buses not utilizing our bus station and what steps can be taken to motivate them to do so.

Carried.

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

Clerk's File: ACO2023

### **18.8 CQ 36-2023**

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

Decision Number: CR455/2023

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:

CQ 36-2023:

#### **Assigned to: Commissioner, Infrastructure Services**

Downtown residents are having a very tough time dealing with noise and loitering issues in lot 16. The problem is after hours partying and cars performing burnouts. It's my understanding that we have been losing this battle for at least a decade. Asks that Administration report back regarding options available for repurposing parking lot 16.

Carried.

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

Clerk's File: ACO2023

**21. ADJOURNMENT**

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

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

Carried.

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

Accordingly, the meeting is adjourned at 7:51 o'clock p.m.

---

Mayor

---

City Clerk



Adopted by Council at its meeting held October 30, 2023 (CR 446/2023)  
SV/bm

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**October 30, 2023**

**Meeting called to order at: 3:15 p.m.**

**Members in Attendance:**

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

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
Chris Nepsy, Commissioner, Infrastructure Services  
Janice Guthrie, Commissioner, Corporate Services CFO/City Treasurer  
Shelby Askin-Hager, Commissioner, Legal and Legislative Services  
Ray Mensour, Commissioner, Community Services  
Jelena Payne, Commissioner Economic Development and Innovation  
Anna Ciacelli, Acting City Clerk  
Abe Taqtaq, Mayor's Chief of Staff  
Jessica Millar, Senior Legal Counsel (Item 4)

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

<b>Item No.</b>	<b>Subject &amp; Section - Pursuant to <i>Municipal Act, 2001, as amended</i></b>
<b>1</b>	<b>Legal/property matter – amendment to expropriation settlement, Section 239(2)(e)(f)</b>
<b>2</b>	<b>Property matter – amendment to sale of land, Section 239(2)(c)(k)</b>
<b>3</b>	<b>Property matter – lease, Section 239(2)(c)</b>  <b>DEFERRED ON SEPTEMBER 18, 2023</b>
<b>4</b>	<b>Personal matter – labour negotiations, Section 239(2)(d)</b>
<b>5</b>	<b>Property/legal matter – advice subject to solicitor-client privilege, Section 239(2)(f)(k)</b>

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business. (Items 1, 2, 3, 4 and 5)**

# Minutes

City Council

Monday, October 30, 2023

Page 32 of 33

---

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Fabio Costante,  
to move back into public session.

Motion Carried.

Moved by Councillor Fabio Costante, seconded by Councillor Mark McKenzie,

THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held October 30, 2023 directly to Council for consideration at the next Regular Meeting.

# Minutes

## City Council

Monday, October 30, 2023

Page 33 of 33

---

1. That the recommendation contained in the in-camera report from Senior Legal Counsel, Commissioner, Legal and Legislative Services, Commissioner, Infrastructure Services and Commissioner, Corporate Services CFO/City Treasurer respecting a legal/property matter – amendment to expropriation settlement **BE APPROVED.**
2. That the recommendation contained in the in-camera report from the Senior Economic Development Officer, Commissioner, Economic Development and Innovation, Commissioner, Legal and Legislative Services, Commissioner, Infrastructure Services and Commissioner, Corporate Services CFO/City Treasurer respecting a property matter – amendment to sale of land **BE APPROVED.**
3. That the recommendation contained in the in-camera report from the Acting CEO Windsor Public Library, Executive Director Recreation and Culture, Commissioner, Community Services, Commissioner, Legal and Legislative Services and Commissioner, Corporate Services CFO/City Treasurer respecting a property matter - lease **BE APPROVED.**
4. That the recommendation contained in the in-camera report from the Executive Director of Human Resources, Manager Strategic Operating Budget Development and Control, Commissioner, Legal and Legislative Services, Commissioner, Community Services and Commissioner, Corporate Services CFO/City Treasurer respecting a personal matter – labour negotiations **BE APPROVED.**
5. That the recommendation contained in the in-camera report from the Executive Director Housing and Children’s Services, Commissioner, Human and Health Services, Commissioner, Legal and Legislative Services and Commissioner, Corporate Services CFO/City Treasurer respecting a property/legal matter – advise subject to solicitor-client privilege **BE APPROVED.**

**Motion Carried.**

**Moved by Councillor Kieran McKenzie, seconded by Councillor**

**Fred Francis,**

**That the special meeting of council held October 30, 2023 BE ADJOURNED.**

**(Time: 3:44 p.m.)**

**Motion Carried.**



## Correspondence Report: CMC 15/2023

## ATTACHMENTS

## Subject: Correspondence - Monday, November 27, 2023

No.	Sender	Subject
7.1.1	Hydro One Networks Inc.	<p>Announcement: The Chatham to Lakeshore Line is on track to be completed by the end of 2024.</p> <p style="text-align: right;">Commissioner, Infrastructure Services &amp; City Engineer (Interim) Commissioner, Economic Development MU2023 Note &amp; File</p>
7.1.2	Town of Tecumseh Director, Legislative Services & Clerk	<p>Notice of Application for Proposed Draft Plan of Subdivision Approval</p> <p style="text-align: right;">Commissioner, Economic Development Commissioner, Corporate Services (Interim) Chief Building Official City Solicitor (Acting) Development Applications Clerk Z2023 Note &amp; File</p>
7.1.3	Ontario's Big City Mayors	<p>Motion Anti Auto Theft Program</p> <p style="text-align: right;">Windsor Police Services GM2023 Note &amp; File</p>
7.1.4	Dillon Consulting Ltd.  and  Manager Environmental Quality	<p>Notice of Intention to Apply Non-Potable Ground Water Conditions Standards – 3251 Riverside Drive East, Windsor, ON – Dillon Consulting Limited, File #20-3740. The City of Windsor has no objection to the application.</p> <p style="text-align: right;">Commissioner, Infrastructure Services &amp; City Engineer (Interim) Manager, Environmental Quality EI/11165 Note &amp; File</p>

No.	Sender	Subject
7.1.5	WSP Canada Inc.  And  Manager Environmental Quality	Response to Updated Notice of Intention to Apply Non-Potable Ground Water Conditions Standards – 660 University Avenue East, Windsor ON – WSP Project No. 211-06739-02. The City of Windsor has no objection to the application.  Commissioner, Infrastructure Services & City Engineer (Interim) Manager, Environmental Quality E/11165 Note & File
7.1.6	Committee of Adjustment Agenda	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, November 30, 2023 through electronic participation.  Z2023 Note & File

---

**Subject:** FW: Hydro One announces the Chatham to Lakeshore Transmission Line is on track to energize southwest Ontario a year ahead of schedule

**From:** RAMLALL Sasha <[Sasha.Ramlall@hydroone.com](mailto:Sasha.Ramlall@hydroone.com)> **On Behalf Of** LEVITAN Daniel

**Sent:** November 3, 2023 2:20 PM

**Subject:** Hydro One announces the Chatham to Lakeshore Transmission Line is on track to energize southwest Ontario a year ahead of schedule

*Good afternoon,*

*I am writing to share that today Hydro One announced that the Chatham to Lakeshore Line is on track to be completed by the end of 2024 – a full year ahead of schedule.*

*Our priority at Hydro One is to ensure that we deliver safe, clean and reliable energy. We have a long history of energizing communities in the southwest and understand the importance of meeting the needs of the region both today and into the future. Over the past few years, we've heard from our customers and the broader business community on the need for more electricity to support economic growth and have worked closely with our industry partners like the Independent Electricity System Operator and provincial government to ensure this power is available.*

*We are proud to be able to advance this project through our collaboration with Indigenous communities, residents and affected property owners, and other key stakeholders which will bring tangible benefits to the community, including more jobs, economic growth and reliable power.*

*The Chatham to Lakeshore Line is the first line in the network of transmission projects planned for the region, and we look forward to continuing our work with you as we continue to build the reliable and resilient electrical infrastructure in the region.*

*More details can be found within the News Release, which can be found here: [Hydro One announces the Chatham to Lakeshore Transmission Line is on track to energize southwest Ontario a year ahead of schedule \(newswire.ca\)](#)*

*Sincerely,  
Daniel*

**Daniel Levitan** | Vice President, Stakeholder Relations | Hydro One Networks Inc | m 647.381.9847 | [www.HydroOne.com](http://www.HydroOne.com)

# Hydro One announces the Chatham to Lakeshore Transmission Line is on track to energize southwest Ontario a year ahead of schedule



---

NEWS PROVIDED BY  
**Hydro One Limited** →  
03 Nov, 2023, 07:30 ET

---

*By completing the line early, the Windsor-Essex region will benefit from increased reliability and resiliency, supporting the region's clean energy future*

CHATHAM-KENT, ON, Nov. 3, 2023 /CNW/ - Today, Hydro One Networks Inc. (Hydro One) announced that the Chatham to Lakeshore Transmission Line is on track to be completed by the end of 2024, a full year ahead of schedule. By completing the project early, the company expects to reduce the cost of the project by approximately \$15 million. This estimated \$253 million investment will increase the reliability and resiliency of the entire electricity network in the Windsor-Essex region. The line will add approximately 400 megawatts of clean electricity to the region, which is enough power to supply a city the size of Windsor, supporting economic growth in agri-foods, clean energy supply chain and manufacturing.

The advancements on this project were made possible by:



**Indigenous communities** –As part of the company's ongoing Reconciliation efforts, Hydro One has committed to building new partnerships with Indigenous communities. Through this approach, Hydro One and local Indigenous communities have and will continue to collaborate on project planning and advancement. As part of Hydro One's industry leading First Nations Equity Model, five local First Nations will have the opportunity to invest in a 50 per cent equity ownership stake in the transmission line component of the project.

**Residents and affected property owners** – Early and meaningful engagement with the community allowed the company to integrate local needs into the project planning. Measures such as route refinements addressed community concerns, and the company was able to achieve voluntary land right agreements with all affected property owners along the corridor in a timely manner.

**Provincial and municipal prioritization** – As part of its planning process, the Independent Electricity System Operator (IESO) identified that energy demand in southwest Ontario is expected to quadruple by 2035. In 2019 and 2022, the Minister of Energy amended Hydro One's transmission license to develop five new transmission lines to support growth in southwest Ontario. This consolidated approach to developing the new transmission lines has expedited development in the region and allowed Hydro One the certainty to advance its relationships with regulators, local communities, industry and businesses. The company also advanced procurement activities to mitigate against potential supply chain constraints.

