# CITY OF WINDSOR MINUTES 01/22/2024

Special Meeting of Council 2024 Operating & Capital Recommended Budgets Meeting

Date: Monday, January 22, 2024
Time: 10:00 o'clock a.m.

## Members Present:

**Mayor**
Mayor Dilkens

**Councillors**
Ward 1 – Councillor Fred Francis
Ward 2 – Councillor Fabio Costante
Ward 3 – Councillor Renaldo Agostino
Ward 4 – Councillor Mark McKenzie
Ward 5 – Councillor Ed Sleiman
Ward 6 – Councillor Jo-Anne Gignac
Ward 7 – Councillor Angelo Marignani
Ward 8 – Councillor Gary Kaschak
Ward 9 – Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison

## 1. ORDER OF BUSINESS

## 2. CALL TO ORDER

The Mayor calls the meeting to order at 10:00 o'clock a.m.

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

None disclosed.

## 6. COMMITTEE OF THE WHOLE

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

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 immediately following Council (if scheduled); and
(h) consideration of by-law 17-2024
Carried.

## 7. COMMUNICATIONS INFORMATION PACKAGE

None presented.

## 8. CONSENT AGENDA

None presented.

## 9. REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

## 10. DELEGATIONS

## 2024 Operating & Capital Recommended Budgets

**Michelle Bishop, General Manager and Steffan Brisebois, Manager, Finance & Administration, Essex-Windsor Solid Waste Authority**

Michelle Bishop, General Manager and Steffan Brisebois, Manager, Finance & Administration, Essex-Windsor Solid Waste Authority, appear before Council regarding the administrative report "Essex-Windsor Solid Waste Authority 2024 Budget - City Wide" and are available for questions.

**Caroline Taylor, ward 2 resident**

Caroline Taylor, ward 2 resident, appears before Council regarding the 2024 Operating and Capital Recommended Budgets and expresses concern with the proposed increase to Transit Windsor bus fares; and concludes by expressing concern with Council's decision related to the Housing Accelerator Funding as the increased revenue can be put towards affordable housing and transit that would decrease the burden on the City's most vulnerable residents as a result.

**Alejandro Tamayo, Executive Director for the Arts Council Windsor & Region**

Alejandro Tamayo, Executive Director for the Arts Council Windsor & Region, appears before Council regarding the 2024 Operating and Capital Recommended Budgets and provides a brief summary of a proposal for additional grant funding to allow for the continuation of services and programs by the Arts Council that contribute to the enrichment of the community.

**Elica Berry, Past President, and Matthew Thorton, Chief Executive Officer, Real North Strategies**

Elica Berry, Past President, and Matthew Thorton, Chief Executive Officer, Real North Strategies, appear before Council regarding the 2024 Operating and Capital Recommended Budgets and request that additional funding be made available for planning and development departments staffing; and conclude by commending the Mayor and encouraging members of council to support the modest property tax proposed increase.

**David Petten, Union President, Local CUPE 543**

David Petten, Union President, Local CUPE 543, appears before Council regarding the 2024 Operating and Capital Recommended Budgets and states support of increased funding for the STAR Committee; increased wages for frontline workers; recommends a 35 hour work week and that an additional day be approved for the Work from home policy to allow for greater flexibility for current staff as it relates to staff retention and to appeal to the recruitment of new staff.

**Chaouki Hamka, Community Leader, Mothers Against Drunk Driving**

Chaouki Hamka, Community Leader, Mothers Against Drunk Driving, appears before Council regarding the 2024 Operating and Capital Recommended Budgets and provides an overview of a new memorial project at the riverfront to raise awareness of the importance to never drive impaired and to remember the victims of impaired driving; and concludes by requesting funding support for this project.