"We're grateful for the collaboration with so many in the planning, development and construction of this line. Working together with Indigenous communities, municipalities, local community members and organizations, landowners and farmers, and our construction teams has supported very efficient delivery," said Andrew Spencer, Executive Vice President, Capital Portfolio Delivery, Hydro One. "The long-lasting partnerships we've developed have enabled us to work in a transparent and meaningful way and have been instrumental in accelerating the pace of this transmission line project. We remain focused on bringing tangible benefits through this line to the community, including more jobs, economic growth and reliable power."

"To power economic development, industries in our region need access to reliable and resilient power" said Stephen MacKenzie, President and Chief Executive Officer, Invest WindsorEssex.

"We're pleased to see the progress Hydro One has made on this priority transmission project"

that will create new opportunities and attract investments in southwestern Ontario."

Construction began in spring 2023 on the 49-kilometre, 230-kilovolt line between Chatham Switching Station in the Municipality of Chatham-Kent and the new Lakeshore Transformer Station in the Municipality of Lakeshore. This new transmission line is part of a network of infrastructure projects across southwest Ontario and the next step of a multi-phase approach that will unlock the electrification potential of Ontario's economy. The line is now anticipated to be in service by December 2024. For more information about the project, please visit [hydroone.com/chatham-to-lakeshore](https://hydroone.com/chatham-to-lakeshore).

### **Hydro One Limited (TSX: H)**

Hydro One Limited, through its wholly-owned subsidiaries, is Ontario's largest electricity transmission and distribution provider with approximately 1.5 million valued customers, approximately \$31.5 billion in assets as at December 31, 2022, and annual revenues in 2022 of approximately \$7.8 billion.

Our team of approximately 9,300 skilled and dedicated employees proudly build and maintain a safe and reliable electricity system which is essential to supporting strong and successful communities. In 2022, Hydro One invested approximately \$2.1 billion in its transmission and distribution networks, and supported the economy through buying approximately \$1.9 billion of goods and services.

We are committed to the communities where we live and work through community investment, sustainability and diversity initiatives. We are designated as a Sustainable Electricity Leader™ by Electricity Canada.

Hydro One Limited's common shares are listed on the TSX and certain of Hydro One Inc.'s medium term notes are listed on the NYSE. Additional information can be accessed at [www.hydroone.com](https://www.hydroone.com), [www.sedarplus.com](https://www.sedarplus.com) or [www.sec.gov](https://www.sec.gov).

### **Forward-Looking Statements and Information:**

This press release and the application and investment plan to which it refers may contain "forward-looking information" within the meaning of applicable securities laws. Words such as "expect", "anticipate", "intend", "attempt", "may", "plan", "will", "can", "believe", "seek", "estimate", and variations of such words and similar expressions are intended to identify such forward-looking information. These statements are not guarantees of future performance or actions and involve assumptions and risks and uncertainties that are difficult to predict. Therefore, actual outcomes and results may differ materially from what is expressed, implied or forecasted in such forward-looking information. Some of the factors that could cause actual results or outcomes to differ materially from the results expressed, implied or forecasted by such forward-looking information, including some of the assumptions used in making such statements, are discussed more fully in Hydro One's filings with the securities regulatory authorities in Canada, which are available on SEDAR+ at [www.sedarplus.com](http://www.sedarplus.com). Hydro One does not intend, and it disclaims any obligation, to update any forward-looking information, except as required by law.

SOURCE Hydro One Limited

For further information: Media can contact Hydro One Media Relations 24 hours a day at 1-877-506-7584 (toll-free in Ontario only) or 416-345-6868.

**TOWN OF TECUMSEH  
NOTICE OF APPLICATION FOR  
PROPOSED DRAFT PLAN OF SUBDIVISION APPROVAL**

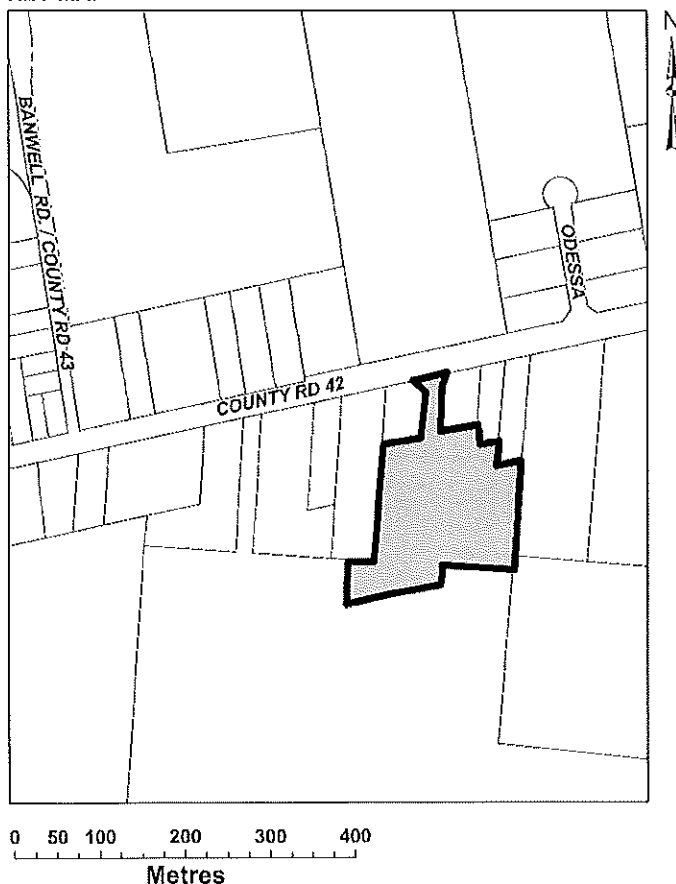
**TAKE NOTICE** that the Town of Tecumseh has received a request from the County of Essex (the Approval Authority) to notify the public of receipt of an application for Draft Plan of Subdivision pursuant to the provisions of the Planning Act, R.S.O. 1990. The proposed draft plan will affect a 2.9 hectare (7.3 acre) parcel of land located on the south side of County Road 42, approximately 385 metres (1,263 feet) east of its intersection with Banwell Road (County Road 43) (see Key Map below for location). Application **No. 37-T-23009** is seeking draft plan approval for the creation of five commercial/industrial lots and one block for a stormwater management facility with access to/from County Road 42 (refer to proposed Draft Plan of Subdivision on reverse for additional information).

**ANY PERSON** may make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision directly to the Approval Authority.

If a person or public body would otherwise have the ability to appeal the decision of the County of Essex but does not make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

KEY MAP



**If you wish to be notified of the decision of the County of Essex** in respect of the proposed Plan of Subdivision, **you must make a written request** to the County of Essex, c/o Ms. Rebecca Belanger, Manager, Planning Services – 360 Fairview Ave W. Essex, ON N8M 1Y6, indicating the County of Essex file number (37-T-23009).

**For more information about this matter**, including the information about preserving your appeal rights, contact the Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or at [rbelanger@countyofessex.ca](mailto:rbelanger@countyofessex.ca) indicating the County of Essex file No. 37-T-23009.

DATED AT THE TOWN OF TECUMSEH  
THIS 14<sup>TH</sup> DAY OF NOVEMBER, 2023.

ROBERT AUGER  
DIRECTOR LEGISLATIVE SERVICES & CLERK  
TOWN OF TECUMSEH  
917 LESPERANCE ROAD  
TECUMSEH, ONTARIO, N8N 1W9



Lands Subject to Proposed Consolidated City Council Meeting Agenda - Monday, November 27, 2023  
Plan of Subdivision Approval





## Motion on Anti Auto Theft Program

Moved by Councillor Paul Vicente on behalf of Mayor Patrick Brown - Brampton

**Whereas** in Ontario, there has been a 112% increase in auto thefts over the past five years. with thefts rising 49% in 2022 alone according to the Insurance Bureau of Canada (IBC); and

**Whereas** thieves and criminal networks have specifically targeted Ontario's biggest cities. In a 5 year span from 2014 - 2021 auto theft increased in Toronto 171%, Ottawa 208%, Vaughan 274%, Peel Region 159% and Halton Region 200%\*; and

**Whereas** several Ontario municipalities have addressed this issue with programs to assist their residents including the City of Brampton and the City of Vaughan who have implemented Faraday bags/pouches pilot programs to their hardest hit neighbourhoods to deter "relay attacks" using vulnerabilities in keyless FOBs to steal vehicles swiftly; and

**Whereas** the provincial government has committed \$51 million to fighting auto theft in May 2023 which includes the creation of an Organized Crime Towing and Auto Theft Team led by the Ontario Provincial Police (OPP), a new community safety grant that targets auto theft and the creation of a new Major Auto Theft Prosecution Response Team; and

**Whereas** all levels of government as well as police departments, community safety groups and auto manufacturers need to work together to tackle this auto theft crisis in Ontario and across Canada.

**Therefore, be it resolved that** Ontario's Big City Mayors (OBCM) call on the federal government to provide a more robust anti auto theft program that supports law enforcement agencies and municipalities in the form of funding, resources, and legislation to combat auto theft; and

**That** this program include more funding to the Canadian Border Service Agency to increase inspections of shipping containers at all major Canadian ports; and

**That** the federal government enact legislation requiring the inclusion of theft-deterrent technologies for all car manufacturers in new vehicle models in Canada; and

**Be it further resolved that** Ontario Big City Mayors (OBCM) call on the Ontario government to make changes to the vehicle transfer process, as recommended by the Insurance Bureau of Canada in order to take steps to minimize improper transfer of vehicles;

**And that** these provincial changes should introduce a physical public VIN inspection conducted by a certified mechanic as part of the safety inspection that precedes every vehicle transfer, ensuring that info/images are captured and transmitted digitally through an update to the DriveON program to prevent the falsification of paper-based documents.

\*all data provided by Insurance Bureau of Canada (IBC)



November 9, 2023

The Corporation of the City of Windsor  
4155 Ojibway Parkway  
Windsor, Ontario  
N9C 4C3

Attention: Mr. Kevin Webb  
Manager Environmental Quality

Notice of Intention to Apply Non-Potable Groundwater Site Condition Standards  
Record of Site Condition – 3251 Riverside Drive East, Windsor, Ontario

Dillon Consulting Limited has been retained to obtain a Record of Site Condition for the property located at 3251 Riverside Drive East, Ontario (see attached figure).

We intend to apply non-potable groundwater condition standards to the property under O.Reg. 153/04 – Record of Site Condition – Part XV.1 of the Environmental Protection Act. Please confirm there is no objection with the application of these standards for this property.

Yours sincerely,

DILLON CONSULTING LIMITED

A handwritten signature in black ink that reads "Taryn Azzopardi".

Taryn Azzopardi, MEnvSc, G.I.T  
Project Coordinator

Our file: 20-3740


3200 Deziel Drive  
Suite 608  
Windsor, Ontario  
Canada  
N8W 5K8  
Telephone:  
519.948.5000  
Fax:  
519.948.5054

Dillon Consulting  
Limited

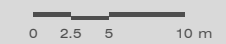


**3251 RIVERSIDE DRIVE EAST,  
WINDSOR, ON**

**SITE PLAN  
FIGURE 1**

-  RSC Property
-  Phase One Study Area (250 m)
-  Arterial Road
-  Local Road
-  Parcel Fabric

SCALE 1:500



MAP DRAWING INFORMATION:  
DATA PROVIDED BY MNR, CITY OF WINDSOR

MAP CREATED BY: PR  
MAP CHECKED BY:  
MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 20-3740  
STATUS: DRAFT  
DATE: 2021-05-27



**From:** Webb, Kevin <[KWebb@citywindsor.ca](mailto:KWebb@citywindsor.ca)>

**Sent:** November 9, 2023 2:39 PM

**To:** 'Azzopardi, Taryn' <[tazzopardi@dillon.ca](mailto:tazzopardi@dillon.ca)>

**Cc:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>

**Subject:** FW: Letter of Notice of Non-Potable Standards - 3251 Riverside Drive East

Good afternoon Taryn,

Regarding your request to apply non-potable groundwater condition standards to the subject property (3251 Riverside Dr. E., Windsor, Ontario) , under regulation O.Reg. 153/04 – Record of Site Condition – Part XV.1 of the Environmental Protection Act.

Based on our own research in our EIS System and in consideration that the property has access to the Windsor Utilities Commission potable water distribution system, the City of Windsor has no objection to the application of non-potable ground water Standards for a Record of Site Condition at the property identified as (3251 Riverside Dr. E., Windsor, Ontario).

If you have any questions please feel free to reply.

Thanks

Kevin Webb | Manager Environmental Quality



Office of the Commissioner of Infrastructure Services | Pollution Control

4155 Ojibway Parkway | Windsor ON | N9C 4A5

Office: 519 253 7217 ext 3330

Cell: 519 791 7844

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

[www.citywindsor.ca](http://www.citywindsor.ca)



November 22, 2023

City Hall  
Office of the City Clerk  
350 City Hall Square West, Room 530  
Windsor, ON  
N9A 6S1

**Subject: 660 University Avenue East, Windsor, ON  
Record of Site Condition  
Notification of Non-Potable Standards Use  
WSP Project No. 211-06739-02**

Dear Madam/Sir:

This letter has been prepared to provide written notification of our intent to use non-potable standards under the Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011) for comparison of soil and groundwater quality analyses for the purpose of filing a Record of Site Condition for the above-noted property.

We understand that the Site and the surrounding area of up to a 250 meter radius are municipally serviced. In addition, the Ministry of the Environment, Conservation and Parks (MECP) water well database does not identify any water wells within 250 meters of the Site.

Non-potable site condition standards are suitable for the subject property, as the application of non-potable standards do not have the potential to impact water supplies within a 250 meter radius of the subject property's boundaries.

Please contact the undersigned at 519-984-2517 or [luis.alvarez@wsp.com](mailto:luis.alvarez@wsp.com) if you have any questions.

Thank you

Yours truly  
**WSP Canada Inc.**

A handwritten signature in blue ink, appearing to read 'Luis Alvarez', is written over a light blue horizontal line.

Luis Alvarez, P. Eng.  
Project Engineer, Environment

---

**Subject:** FW: Notice of Application of Non-Potable Standards - 660 University Avenue East, Windsor, ON  
- updated response as per email request from WSP on Nov 22, 2023

**Attachments:** City of Windsor Letter - Intent to Use Non-Potable Standards Nov 22, 2023.pdf

**From:** Webb, Kevin <[KWebb@citywindsor.ca](mailto:KWebb@citywindsor.ca)>

**Sent:** November 23, 2023 7:38 AM

**To:** Alvarez, Luis <[Luis.Alvarez@wsp.com](mailto:Luis.Alvarez@wsp.com)>

**Cc:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>

**Subject:** FW: Notice of Application of Non-Potable Standards - 660 University Avenue East, Windsor, ON - updated response as per email request from WSP on Nov 22, 2023

Good morning Luis,

**This is the updated response previously requested on June 9, 2023**

In response to your attached correspondence, The City of Windsor has no objection to the use of the non-potable standards under the Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011), for the subject property 660 University Ave. E., Windsor, Ontario for a Record of Site Condition.

There is no objection with the application of these standards for this property.

Thanks and if you have any questions please let me know.

Kevin Webb | Manager Environmental Quality



Office of the Commissioner of Infrastructure Services | Pollution Control

4155 Ojibway Parkway | Windsor ON | N9C 4A5

Office: 519 253 7217 ext 3330

Cell: 519 791 7844

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

[www.citywindsor.ca](http://www.citywindsor.ca)

---

**From:** Alvarez, Luis <[Luis.Alvarez@wsp.com](mailto:Luis.Alvarez@wsp.com)>

**Sent:** Wednesday, November 22, 2023 11:29 AM

**To:** Webb, Kevin <[KWebb@citywindsor.ca](mailto:KWebb@citywindsor.ca)>

**Subject:** RE: Notice of Application of Non-Potable Standards - 660 University Avenue East, Windsor, ON

Hello Kevin

I am just writing to request an updated response to the attached letter. The MECP made us go back to conduct further work and refile our RSC and as such our letter from June 9 is nearing its expiry date. Can you provide us with an update approving the use of the non-potable standards please.

Thank you

**Luis Alvarez**  
Project Engineer



P.Eng.

T+ 1 226-826-0704  
M+ 1 519-984-2517

WSP Global Inc.  
1821 Provincial Road, Unit 100  
Windsor, Ontario  
N8W 5V7 Canada

[wsp.com](http://wsp.com)

---

**From:** Webb, Kevin <[KWebb@citywindsor.ca](mailto:KWebb@citywindsor.ca)>  
**Sent:** Friday, June 9, 2023 1:22 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; Alvarez, Luis <[Luis.Alvarez@wsp.com](mailto:Luis.Alvarez@wsp.com)>  
**Cc:** Renaud, Jake <[jrenaud@citywindsor.ca](mailto:jrenaud@citywindsor.ca)>  
**Subject:** FW: Notice of Application of Non-Potable Standards - 660 University Avenue East, Windsor, ON

Afternoon Luis,

In response to your attached correspondence, The City of Windsor has no objection to the use of the non-potable standards under the Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011), for the subject property 660 University Ave. E., Windsor, Ontario for a Record of Site Condition.

There is no objection with the application of these standards for this property.

Thanks and if you have any questions please let me know.

Kevin Webb | Manager Environmental Quality



Office of the Commissioner of Infrastructure Services | Pollution Control  
4155 Ojibway Parkway | Windsor ON | N9C 4A5  
Office: 519 253 7217 ext 3330  
Cell: 519 791 7844  
[kwebb@citywindsor.ca](mailto:kwebb@citywindsor.ca)

[www.citywindsor.ca](http://www.citywindsor.ca)

---

**From:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Sent:** Friday, June 9, 2023 9:31 AM  
**To:** Renaud, Jake <[jrenaud@citywindsor.ca](mailto:jrenaud@citywindsor.ca)>; Webb, Kevin <[KWebb@citywindsor.ca](mailto:KWebb@citywindsor.ca)>  
**Subject:** FW: Notice of Application of Non-Potable Standards - 660 University Avenue East, Windsor, ON

---

**From:** Alvarez, Luis <[Luis.Alvarez@wsp.com](mailto:Luis.Alvarez@wsp.com)>  
**Sent:** June 9, 2023 9:15 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; Webb, Kevin <[KWebb@citywindsor.ca](mailto:KWebb@citywindsor.ca)>  
**Subject:** Notice of Application of Non-Potable Standards - 660 University Avenue East, Windsor, ON

Hello

Please find attached to this email our letter outlining our intent to apply the Ministry of the Environment, Conservation and Parks non-potable water standards at the property in the subject line. We require an update to the previous approval that was issued

Thank you



**Luis Alvarez**

Project Engineer

P.Eng.

T+ 1 226-826-0704

M+ 1 519-984-2517

WSP Global Inc.

1821 Provincial Road, Unit 100

Windsor, Ontario

N8W 5V7 Canada

[wsp.com](http://wsp.com)

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/casl](http://www.wsp.com/casl). For any concern or if you believe you should not be receiving this message, please forward this message to [caslcompliance@wsp.com](mailto:caslcompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au [www.wsp.com/lcap](http://www.wsp.com/lcap). Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au [conformitelcap@wsp.com](mailto:conformitelcap@wsp.com) afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEmHhHzdJzBITWfa4Hgs7pbKl

## COMMITTEE OF ADJUSTMENT/CONSENT AUTHORITY AGENDA RECORD

The following applications are scheduled to be heard by the Committee of Adjustment/Consent Authority in the afternoon of Thursday, November 30, 2023 at the following location and in the order stated below. LOCATION: Via Electronic Participation