**Rakesh Naidu, CEO Windsor Essex Chamber**

Rakesh Naidu, CEO Windsor Essex Chamber, appears before Council regarding the 2024 Operating and Capital Recommended Budgets and provides an overview of findings from an independent study related to key municipal priorities including: investment attraction; transit development; small business property tax subclass; housing affordability; homelessness; mental health and addiction; electric vehicle infrastructure; parking fee charges; tax transparency; and concludes by suggesting that consideration of these priorities may contribute to a more vibrant, inclusive, and economically prosperous community.

**Chris MacLeod, Chair and Debi Croucher, Executive Director, Downtown Windsor BIA**

Chris MacLeod, Chair and Debi Croucher, Executive Director, Downtown Windsor BIA, appear before Council regarding the 2024 Operating and Capital Recommended Budgets and express concern with the proposed parking changes and the effect on people's perception of the downtown; the potential impact of permits and associated costs related to sidewalk cafes and patios on small businesses; and conclude by requesting a break from the associated fees.

**Mike Budinsky, Local filmmaker and photographer**

Mike Budinsky, Local filmmaker and photographer, appears before Council regarding the 2024 Operating and Capital Recommended Budgets, requesting that funding for the proposed Baron Bowl Skate Park be included as part of the approved budget, as it will be a unique attraction to the recreational experiences available in the City.

**Karen Soulliere, Chair of the Board and Anne Ryan, Executive Director, IRIS Residential Inns and Services IRIS House**

Karen Soulliere, Chair of the Board and Anne Ryan, Executive Director, IRIS Residential Inns and Services IRIS House, appear before Council regarding the 2024 Operating and Capital Recommended Budgets and requests additional funding in order to assist with the construction of a second IRIS house to be able to support more residents in need.

**Joshua Sankarlal, ward 8 resident**

Joshua Sankarlal, ward 8 resident, appears before Council regarding the 2024 Operating and Capital Recommended Budgets and expresses concern regarding the possible increased cost of ridership for Transit Windsor bus fares; transit funding; to recommend that the City commit to a 2% annual fare increase; and to request that an update to the Transit Master Plan be provided to the public in 2024 to ensure transparency.

**Matthew Charbonneau, area resident**

Matthew Charbonneau, area resident, appears before Council regarding the 2024 Operating and Capital Recommended Budgets and requests additional funding for cycling infrastructure and traffic calming as it relates to safety for the community.

**Leslie McCurdy, Performing Artist**

Leslie McCurdy, Performing Artist, appears before Council regarding the 2024 Operating and Capital Recommended Budgets, to request additional funding and investment in arts, sports and cultural tourism as it relates to the Jackson Park Bandshell and attracting tourism to the City as a whole.

**Lana Talbot, ward 2 resident**

Lana Talbot, ward 2 resident, appears before Council regarding the 2024 Operating and Capital Recommended Budgets; and requests funding for restoration of the Jackson Park Bandshell as it relates to the preservation of cultural history, and provides historical context from her perspective as to its importance.

**Al Teshuba, area resident**

Al Teshuba, area resident, appears before Council regarding the 2024 Operating and Capital Recommended Budgets in support of Council's decision for local residents as it relates to not approving the application for the Housing Accelerator funding to permit 4-plex units to be built anywhere in the city; and for their proposed response to the government's offer.

**Robert Cameron, Executive Director, Downtown Windsor Community Collaborative**

Robert Cameron, Executive Director, Downtown Windsor Community Collaborative, appears before Council regarding the 2024 Operating and Capital Recommended Budgets, and requests funding support to continue the initiatives for youth summer programming at downtown parks as it relates to safety, perception and overall appeal of the neighbourhoods in the surrounding area.

## 11. REGULAR BUSINESS ITEMS

**Clerk's Note:** Items 11.1 through 11.9 were tabled as set out in the agenda and will be deliberated by Council at its meeting scheduled for January 29, 2024.

## 11.10. Additional Information Regarding the Housing Accelerator Fund Application - City Wide

Mayor Drew Dilkens leaves the meeting at 1:23 o'clock p.m. and Councillor Fred Francis assumes the chair.

Mayor Drew Dilkens returns to the meeting at 1:32 o'clock p.m. and Councillor Fred Francis returns to his seat at the Council Table.