ITEM	TIME	ROLL #	FILE #	APPLICANT	LOCATION	REQUEST
1	3:30 PM	3739060460074000000	A-070/23	MARIO PETRILLI	11820 RIVERSIDE DR E	<b>RELIEF:</b> Construction of a two (2) storey accessory building that includes a three-car garage and an additional dwelling unit in the front yard of an existing single unit dwelling, exceeding maximum gross floor area for an Additional Dwelling Unit.
2	3:30 PM	3739060460015000000	A-071/23	JOSEPH PAPIC, SUSAN PAPIC	10950 RIVERSIDE DR E	<b>RELIEF:</b> Construction of a detached Additional Dwelling Unit in a front yard, with minimum front yard depth.
3	3:30 PM	3739050210011000000	A-072/23	HABITAT FOR HUMANITY WINDSOR-ESSEX INC	3395 PETER ST	<b>RELIEF:</b> Construction of a single unit dwelling with reduced parking rate.
4	3:30 PM	3739050210019000000	A-073/23	HABITAT FOR HUMANITY WINDSOR-ESSEX INC	3351 PETER ST	<b>RELIEF:</b> Construction of a single unit dwelling with reduced parking rate.
5	3:30 PM	3739060190047000000	B-043/23	MICHAEL COLLINS, RILEY MACNEIL	1078 VIRGINIA AVE	<b>CONSENT:</b> Validation of Title
6	3:30 PM	3739080600014000000	B-044/23	KHAI TUAN NGUYEN	1543 MARK AVE	<b>CONSENT:</b> Create two (2) lots for the development of two single unit dwellings.
7	3:30 PM	3739030180042000000	B-045/23	MEI WANG	907-917 WYANDOTTE ST E	<b>CONSENT:</b> Create a new Lot
8	3:30 PM	3739070890027020000	A-074/23	ZORA FERLAINO	3023 MCROBBIE CRES	<b>RELIEF:</b> Construction of a single unit dwelling with minimum Lot width, side yard and exceeding maximum garage width
9	3:30 PM	3739070250001480000	A-075/23	2815868 ONTARIO INC	3595 WALKER RD	<b>RELIEF:</b> Minor Commercial Centre with a reduction in required parking.
10	3:30 PM	3739050280123000000	A-076/23	BDB DEVELOPMENT INC	769 BRIDGE AVE (LOT 231)	<b>RELIEF:</b> Construction of a Single Unit Dwelling with minimum Lot width and Lot area

11	3:30 PM	3739050280123000000	A-077/23	2843928 ONTARIO INC.	769 BRIDGE AVE (LOT 230)	<b>RELIEF:</b> Construction of a Single Unit Dwelling with minimum Lot width and Lot area.
12	3:30 PM	3739070250054000000	B-046/23	TRAVIS FRICKEY, LISA FRICKEY	3534 BLISS RD	<b>RELIEF:</b> Lot Addition
13	3:30 PM	3739040520075000000	B-047/23	CALVERT HOME MORTGAGE INVESTMENT CORP	1378-1380 GOYEAU ST	<b>CONSENT:</b> Validation of Title
14	3:30 PM	3739010180150000000	A-078/23	MONTYCO INVESTMENTS (WINDSOR) INC.	1306-1310 WESTCOTT RD	<b>RELIEF:</b> Creation of a new Single Unit Dwelling on the severed parcel with relief from maximum accessory building lot coverage, minimum separation of steps from lot line, minimum side yard width, and maximum front yard paving percentage, and relief for minimum parking requirements for the existing Single Unit Dwelling.
15	3:30 PM	3739010180150000000	B-049/23	MONTYCO INVESTMENTS (WINDSOR) INC.	1306-1310 WESTCOTT RD	<b>CONSENT:</b> Create a new Lot
16	3:30 PM	3739080850023010000	B-050/23	WINDSOR SALT LTD.	200 MORTON DR	<b>CONSENT:</b> Create a new Lot
17	3:30 PM	3739080850023010000	B-048/23	WINDSOR SALT LTD.	200 MORTON DR	<b>CONSENT:</b> Create a utility easement.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal. In addition, if you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed applications, you must make a written request to the Committee of Adjustment at the address shown below.

**Note:** . To access the Agenda Record and Comments for the upcoming meeting, as well as the Minutes from the previous meeting, please visit our website at: [www.citywindsor.ca](http://www.citywindsor.ca) . Choose the Residents tab, then select Planning and click on Committee of Adjustment.

BY-LAW NUMBER 146-2023

A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS  
McROBBIE ROAD IN THE CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

**AND WHEREAS** it is deemed expedient to establish the said lands hereinafter described as a public highway.

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That the lands described in said Schedule "A" annexed hereto are established as a public highway known as **McROBBIE ROAD**.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023



SCHEDULE "A"  
TO BY-LAW 146-2023

BLOCK 163 (RESERVE), PLAN 12M533; CITY OF WINDSOR  
**All of PIN 01566-0729 (LT)**  
**McRobbie Road, Windsor**

BLOCK 162 (RESERVE), PLAN 12M533; CITY OF WINDSOR  
**All of PIN 01566-0728 (LT)**  
**McRobbie Road, Windsor**

BLOCK 139 (RESERVE), PLAN 12M533; CITY OF WINDSOR  
**All of PIN 01566-0705 (LT)**  
**McRobbie Road, Windsor**

BLOCK 138 (RESERVE), PLAN 12M533; CITY OF WINDSOR  
**All of PIN 01566-0704 (LT)**  
**McRobbie Road, Windsor**

BY-LAW NUMBER 147-2023

A BY-LAW TO AMEND BY-LAW NUMBER 139-2013, BEING A BY-LAW TO DELEGATE AUTHORITY TO THE CITY PLANNER TO APPROVE AND PROCESS CERTAIN APPLICATIONS UNDER THE PLANNING ACT AND PERMITS UNDER THE ONTARIO HERITAGE ACT

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** By-law Number 139-2013 was passed by the Council of The Corporation of the City of Windsor on August 26, 2013;

**AND WHEREAS** By-law Number 126-2019, being a by-law to amend By-law Number 139-2013, was passed by the Council of The Corporation of the City of Windsor on November 18, 2019;

**AND WHEREAS** By-law Number 99-2022, being a by-law to amend By-law Number 139-2013, was passed by the Council of The Corporation of the City of Windsor on July 11, 2022;

**AND WHEREAS** it is deemed expedient to further amend said By-law Number 139-2013 of The Corporation of the City of Windsor;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That By-law 139-2013 be amended as follows:
  - a. by deleting Schedule "A" in its entirety and replacing it with the schedule attached hereto as Schedule "A"; and
  - b. by inserting as Schedule "B" the schedule attached hereto as Schedule "B".
2. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 147-2023**

Council hereby delegates to the City Planner the authority:

**Complete Application**

- 1.1 a) To determine whether an application submitted to Council pursuant to sections 22, 34, 41 and 51 of the Act is complete or incomplete in accordance with the provisions of the Act and Official Plan for the City of Windsor.
  - b) To notify an applicant as to the completeness or incompleteness of an application.
  - c) To notify the applicant within 30 days of receipt of the processing fee for a planning application, whether the application is complete or incomplete. An incomplete application notification shall identify the missing or deficient information and material necessary to complete the application.
- 1.2 The provisions of subsection 1.1 apply, with necessary modifications, to each subsequent remedial submission provided to complete the application.
- 1.3 Within 15 days after the City Planner gives notice to the applicant that the application is complete, to:
- (i) give the prescribed persons and public bodies, in the prescribed manner, notice of the application under section 22, 34, 41 or 51 of the Act, accompanied by the prescribed information; and
  - (ii) make the information and material provided by the applicant available to the public.
- 1.4 Any notice required under this section shall be given to the applicant in writing by regular letter mail, email or using Cloudpermit. Notice by regular letter mail shall be deemed to be received within 7 business days of the date of the notice. Notice by email or using Cloudpermit shall be deemed to be received on the date it is sent, if sent during business hours of the City of Windsor. If sent after business hours of the City of Windsor, then it shall be deemed to be received on the next following business day.

**Exemption from Part Lot Control**

- 2.1 To approve applications for exemption from part lot control under s. 50(7) of the Act.

**Extension of Condominium and Subdivision Approval**

- 3.1 To approve applications to extend the draft approval pursuant to s.51 (33) of the Act, for 3 years, and further extend the draft approval for another 3 years, of the draft subdivision/condominium or condominium conversion approval as the case may be, provided such approval is given before the draft approval lapses.
- 4.1 Intentionally deleted.

### **Neighbourhood Residential Rehabilitation Grant Program**

- 5.1 To approve applications for *Neighbourhood Residential Rehabilitation Grant Program* projects to a maximum of \$15,000.00 and where sufficient budget funding is available.

### **Municipal Development Fees Grant Program**

- 6.1 To approve applications for *Municipal Development Fees Grant Program* when it is requested as part of the *Neighbourhood Residential Rehabilitation Grant* only, to a maximum of \$2,000.00 and where sufficient budget funding is available.

### **Building Facade Improvements**

- 7.1 Along with the Chief Financial Officer/City Treasurer, to approve beautification projects under \$5,000.00 identified in Category A-Beautification under the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Street.

### **Site Plan Control Approval**

- 8.1 To approve Site Plan Control plans and drawings as set out in Subsections 41(4) and (5) of the Act, and to impose conditions to such approval as set out in Subsection 41 (7) of the Planning Act.

### **Execute and Cause to be Registered Site Plan Agreements**

- 8.1 To approve and execute the Site Plan Agreement(s) and cause them to be registered against the land in accordance with Subsection 41 (10) of the Act.

### **Removal of Site Plan Control Agreements from Title**

- 8.3 To terminate an agreement entered into by the Corporation as provided for in Section 8.2 when the development provided for in the said agreement has not commenced or an alternate development has been approved in accordance with Section 8.1.

### **Community Improvement Plan Grant Assignment Agreements**

- 9.1 To approve and execute the Community Improvement Grant Assignment Agreements for existing Community Improvement Grant Agreements, satisfactory in form and content to the City Solicitor, and in financial content to the City Treasurer.

**SCHEDULE “B”  
TO BY-LAW 147-2023**

Council hereby delegates to the City Planner the authority:

**Agreements**

- 1.1 To sign agreements stating that the restrictions set out in paragraph 2 of subsection 29(1.2) and paragraph 1 of subsection 29 (8) of the *Ontario Heritage Act* (the “Heritage Act”) do not apply to applications under the Heritage Act.

**Complete Application**

- 2.1 a) To determine whether an application submitted to Council pursuant to sections 33, 34 or 42 of the Heritage Act is complete or incomplete in accordance with *Ontario Regulation 385/21*.
- b) To notify an applicant as to the completeness or incompleteness of an application.

**Sandwich Heritage Conservation District Plan – Heritage Alteration Permit**

- 3.1 To process applications for and issue permits for alterations pursuant to s. 42 (1) of the Heritage Act for the following works:
- (i) Window or door removal without replacement,
  - (ii) Additions of a window or door in a new or altered opening,
  - (iii) Shutter removal (if original),
  - (iv) Addition or removal of front and side fencing,
  - (v) Decorative trim and bracket removal or replacement,
  - (vi) Removal of chimneys, if significant visual feature,
  - (vii) Removal or installation of cladding and siding,
  - (viii) Painting of previously unpainted brick or stone,
  - (ix) Re-roofing with different materials,
  - (x) Window removal where window is a significant feature from street,
  - (xi) Removal of brick or stone piers (if original), and
  - (xii) Wall mounted signage.

**Heritage Permits for Properties Designated on the Windsor Heritage Register**

- 4.1 To process applications for and consent to alterations pursuant to s. 33 of the Heritage Act, with or without terms and conditions, through the issuance of Heritage Permits.
- 4.1.1 Classes of Applications delegated directly to the City Planner are:
- i) considered minor or non-substantive (as determined by City staff), which may include larger-scale alterations
  - ii) verified by City staff to be acceptable and appropriate to the Heritage context and according to Heritage Standards (including but not limited to Standards and Guidelines for the Conservation of Historic Places in Canada, broadly

- accepted/recognized heritage conservation practices, and HCD plan policies and guidelines)
- iii) determined by City staff to not result in negative disruption or displacement to the cultural heritage value or interest of the property, or adversely impact the heritage designation of the property, and
  - iv) alterations which may or may not require a building permit or other approvals under the Act.

BY-LAW NUMBER 148-2023

A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 3.96 METRE NORTH/SOUTH ALLEY LOCATED NORTH OF REGINALD STREET, WEST OF ALBERT ROAD, SOUTH OF SEMINOLE STREET AND EAST OF ST. LUKE ROAD, CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the 3.96 metre north/south alley located north of Reginald Street, west of Albert Road, south of Seminole Street and east of St. Luke Road, City of Windsor, more particularly described in Schedule "A" hereto annexed, is vested in The Corporation of the City of Windsor;

**AND WHEREAS** it is deemed expedient that the said lands be assumed for subsequent closure;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That the 3.96 metre portion of the north/south alley located north of Reginald Street, west of Albert Road, south of Seminole Street and east of St. Luke Road, City of Windsor, more particularly described in Schedule "A" hereto annexed and forming part of this by-law, be and the same is hereby assumed for subsequent closure.
2. That this by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 148-2023**

Part of Alley, Registered Plan 803, designated as Parts 1 to 62, Plan 12R-29477,  
Sandwich West; Windsor

Being part of PIN 01127-0277

City of Windsor  
County of Essex



BY-LAW NUMBER 149-2023

A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 3.96 METRE NORTH/SOUTH ALLEY LOCATED NORTH OF REGINALD STREET, WEST OF ALBERT ROAD, SOUTH OF SEMINOLE STREET AND EAST OF ST. LUKE ROAD, CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** it is deemed expedient to close, stop up and convey the 3.96 metre portion of the north/south alley located north of Reginald Street, west of Albert Road, south of Seminole Street and east of St. Luke Road, City of Windsor, more particularly described in Schedule "A" attached hereto;

**THEREFORE** the Council of The Corporation of the City of Windsor enacts as follows:

1. That the 3.96 metre portion of the north/south alley located north of Reginald Street, west of Albert Road, south of Seminole Street and east of St. Luke Road, City of Windsor, more particularly described in Schedule "A" attached hereto and forming part of this by-law, be and the same is hereby closed and stopped up.
2. That any required easements pursuant to Council Resolution CR498/2022, be registered prior to conveyance.
3. That Conveyance Cost be set in accordance with Council Resolution CR498/2022.
4. That the Chief Administrative Officer and City Clerk be authorized and directed to execute on behalf of The Corporation of the City of Windsor and to seal with the seal thereof, any and all documents necessary to implement the foregoing; and that the transaction be completed electronically, for property where it is available, pursuant to By-law Number 366-2003, as amended from time to time.
5. This by-law shall come into force and take effect the day upon which it is registered in the Land Registry Office for the County of Essex (No. 12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 149-2023**

Part of Alley, Registered Plan 803, designated as Parts 1 to 62, Plan 12R-29477,  
Sandwich West; Windsor

Being part of PIN 01127-0277

City of Windsor  
County of Essex

BY-LAW NUMBER 150-2023

A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.58 METRE EAST/WEST ALLEY LOCATED EAST OF MEIGHEN ROAD, WEST OF MELDRUM ROAD AND SOUTH OF TECUMSEH ROAD EAST, CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the 5.58 metre east/west alley located east of Meighen Road, west of Meldrum Road and south of Tecumseh Road East, City of Windsor, more particularly described in Schedule "A" hereto annexed, is vested in The Corporation of the City of Windsor;

**AND WHEREAS** it is deemed expedient that the said lands be assumed for subsequent closure;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That the 5.58 metre east/west alley located east of Meighen Road, west of Meldrum Road and south of Tecumseh Road East, City of Windsor, more particularly described in Schedule "A" hereto annexed and forming part of this by-law, be and the same is hereby assumed for subsequent closure.
2. That this by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 150-2023**

Part of Alley Plan 1109, designated as Parts 1-3 on Plan 12R29500; Windsor

Being part of PIN 01357-0158

City of Windsor  
County of Essex

BY-LAW NUMBER 151-2023

A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.58 METRE EAST/WEST ALLEY LOCATED EAST OF MEIGHEN ROAD, WEST OF MELDRUM ROAD AND SOUTH OF TECUMSEH ROAD EAST, CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** it is deemed expedient to close, stop up and convey the 5.58 metre east/west alley located east of Meighen Road, west of Meldrum Road and south Tecumseh Road East, City of Windsor, more particularly described in Schedule "A" attached hereto;

**THEREFORE** the Council of The Corporation of the City of Windsor enacts as follows:

1. That the 5.58 metre wide east/west alley located east of Meighen Road, west of Meldrum Road and south of Tecumseh Road East, City of Windsor, more particularly described in Schedule "A" attached hereto and forming part of this by-law, be and the same is hereby closed and stopped up.
2. That the closed alley be conveyed to the owner of the abutting property known municipally as 3277 and 3295 Tecumseh Road East, subject to the following:
  - a) That any required easements pursuant to Council Resolution CR496/2022 be registered prior to conveyance.
  - b) That the Applicant/Owner of the abutting lands obtain a Driveway Permit to keep and maintain the Meldrum Road driveway approach to City Standards.
3. That the conveyance cost be set in accordance with Council Resolution CR496/2022.
4. That the Chief Administrative Officer and City Clerk be authorized and directed to execute on behalf of The Corporation of the City of Windsor and to seal with the seal thereof, any and all documents necessary to implement the foregoing; and that the transaction be completed electronically, for property where it is available, pursuant to By-law Number 366-2003, as amended from time to time.
5. This by-law shall come into force and take effect the day upon which it is registered in the Land Registry Office for the County of Essex (No. 12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 151-2023**

Part of Alley Plan 1109, designated as Parts 1-3 on Plan 12R29500; Windsor

Being part of PIN 01357-0158

City of Windsor  
County of Essex

BY-LAW NUMBER 152-2023

A BY-LAW TO ASSUME CLEARY STREET FROM ROXBOROUGH BOULEVARD TO PARTINGTON AVENUE, BEING A STREET SHOWN ON PLAN OF SUBDIVISION 1196 KNOWN AS CLEARY STREET, IN THE CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

**AND WHEREAS** The Corporation of the City of Windsor entered into a subdivision agreement with **SOUTH WINDSOR DEVELOPMENT COMPANY** to provide for the public highways and municipal services on **Plan of Subdivision 1196** and the City Engineer advises that the municipal services have been installed to the City Engineer's satisfaction;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That the streets on **Plan of Subdivision 1196** and described in Schedule "A" annexed hereto are assumed by The Corporation of the City of Windsor.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 152-2023**

CLEARY STREET FROM ROXBOROUGH BOULEVARD TO  
PARTINGTON AVENUE PLAN 1196; WINDSOR  
**Part of PIN 01555-7323 (LT)**  
**Cleary Street, Windsor**



BY-LAW NUMBER 153-2023

A BY-LAW TO ASSUME ST. PATRICK'S AVENUE FROM OJIBWAY STREET TO CLEARY STREET and ASKIN AVENUE FROM OJIBWAY STREET TO CLEARY STREET BEING STREETS SHOWN ON PLAN 12R-21561 KNOWN AS ST. PATRICK'S AVENUE and ASKIN AVENUE, IN THE CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

**AND WHEREAS** The Corporation of the City of Windsor entered into a subdivision agreement with **SOUTH WINDSOR DEVELOPMENT COMPANY** to provide for the public highways and municipal services on **Plan 12R-21561** and the City Engineer advises that the municipal services have been installed to the City Engineer's satisfaction;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That the streets on **Plan 12R-21561** and described in Schedule "A" annexed hereto are assumed by The Corporation of the City of Windsor.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 153-2023**

ST. PATRICK'S AVENUE FROM OJIBWAY STREET TO CLEARY STREET, PLAN 12R21561; WINDSOR  
**Part of PIN 01583-0445 (LT)**  
**St. Patrick's Avenue, Windsor**

ASKIN AVENUE FROM OJIBWAY STREET TO CLEARY STREET, PLAN 12R21561; WINDSOR  
**Part of PIN 01583-0405 (LT)**  
**Askin Avenue, Windsor**

BY-LAW NUMBER 154-2023

A BY-LAW TO ASSUME ROXBOROUGH BOULEVARD FROM OJIBWAY STREET TO CLEARY STREET, BEING A STREET SHOWN ON PLAN OF SUBDIVISION 12M-555 KNOWN AS ROXBOROUGH BOULEVARD, IN THE CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

**AND WHEREAS** The Corporation of the City of Windsor entered into a subdivision agreement with **SOUTH WINDSOR DEVELOPMENT COMPANY** to provide for the public highways and municipal services on **Plan of Subdivision 12M-555** and the City Engineer advises that the municipal services have been installed to the City Engineer's satisfaction;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That the streets on **Plan of Subdivision 12M-555** and described in Schedule "A" annexed hereto are assumed by The Corporation of the City of Windsor.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 154-2023**

ROXBOROUGH AVENUE FROM OJIBWAY STREET TO CLEARY  
STREET, PLAN 12M555; WINDSOR  
**PIN 01555-7233 (LT)**  
**Roxborough BOULEVARD, Windsor**

BY-LAW NUMBER 155-2023

A BY-LAW TO ASSUME OJIBWAY STREET FROM ROXBOROUGH BOULEVARD TO CALIFORNIA AVENUE, BEING A STREET SHOWN ON PLAN 1110, 1268, 973, 883 AND 989 KNOWN AS OJIBWAY STREET, IN THE CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

**AND WHEREAS** The Corporation of the City of Windsor entered into a subdivision agreement with **SOUTH WINDSOR DEVELOPMENT COMPANY** to provide for the public highways and municipal services on **Plan of Subdivision 1110, 1268, 973, 883 AND 989** and the City Engineer advises that the municipal services have been installed to the City Engineer's satisfaction;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