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

Decision Number: B1/2024
**WHEREAS** the City of Windsor adopted the *Home, Together: Windsor Essex Housing and Homelessness Master Plan* on December 2, 2019 (CR612/2019) as a comprehensive approach to delivering a system of housing and homelessness service solutions to Windsor-Essex that spans the entire housing continuum; and,

**WHEREAS** the City of Windsor submitted its Housing Pledge to the Provincial Government committing to supporting the creation of 13,000 new housing units by 2031; and,

**WHEREAS** the Federal Government announced the $4 billion Housing Accelerator Fund in March 2023 to fast-track at least 100,000 new homes for people in towns, cities, and Indigenous communities across Canada over the first three years; and,

**WHEREAS** Windsor City Council endorsed its Housing Accelerator Fund Action Plan ("Action Plan") on July 10, 2023 in accordance with the detailed program guidelines provided by the Canada Mortgage and Housing Corporation (CMHC), and that the Action Plan represents a comprehensive, strategic, and balanced approach to meeting the housing supply targets across the range of housing types city wide; and,

**WHEREAS** in the Action Plan, Windsor City Council approved a commitment to add an additional 2,135 residential dwellings units to the already anticipated development of 1,765 units over the next three years; and,

**WHEREAS** the City of Windsor commissioned an independent Housing Needs Assessment Report that supports the projected housing growth numbers identified in Windsor's HAF application; and,

**WHEREAS** on August 18, 2023, the City of Windsor submitted its application to the Housing Accelerator Fund to increase the supply of housing at an accelerated pace and enhance the processing and certainty in the planning approval and building permit processes; and,

**WHEREAS** the City of Windsor adopted a comprehensive amendment to its Official Plan and Zoning Bylaw on June 13, 2022 that identified "Intensification Priority Areas" made up of Mixed Use Centres (260 ha.), Mixed Use Corridors (50 km) and Mixed Use Nodes (137 ha.) as the primary focus of the City's efforts towards meeting its Housing Accelerator Fund and Provincial Housing Pledge targets; and,

**WHEREAS** the City's current "Intensification Priority Areas" can accommodate the construction of new residential units far in excess of the additional 2,135 units identified Housing Accelerator Fund Action Plan; and,

**WHEREAS** the City of Windsor currently permits as of right building permits for up to 3 residential units on a parcel of urban residential land wherever the zoning permits single detached, semi-detached, or street townhomes in accordance with provincial Bill 23; and,

**WHEREAS** the City of Windsor currently provides direct financial incentives from the municipal tax base and has eliminated development charges for the creation of a mix of housing forms in targeted areas for intensification; and,

**WHEREAS** the Government of Canada's Housing Accelerator Fund (HAF) grant program represents an opportunity for the City to review, take additional action and accelerate actions to achieve more housing supply faster; and,

**WHEREAS** the Canada Mortgage Housing Corporation (CMHC), who is managing the Housing Accelerator Fund, recently requested that the City of Windsor consider ways to be more 'ambitious' in terms of its approach to creating more housing; even though the City put forward an Action Plan that met the HAF guidelines; and,

**WHEREAS** the Federal Government added additional requirements under the auspices of 'best practices', including four units as of right in all low density zoning districts city-wide, after the City's application was submitted and supporting documentation was complete; and,

**WHEREAS** the CMHC has requested that the City demonstrate its commitment to being more ambitious by agreeing to permit four residential units as-of-right in all low density zoning districts city-wide; and,

**WHEREAS** Windsor's City Council reaffirmed its commitment to meeting its HAF housing targets on December 13, 2023 by directing Administration to proceed with the initiatives as proposed in the Housing Accelerator Fund Action Plan approved by Council on July 10, 2023; and,

**WHEREAS** Administration has had ongoing discussions with the CMHC and Minister of Housing, Infrastructure and Communities' staff about the merits of Windsor's HAF Action Plan; and,