- 1. That the streets on **Plan of Subdivision 1110, 1268, 973, 883 AND 989** and described in Schedule "A" annexed hereto are assumed by The Corporation of the City of Windsor.
- 2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 155-2023**

OJIBWAY STREET PLAN 1110 SANDWICH WEST; OJIBWAY STREET PLAN 1268 SANDWICH WEST BETWEEN PARTINGTON AVENUE & ROXBOROUGH BOULEVARD; WINDSOR

**Part of PIN 01555-4987 (LT)**

**Ojibway Street, Windsor**

OJIBWAY STREET PLAN 1268 SANDWICH WEST BETWEEN RANKIN AVENUE & PARTINGTON AVENUE; WINDSOR

**PIN 01555-4986 (LT)**

**Ojibway Street, Windsor**

OJIBWAY STREET PLAN 973 SANDWICH WEST BETWEEN RANDOLPH AVENUE & RANKIN AVENUE; WINDSOR

**PIN 01555-4715 (LT)**

**Ojibway Street, Windsor**

OJIBWAY STREET PLAN 973 SANDWICH WEST; OJIBWAY STREET PLAN 883 SANDWICH WEST; OJIBWAY STREET PLAN 989 SANDWICH WEST; OJIBWAY STREET PLAN 997 SANDWICH WEST; OJIBWAY STREET PLAN 1014 SANDWICH WEST BETWEEN RANDOLPH AVENUE & CALIFORNIA AVENUE; WINDSOR

**Part of PIN 01583-0970**

**Ojibway Street, Windsor**

BY-LAW NUMBER 156-2023

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. By-law Number 8600 is further amended by changing subsection 1 of Section 20, of the by-law by adding the following paragraph:

468. East Side of Lincoln Avenue, South of Ottawa Street

For the lands comprising of Lot 11, Plan 628, One Multiple Dwelling containing a maximum of three dwelling units on the subject parcel shall be an additional permitted use, and the following site specific regulations shall apply:

Lot Width – as existing  
 Lot Area – as existing

(ZDM 7; ZNG/6832)

2. The said by-law is further amended by changing the Zoning District Maps or parts thereof referred to in Section 1, of said by-law and made part thereof, so that the lands described in Column 3 are delineated by a broken line and further identified by the zoning symbol shown in Column 5:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendme nt Number	5. Zoning Symbol
1	7	Lot 11, Plan 628	--	S.20(1)468

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
 Second Reading - November 27, 2023  
 Third Reading - November 27, 2023

BY-LAW NUMBER 157-2023

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. By-law Number 8600 is further amended by changing the Zoning District Maps or parts thereof referred to in Section 1, of the by-law and made part thereof, so that the zoning district symbol of the lands described in Column 3 shall be changed from that shown in Column 5 to that shown in Column 6:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendme nt Number	5. Zoning Symbol	6. New Zoning Symbol
1	11	Lot 14, Part of Lot 13, and Part of Closed Alley Plan 1160, more particularly described as PART 2, 12R-28714	--	RD1.2	RD 2.1

2. By-law Number 8600 is further amended by changing subsection 1 of Section 20, of the by-law by adding the following paragraph:

**427. West Side of Pilette Avenue, South of Rose Street**

For the lands comprising of Lot 14, Part of Lot 13, and Part of Closed Alley Plan 1160, more particularly described as PART 2, 12R-28714, the following site specific regulations shall apply:

Maximum Gross Floor Area– 470 m<sup>2</sup>

(ZDM 11; ZNG/6951)

3. The said by-law is further amended by changing the Zoning District Maps or parts thereof referred to in Section 1, of said by-law and made part thereof, so that the lands described in Column 3 are delineated by a broken line and further identified by the zoning symbol shown in Column 5:



1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendme nt Number	5. Zoning Symbol
1	11	Lot 14, Part of Lot 13, and Part of Closed Alley Plan 1160, more particularly described as PART 2, 12R-28714	--	S.20(1)469

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
 Second Reading - November 27, 2023  
 Third Reading - November 27, 2023

BY-LAW NUMBER 158-2023

A BY-LAW TO APPOINT WIRA VENDRASCO AS ACTING CITY SOLICITOR  
AND TO RESCIND THE APPOINTMENT OF SHELBY ASKIN HAGER AS CITY  
SOLICITOR FOR THE CORPORATION OF THE CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** pursuant to Mayoral Decision Numbers MD 12-2023 and MD 13-2023, it is necessary to fill the position of City Solicitor;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That Wira Vendrasco be and is hereby appointed as Acting City Solicitor for The Corporation of the City of Windsor.
2. That the appointment of Shelby Askin Hager as City Solicitor for The Corporation of the City of Windsor be and the same is hereby is rescinded.
3. This by-law shall be deemed to have come into force and effect on the 15<sup>th</sup> of November 2023.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

BY-LAW NUMBER 159-2023

A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS  
McROBBIE ROAD IN THE CITY OF WINDSOR

Passed the 27<sup>th</sup> day of November, 2023.

**WHEREAS** the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

**AND WHEREAS** it is deemed expedient to establish the said lands hereinafter described as a public highway.

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That the lands described in said Schedule "A" annexed hereto are established as a public highway known as **McROBBIE ROAD**.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

**SCHEDULE "A"**  
**TO BY-LAW 159-2023**

**BLOCK 160 (RESERVE), PLAN 12M533; CITY OF WINDSOR**  
**All of PIN 01566-0726 (LT)**  
**McRobbie Road, Windsor**

**BLOCK 161 (RESERVE), PLAN 12M533; CITY OF WINDSOR**  
**All of PIN 01566-0272 (LT)**  
**McRobbie Road, Windsor**

BY-LAW NUMBER 160-2023

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 27th day of November, 2023

Passed the 27th day of November, 2023.

**WHEREAS** it is deemed expedient that the proceedings of the Council of The Corporation of the City of Windsor at this meeting be confirmed and adopted by by-law;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. The action of the Council of The Corporation of the City of Windsor in respect to each recommendation contained in the Report/Reports of the Committees and the local Boards and Commissions and each motion and resolution passed and other action taken by the Council of The Corporation of The City of Windsor at this special meeting is hereby adopted and confirmed as if all such proceedings were expressly in this by-law.

2. The Mayor and the proper officials of The Corporation of the City of Windsor are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Windsor referred to in the preceding section hereof.

3. The Mayor and the City Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the City of Windsor.

This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - November 27, 2023  
Second Reading - November 27, 2023  
Third Reading - November 27, 2023

13 November, 2023

We acknowledge that the Little River Watershed is in the traditional and ancestral territory of The Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa and the Potawatomi Peoples. We recognise that Indigenous Peoples had an original connection with their ancestral land.

We are dedicated to learning about and helping First Nations to protect, preserve and restore their ancestral lands and waters. We value and respect the contributions and relationships of the Indigenous Peoples in their ancestral territory.

Mnaadendamowidaa Shkaakaamikwe  
Respect Mother Earth

**RE: Official Plan Amendment and Zoning By-law Amendment - City of Windsor - Airport Employment Lands - OPA 177 [OPA-7118] Z 027-23 [ZNG-7117]**

The Little River Enhancement Group Lil' Reg welcomes the opportunity to comment on the above amendments.

Since 1996, we have been aware of the ecological value of the three Provincially Significant Wetlands PSWs on the Windsor Airport YQG property. They are also known as, "Candidate Natural Heritage Site CNHS #39 A-B-C." We support the City of Windsor's efforts to preserve and protect the three PSWs. Our response is geared to their survival and connectivity.

**RE: Figure 3: Amendments to Schedule B – Greenway System**

Lil' Reg fully endorses the "Greenway System" as presented on Figure 3. Specifically, we are pleased to see:

- the linking of CNHS #39 A with CNHS #39 B
- the connection of CNHS #39 B to CNHS #39 C
- inclusion and linkage arrow pointing to CNHS #41 "Ure Farm 1854"
- inclusion of CNHS #40 "Sundrop Bend" into the Greenway System

This Greenway System would help address two of the most consequential issues we face today: **climate change and biodiversity.**

**RE: Conceptual Development Plan, 11 October, 2023**

Lil' Reg fully endorses the following recommendations:

- *"The ESCC Team strongly recommends that the woodlots located in this area continue to be protected . . . and an appropriate buffer zone around the woodlots shall be preserved."*

- *We recommend that a natural and recreational linkage across **Site D** is created and maintained between the woodlots . . . Linkages are essential for species movement and integral to maintaining biodiversity.*

There is an opportunity here and sincere consideration should be given to create the rare habitat of “**Interior Forest**” in Windsor-Essex. This progressive action would also help address the significant issues of **climate change and biodiversity**.

We encourage the creation of natural habitats for biodiversity, as well as the preservation and protection of all existing Candidate Natural Heritage Sites within the Detroit River Area of Concern. This will address two of the Beneficial Use Impairments BUI of the Detroit River Area of Concern:

- Degradation of fish and wildlife populations (BUI # 3).
- The loss of fish and wildlife habitat (BUI # 14).

All of the above recommendations are sound. We encourage their implementation.

Respectfully submitted,

Ian Naisbitt  
Little River Enhancement Group



**From:** Tom Henderson  
**Sent:** November 16, 2023 10:01 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Public Advisory Council, DRCC, Official Plan and Zoning Bylaw Amendments: Airport Woodlands

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kelly Stuart  
Council Agenda Coordinator  
Council Services Director  
City Hall, Windsor ON

## Presentation to City Council

Tom Henderson, Chair, Public Advisory Council, Detroit River Canadian Cleanup, Windsor ON

The Public Advisory Council welcomes the opportunity to provide input regarding the Official Plan and Zoning by-law Amendments, Windsor Airport Employment Lands, 2023.

PAC is a collection of Non Government Organizations and individuals interested in the improving the quaiety of the Detroit River under the umbella of the Detroit River Canadian Cleanup.

This submission concentrates on **three Provincially Significant Wetlands referred to as Candidate Natural Heritage Site #39. They occupy seventy-five of 2,000 acres comprising Windsor Airport lands. PSWs are the highest level of environmental protection in Ontario.**

The ESCC team supports connecting the western and centre woodlots and encourages linking the centre and eastern woodlots. PAC maintains the connection of the latter two could result in the creation of an "Interior Forest" defined by the Ontario Ministry of Natural Resources (2000) as "blocks of forest more than one hundred metres inside woodland are considered interior forest", extremely rare in Windsor and Essex County.

**The team "strongly recommends that the woodlots...continue to be protected...and an appropriate**



buffer zone around the woodlots shall be preserved."  
Agreed.

PAC has a special interest in these recommendations. Our Detroit River is saddled with Beneficial Use Impairments, defined as "the measures of environmental, human health or economic impact of poor water quality" ([canada.com](http://canada.com)). Examples include BUI #3, "Degradation of fish and wildlife populations" and BUI #14, "Loss of fish and wildlife populations." The report's proposals can assist in the elimination of these BUIs, helping to improve the health of our precious waterway.

PAC is delighted that environmental problems like climate change and biodiversity are addressed. If implemented, the City of Windsor will serve as a guiding light to other municipalities as we confront the challenges of climate change and biodiversity. The Mayor and Council can lead the way.

*Please notify me regarding further announcements.*

Wednesday, November 22, 2023

The Honourable Mayor & Councillor  
The City of Windsor

**Re: Council Meeting November 27, 2023: Item 8.7 - ERCA Non-Mandatory Category Three Programs – Cost Apportioning Agreement**

---

We appreciate the opportunity to appear before council at the upcoming meeting scheduled November 27, 2023. This correspondence is in relation to the Administrative Report before you for consideration.

We hoped to take an opportunity to further describe, for Council and Administration, the watershed principle and core tenet that guides all conservation authorities and which has informed actions of this Authority for over fifty years. Actions by the Conservation Authority proceed with full consideration of all local natural resources and are not limited by political jurisdictions; we are all connected through the watershed and impacted by action or inaction in adjacent watersheds. Each member municipality is represented by appointed Council members charged with making responsible and informed decisions based on this region's unique watershed characteristics, and not local political boundaries. The purpose of this agency, through the [Conservation Authorities Act, R.S.O. 1990, c. C.27](#), section 0.1:

*...is to provide for the organization and delivery of programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario.*

The application of this legislation should never be considered to be detrimental to the economic development and sustainability of all resources (natural, financial, social, etc.) within a watershed. Development within the region is both required and desirable to fund the economic growth and enhance the sustainability of Windsor/Essex. Collectively, through the actions of the Board of Directors, determinations based on potential ramifications to this watershed, ensures that decisions made, and actions taken, are undertaken for a sustainable and healthy region. As the largest member municipality, the City of Windsor stands to gain the greatest benefit for ratepayers for all actions taken by the Essex Region Conservation Authority through this watershed approach.

We now have had the opportunity to discuss with all member municipalities the Cost Apportionment Agreement currently before City of Windsor Council Members. All municipalities that have acted on this request have, unanimously, supported and approved the Cost Apportionment Agreement with Council

resolutions following. The two remaining municipalities have indicated support of this agreement that is to be presented to remaining member Councils on November 27 and 28<sup>th</sup>, 2023.

The proposed changes being suggested in the Administrative report (Item 8.7) are a departure from the current direction of every other municipality in the watershed. The proposed amendments to the terms of the agreement, while offering tax savings to the City ratepayers, do not identify any benefits for the watershed and the significant alteration of two program areas may have negative consequences. As an agency responsible for the delivery of regional programs and services, it is extremely concerning as to the outcomes of the Administrative recommendations and resulting risks to the watershed and to the City of Windsor ratepayers.

### **Land Acquisition Program**

Specific to Land Acquisition, the Administrative recommendation is to eliminate and/or withhold support of ERCA's 20-year-old program. In essence, this action breaches the watershed principle by having a single municipality hold separate funds for the specific municipality. Future land acquisition opportunities would be unnecessarily encumbered by an undefined process that would require the Authority to receive separate and additional approvals from the City of Windsor for access to these funds. In addition, it appears that the funding is being proposed only for accessing potential land acquisitions within the City of Windsor boundaries. That approach is a further departure from the watershed principle.

For the initial decade of ERCA's land acquisition program, the City of Windsor was the largest single beneficiary, receiving approximately 80% of the collective funding available for the preservation and protection of the Spring Garden prairie. Recognizing the importance of this property on a watershed basis, the region's municipalities supported investing in this City-owned property and provided funding in accordance with the terms of the Clean Water~Green Spaces initiative and fund. The City of Windsor is indebted to the fellow Conservation Authority municipal membership who supported this initiative. From 2013 to the present, other high- priority properties have been acquired for the benefit of the entire region. To date, the City is still currently being provided with a "break-even" investment on this sustainability program. To depart from this format creates uncertainty and could compromise future acquisition opportunities should the land acquisition program be removed from this agreement.

The pooled resource that the land acquisition program provides, to a watershed management agency, directly encourages investment by way of government/NGO grants, and corporate and private donations through the Essex Region Conservation Foundation. Grants are available for these types of acquisitions to conservation organizations and typically exclude municipalities as eligible benefiting agencies. Most recently in late 2022, ERCA was able to apply for and received close to \$1M in federal funding for the acquisition of the former CASO rail line that will connect the existing City of Windsor trail systems to the Trans Canada Trail. This linkage then, in turn, provides opportunity for additional federal investment into this region's trail systems. This grant funding was possible with the existing matching funds currently being managed by the Essex Region Conservation Authority.

In order for current Council to attempt to meet its own environmental sustainability goals, the only practical opportunity currently available to the City is to adopt a wider perspective, outside of existing

political boundaries, and to work collectively with adjoining municipalities applying the axiom of the watershed principle. The minimum naturalized area/forest canopy for sustainable development is 12% according to the United Nations; regionally, we have not yet met this goal. Programs such as land acquisition not only provide opportunities to protect and preserve parcels of land for the purpose of restoration, when warranted for the benefit of the watershed region, but also present opportunities for passive recreation for residents. This is another cost-effective program for the City to satisfy one of its primary municipal and environmental objectives.

The natural linkages provided by land owned and managed by the Essex Region Conservation Authority provide for more than just preservation of natural heritage features. These corridors and associated properties facilitate uses by adjoining municipalities for such things as utility corridors, hazard mitigation corridors and other Official Plan considerations relative to the Provincial Policy Statement (PPS).

Respectfully, we request reconsideration of the current Administrative recommendation, to include contributions for the land acquisition program, within the Cost Apportionment Agreement, as originally proposed.

### **Watershed Stewardship and Outreach/Rural and Agricultural Program**

European settlement of this watershed dramatically and systematically altered natural drainage patterns through the eradication of most forest features. In conjunction with the removal of forest growth, the settlers then commenced with constructing artificial draining systems which have continued to expand to present day. Both the removal of forest features and creation of artificial drainage, although initially negatively affecting the region, have now, over time, demonstrated a capability to revert to a partial semblance of a natural functioning regional drainage system. These systems today provide for drainage outlets for agricultural development and actively changing landscapes, supporting current and proposed development.

It has long been understood that turbid waters resulting from erosion carry sediment, nutrients, metals and other deleterious materials down through ditches, creeks and streams to receiving waterbodies and lakes. The transportation and deposition of these materials is extremely harmful to flora, fauna, and humankind. Most recently, various government agencies have been tracking and mapping **algal blooms largely created by transported nutrients and phosphorus both in Lake St. Clair and Lake Erie, of course flowing through the Detroit River.**

On September 13, 2023, the Drinking Water Source Protection Committee (SPC), under the auspices of the Essex Region Source Protection Authority, reviewed a detailed report including data analysis and input from drinking water treatment facilities operators. **The SPC made the unanimous decision to declare microcystin as a drinking water issue for all drinking water intakes in the Essex Region, including Albert H. Weeks Water Treatment Plant in Windsor.** There are two policies in the regional Source Protection Plan – one policy calls on various parties, including ERCA, to continue water quality monitoring and the other for ERCA to provide education and outreach on Harmful Algal Blooms and phosphorus reduction. The updated technical report and amended policies are still under review by the Ministry of Environment, Conservation and Parks (MECP), however the original policies came into effect

October 1, 2015, for Lake Erie intakes. These policies are to be implemented by the Conservation Authority as the Implementing Body, not the Source Protection Authority.

The main contributing factor to Harmful Algal Blooms (HABs) is phosphorus, as it is the limiting nutrient for algal growth. **Phosphorus concentrations in all watersheds in the Essex Region are considered to be high, and none meet the Provincial Water Quality Objective of 0.03mg/L.** One of the main contributors of phosphorus and other nutrients that lead to eutrophication (the gradual increase in the concentration of phosphorus, nitrogen, and other plant nutrients in an aging aquatic ecosystem, such as a lake), is non-point source run-off from agricultural fields. There are a number of agricultural best management practices (BMPs) that can be used to mitigate this nutrient transport with the added benefit of also retaining water and sediment on the fields rather than contributing to flooding in nearby watercourses.

One such BMP, cover crops, are desirable during a critical time for nutrient loss in the non-growing season (late fall, winter and early spring). Cover crops can be planted after harvest, which keeps a living plant on the ground at a time when it would otherwise be bare. Cover Crops have been shown in this area to reduce the amount of suspended sediment and total phosphorus in runoff.

ERCA's Agricultural Technician, spearheading components of the Outreach program, has been instrumental in communicating and effecting change in the way that local agri-businesses implement fertilizer recommendations and also assist farmers with interpreting results, including limiting excess/excessive fertilizer application. These are just some examples of agricultural stewardship and implementation of BMPs throughout our watershed, that are critical in the protection of our downstream municipalities, and most specifically, the City of Windsor. In addition, techniques to mitigate destabilization of ditch banks, and watercourses is accomplished through incentive programs which provide grants to construct rock chutes, buffer strips and engineered ditch inlet structures, to mitigate the impacts of watercourse erosion and mitigate sediment transport.

The Essex Region watershed at this time is estimated to be approximately 70-75% by area engaged in agricultural production, with **approximately 60% of our watershed draining immediately upstream and impacting the City of Windsor as a downstream municipality.** Despite the land use within city limits being primarily urban, the watershed principle and characteristics of the watershed supports the Authority's assertion (and the CVA% of ~48%) that **agricultural stewardship provides the most significant benefit to Windsor ratepayers.**

The Agricultural Stewardship program actively leverages federal and provincial funding to deliver this program in a cost-effective manner that mitigates the full cost of the program to member municipalities. ERCA has actively responded to the provincial direction by modernizing and updating the Agricultural Stewardship program delivery systems and process. In early 2023, ERCA retired the Demonstration Farm to better serve and more directly engage the agricultural community through various outreach programs. In retaining the Agricultural Stewardship and Outreach program, the City of Windsor will continue to realize the benefits of improved water quality in the Detroit River. Additionally, residents of the City of Windsor use Lake St. Clair and Lake Erie for recreational purposes. Actions taken within our watersheds will contribute to improving water quality in the lakes, which in turn, will improve the health and well-being of all residents of the Essex Region.