**WHEREAS** the Federal Government remains steadfast on their funding eligibility requirement that the City of Windsor allow four residential units as-of-right in all low-density zoning districts city-wide; and,

**WHEREAS** each successful HAF applicant has worked to tailor their approach to meet their municipality's unique needs, and Windsor proposes the same approach; and,

Therefore, should the City of Windsor be successful and receive an allocation of funding through the Housing Accelerator Fund**, BE IT RESOLVED**:

1. That City Council **REAFFIRM** its support for increasing the supply of "missing middle" housing, and in order to achieve the targeted number of units directs Administration to:

    a. Prepare a report for Council's consideration identifying areas of the city currently zoned for single detached; semi-detached and townhouses where four units as-of right can be supported subject to lot sizes, the availability of supporting infrastructure, servicing capacity, and access to transit, and public engagement, and further;

    b. That City Council commit to a minimum of four units as-of right on serviced residential lots for all properties identified as "Mixed Use Corridor" and "Mixed Use Node" in the City's Official Plan; and further,

2. That City Council **REAFFIRM** its support of targeted intensification by increasing the supply of medium to high density housing options, and in order to achieve the targeted number of units directs Administration to:

    a. prepare Official Plan and Zoning By-law Amendments permitting increased densities and building heights of 4 storeys or greater for all properties identified as "Mixed Use Corridor", "Mixed Use Node" and "Mixed Use Centre" in the City's Official Plan, including targeted height permissions of:

        - Mixed Use Corridors, ranging from 4 to 8 storeys;
        - Mixed Use Nodes, ranging from 4 to 8 storeys; and
        - Mixed Use Centres, ranging from 6 to 10+ storeys.

    b. prepare Zoning By-law Amendments permitting medium residential development with building heights ranging from 4 to 6 storeys for specific areas of the city designated as "residential" in the City's Official Plan, subject to lot sizes, the availability of supporting infrastructure, servicing capacity, and access to transit;

    c. work with the University of Windsor and St. Clair College to increase density and create opportunities for student housing on and in close proximity to their campuses; and

d. work with the University of Windsor and St. Clair College to identify land to allow for the development of additional residential units; and further,

3. That Administration **BE DIRECTED** to prepare Official Plan policies and criteria for reducing the minimum parking requirements for medium and high-density affordable purpose-built rental housing projects; and further,

4. That Administration **BE DIRECTED** to develop a Community Improvement Plan and associated financial incentives that will facilitate and support the construction of attainable and affordable residential units; and further,

5. That Administration **BE DIRECTED** to adopt a single technology for providing a digital portal for development services (services provided by the Building, Planning and Right of Way departments) to improve business processes, streamline approvals, and improve customer access to services and information; and further,

6. That Administration **BE DIRECTED** to review the existing Disposal of Land policy and propose amendments that support the disposition of municipally owned properties to facilitate housing projects, including student housing; and further,

7. That Administration **BE DIRECTED** to prepare a policy to advance the strategic acquisition of property that supports and facilitates the development of new attainable and affordable housing, including student housing; and further,

8. That Administration **BE DIRECTED** to begin the process to create a Green Development Standards Community Improvement Plan that will provide guidance and financial incentives for sustainable development projects.

Carried.

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

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

Report Number: C 9/2024
Clerk’s File: GH/14271

## 12. CONSIDERATION OF COMMITTEE REPORTS

None presented.

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

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

That the following By-law No. 17-2024 be introduced and read a first and second time:

**17-2024** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 22ND day of JANUARY, 2024.
Carried.

## 14. MOVE BACK INTO FORMAL SESSION

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

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:
1) Communication Items
2) Consent Agenda
3) Items Deferred Items Referred
4) Consideration of the Balance of Business Items (as presented)
5) Committee Reports as presented
6) By-laws given first and second readings as presented
Carried.

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

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

That By-law No. 17-2024 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.
Carried.

## 21. ADJOURNMENT

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

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

Accordingly, the meeting is adjourned at 2:39 o'clock p.m.

Mayor

City Clerk