Again, we ask for reconsideration of the Administrative recommendation and retain the proposed funding portfolio for the Agricultural Stewardship and Outreach program in the Cost Apportionment Agreement and continue to provide full funding to this program.

### **Cost Apportionment Agreement**

The Cost Apportionment Agreement, as approved by the Board of Directors, is cost-neutral to the net impact on the previous budget allocation from the City of Windsor and member municipalities. The entirety of the process leading to the bifurcation of the budget (through various pieces of legislation), is a compliance measure, put into effect to provide transparency and ensure full consultation with all member municipalities on matters outside of mandatory/levy programs.

We are grateful for the support of Administration in recognizing the value of the non-mandatory suite of programs and services offered by the Authority in support of and complementary to its mandatory programs and services. A unified and consistent agreement across all member municipalities allows for effective and efficient administration (minimizing costs and duplication) for these agreements and confirms this to be the best value for member municipalities and their ratepayers.

Should you require further information, please contact me by email at [tbyrne@erca.org](mailto:tbyrne@erca.org) or directly by cell phone at 519-796-2300.

Regards,



Tim Byrne  
CAO/Secretary-Treasurer

Cc: (through CAO Office to)

Rania Toufeili Executive Initiatives Coordinator, Office of the CAO  
Ray Mensour Commissioner of Community Services  
Jelena Payne Commissioner of Economic Development and Innovation  
Shawna Boakes Executive Director of Operations/Deputy City Engineer  
Mark Nazarewich Senior Legal Counsel  
Janice Guthrie Commissioner of Corporate Services  
Joe Mancina Chief Administrative Officer



3020 DEZIEL DRIVE, WINDSOR, ONTARIO, N8W 5H8 PHONE 519.966.6432 FAX 519.966.4469 WWW.WINDSORREALESTATE.COM

November 23<sup>rd</sup>, 2023

Mayor Drew Dilkens  
City of Windsor  
350 City Hall Square West  
Windsor, ON N9A 6S1

**Subject:** Motion on the Development and Implementation of a City-Wide Vacant Home Tax

Dear Mayor Drew Dilkens,

I am writing with respect to the proposed motion scheduled for discussion at the City Council meeting on November 27, 2023, regarding the consideration of a city-wide vacant home tax.

Firstly, I would like to commend the City of Windsor for taking proactive steps to address the housing challenges faced by our community. The proposed vacant home tax program aligns with the broader goal of ensuring that residential properties within Windsor are actively contributing to meeting the housing needs of our residents.

WECAR acknowledges the importance of measures to encourage the utilization of residential properties for rentals or ownership by families, thereby contributing to the overall housing supply. However, it is essential to note that while the vacant home tax is a valuable tool, it may not result in a substantial increase in available units. Therefore, we urge the City to take additional steps that will boost housing supply and improve affordability.

In this regard, WECAR asks the city to consider its 5-point policy plan, which we believe will have a sustained impact on the housing market in Windsor. Our recommendations include:

1. **End Exclusionary Zoning:** Addressing exclusionary zoning practices to encourage diverse housing types and affordability.
2. **Eliminate Parking Minimums:** Reducing parking requirements to promote efficient land use and lower development costs.
3. **Cut Zoning Red Tape:** Streamlining zoning regulations to expedite housing construction and foster community growth.
4. **More Planners:** Increasing the number of urban planners to facilitate development and ensure a more robust pipeline of affordable homes.
5. **Sell Surplus City & County Land:** Utilizing surplus government land for housing development to increase the housing supply.

While supporting the proposed vacant home tax, WECAR encourages the City Council to consider these broader initiatives to maximize the impact on our housing landscape. We

understand the need for a multifaceted approach to tackle the housing crisis, and we stand ready to collaborate with the city in implementing effective and equitable solutions.

Thank you for your service to our great city. Please accept our best wishes.

Sincerely,



Mark Lalovich  
2023 President



Krista Gionet  
Executive Officer

Cc: Councillor Jim Morrison (Chair, Development & Heritage Standing Committee)  
Joe Mancina, CAO  
Michael Cooke, Manager of Planning Policy  
Windsor-Essex County Home Builders' Association  
Windsor-Essex County Chamber of Commerce



November 22, 2023

Dear City Council,

**Subject: Opposition to By-Law Amendment - File #ZNG/7140 Z-028/23**

I hope this letter finds you well. My name is Mitch Gellman, a resident at 150 Randolph Place in the beautiful Heritage Neighborhood of Windsor, Ontario, Canada (Postal Code: N9B-2T3). Photo is on page 28 of the Planning Study – mislabelled as 166 Randolph. I am writing to express concerns to the proposed By-Law Amendment under File #ZNG/7140 Z-028/23.

The proposed amendment pertains to the construction of a 2½-story apartment building, 10 meters in height, comprising 12 units with 4 bedrooms each, totaling 48 bedrooms. The property in question is across the street from my residence.

Our neighborhood, rich in history with homes exceeding a century in age, holds a unique charm that we as residents hold dear. We believe that the proposed development, with its significant increase in housing density and height, poses a threat to the character and aesthetic integrity of our established architecture.

That being said, we understand that a ByLaw change is one way for the City to “control” facets of the development, which is appreciated as absentee landlords on this block have not done a good job in managing their properties.

Several concerns arise from this proposed amendment:

**1. Property Values:** The construction of a sizable apartment building in such close proximity has the potential to negatively impact property values in the area. Historic homes like ours are part of the neighborhood's allure, and a sudden influx of high-density housing could deter prospective buyers who are drawn to the unique charm of our Heritage Neighborhood. If the build does

go through, then it must maintain the historic look of the north end of the block. The long-time owners of that home were two law professors from the University who in error sold to developers who let the beautiful home go to ruin in order to sell.

**2. Increased Traffic:** The addition of 12 units, each potentially housing multiple residents, raises concerns about increased traffic on our already narrow streets. This could compromise the safety and tranquility we currently enjoy. We already have issues with illegal parking on the street by visitors with cars since there is little attention to this block by parking enforcement. In addition, most international students do not have bikes so the owner should make every effort to ensure that all tenants are educated about bus passes and bus routes.

**3. Property Management:** Landlords also need to be educating tenants about trash pick-up rules as this is a common issue on the block which I am constantly taking care of so 48 more people in a house is a big concern. The City needs to be requiring landlords with multiple units to be hiring contractors to cut grass and pull weeds in summer, as well as pick up trash, take out trash and put away containers every week. We have no information on how any of this will be managed by Mr. Kaye.

**4. Care and Concern for International Students:** International students on this block have from time and time voiced concerns to us about the “warehousing” of international students in small quarters that are not up to par with the housing for domestic students, as well as the lack of care of the properties by landlords. If this goes through, we urge the developer and the City to set an example and ensure that the rooms are spacious. The bedrooms and the kitchen/living area are very small for four people to live, eat and study. The tenants will most likely not be a family unit and they may not all be friends – and there is no room invite a guests over. Three bedrooms per unit with a larger dining, study and living space, or a commons room in the residence, would allow for comfort.

**3. Municipal Services:** It is crucial to consider whether our municipal services, including sewer, storm, and water systems, are equipped to handle the

increased demand that such a development would bring. A comprehensive assessment of infrastructure capacity is warranted before approving any amendments.

**4. Aesthetic Integrity:** Randolph Place is known for its historic architecture. Preserving the aesthetic integrity of our neighborhood should be a priority in any development decision.

I urge you to carefully consider the potential ramifications on our neighbourhood – one of the cherished streets on the West End. I propose that a more thorough examination of the impact on property values, traffic, and municipal services be conducted before making any decisions. I further encourage that residents be included in a more comprehensive dialogue to ensure that their concerns and insights are taken into account. We did some checking, and Dillon Consulting is not contact any residents during the study.

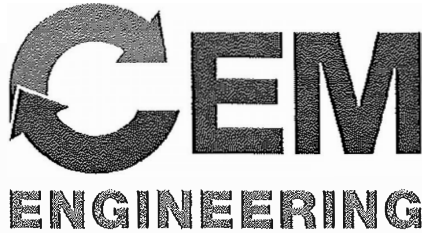
Thank you for your time and consideration. I trust that, with thoughtful evaluation, we can arrive at a solution that respects the character of our Heritage Neighborhood while meeting the needs of the community.

Sincerely,

Mitch Gellman

150 Randolph Place

Windsor, Ontario N9B2T3



November 24, 2023

VIA e-mail ([MMoxleypeltier@citywindsor.ca](mailto:MMoxleypeltier@citywindsor.ca) & [caodept@cityofwindsor.ca](mailto:caodept@cityofwindsor.ca))

City of Windsor  
350 City Hall Square West  
Windsor, Ontario  
N9A 6S1

Attention: **Michelle Moxleypeltier & Joe Mancina**  
Environmental Sustainability and Climate Change & CAO

Reference: **Notice of Proponent Name Change for IESO LT1 Projects**  
**Windsor Salt Combined Heat and Power Plant (WSCHPP)**  
**CEM Reference 14085**

Dear Michelle Moxleypeltier & Joe Mancina,

I am writing on behalf of Cogeneration and Energy Management Engineering Inc. to clarify aspects of the project we are developing for the IESO LT1 program. For clarity, there are two corporate entities involved in the project:

**Cogeneration and Energy Management Engineering Inc. (dba CEM Engineering Inc.)** is the Qualified Applicant per the IESO LT1 RFP rules. CEM Engineering was pre-qualified for participation in the LT1 RFP by the IESO based on CEM's 20+ year track record successfully developing power generation projects throughout Ontario.

**Prospect Avenue Resilient Generation Inc.** is the Proponent per the IESO LT1 RFP rules and will be the entity submitting to the RFP. Prospect Avenue Resilient Generation Inc. is wholly owned and controlled by CEM Engineering which is a requirement of the LT1 RFP program rules.

We kindly request you to update your records to reflect Prospect Avenue Resilient Generation Inc. as the Proponent for the purposes of the Municipal Council Support Resolution. All other details of the project as well as current contracts and obligations remain unchanged.

Thank you for your attention to this matter. We look forward to our continued collaboration under our new name.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Lensink', is written over a horizontal line.

Matt Lensink, P.Eng.  
Chief Executive Officer  
289-668-4364