CITY OF WINDSOR AGENDA 05/13/2024

Final Consolidated City Council Meeting Agenda

Date: Monday, May 13, 2024
Time: 10:00 o'clock a.m.

Location: Council Chambers, 1st 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 Bylaw 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 *(previously distributed)*

4.1. Adoption of the Windsor City Council minutes of its meeting held April 22, 2024.
(SCM 120/2024)

5. NOTICE OF PROCLAMATIONS

Proclamations

“VON Week” – May 19–25, 2024

“Walk to Make Cystic Fibrosis History” – May 26, 2024

Illumination

“VON Week” – May 19–25, 2024

6. COMMITTEE OF THE WHOLE

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

7.1 Correspondence 7.1.1. through 7.1.8. **(CMC 7/2024)** ***(previously distributed)***

7.2. Response to CQ 6-2024 re: Heads and Beds Levy **(C 54/2024)** ***(previously distributed)***

8. CONSENT AGENDA *(previously distributed)*

8.1. Update National Housing Strategy Funding – City Wide **(C 53/2024)** ***(previously distributed)***
Clerk's Note: The Ministry of Municipal Affairs and Housing submitting the ***previously distributed*** letter from the Minister of Housing, Infrastructure and Communities dated May 1, 2024 and the ***previously distributed*** letter from the Minister of Municipal Affairs and Housing dated May 6, 2024 as additional information.

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS

8.2. Response to CR 198/2023 Windsor Police Services Human Services Issues – City Wide **(S 119/2023)**
a) Jason Bellaire, Police Chief, Windsor Police Services, available for questions (in person)

11.5. 2024 Business Improvement Area Budget & Levy Approval - Ward 2, 3, 4, 5 & 6 **(C 51/2204)**
a) Chris MacLeod, Chairperson, The Downtown Windsor Business Improvement Association, available for questions (in person)

11.1. 2024 Budget Amendment - City Wide **(C 48/2024)**
Clerk's Note: The following are written submissions:
Marion Overholt, ward 4 resident submitting the ***previously distributed*** letter dated May 8, 2024; Kaitlyn Karns, Executive Director, Ford City Business Improvement Association submitting the ***previously distributed*** letter dated May 1, 2024; Candyce Mollard, Coordinator, Olde Riverside Business Improvement Association submitting the ***previously distributed*** letter; Ettore Bonato, President Ottawa Street Business Improvement Association for "Uptown Ottawa" submitting the ***previously distributed*** letter dated May 5, 2024; Bridget M. Scheuerman, Executive Director, Pillette Village submitting the ***previously distributed*** letter dated May 1, 2024; Stephen Hargreaves, Director, Sandwich Town Business Improvement Association submitting the ***previously distributed*** letter dated May 6, 2024; Pietro DiPonio, Interim President of Via Italia-Erie Street Business Improvement Association submitting the ***previously distributed*** letter dated May 2, 2024; Larry Horwitz, Chair, Wyandotte Towne Centre Business

Improvement Association submitting the ***previously distributed*** letter dated May 8, 2024

a) Brent Klundert, Chair, Windsor Essex Home Builders Association (in person)
b) Philip Fernandes, property owner, ward 3, available for questions
c) Chris MacLeod, Chairperson, the Downtown Windsor Business Improvement Association (in person)
d) Dartis Willis, President/CEO Windsor Express (in person)
e) Greg Spencer, Spencer Butcher (in person)
f) Ray Blanchard, Business Owner, Director of Downtown Windsor Business Improvement Association (in person)

Late

g) Video testimonials by: Vincent Georgie; Jim Crichton; Vicky Smith; Sheila Wisdom; Lisa Williams; Mike Horrobin; Paul Twigg; Jennifer Matotek; Patti Lauzon & Robert Franz; Veronique Mandal; Steve Green; Misty Adams; Oliva Holt; Cheslea Zammit; Steeve Bouchard; Steve Thomson

11.2. Strengthen the Core – Downtown Windsor Revitalization Plan - City Wide **(C 49/2024)**

Clerk's Note: The following are written submissions:

Joe Goncalves, Acting Chief Executive Officer & Vice President Investment Attraction & Strategic Initiatives, Invest WindsorEssex submitting the ***previously distributed*** letter dated May 1, 2024; Philippa von Ziegenweidt, Citizens for Accountable Mega-Hospital Planning Process submitting the ***previously distributed*** email dated May 8, 2024; Robert Cameron, Executive Director, Downtown Windsor Community Collaborative submitting the ***previously distributed*** letter dated May 8, 2024; Marion Overholt, ward 4 resident submitting the ***previously distributed*** letter dated May 8, 2024; Cameron Adamson, Border Masonic Temple Association-Committee Chair submitting the ***previously distributed*** email dated May 10, 2024; Kaitlyn Karns, Executive Director, Ford City Business Improvement Association submitting the ***previously distributed*** letter dated May 1, 2024; Candyce Mollard, Coordinator, Olde Riverside Business Improvement Association submitting the ***previously distributed*** letter; Ettore Bonato, President Ottawa Street Business Improvement Association for "Uptown Ottawa" submitting the ***previously distributed*** letter dated May 5, 2024; Bridget M. Scheuerman, Executive Director, Pillette Village submitting the ***previously distributed*** letter dated May 1, 2024; Stephen Hargreaves, Director, Sandwich Town Business Improvement Association submitting the ***previously distributed*** letter dated May 6, 2024; Pietro DiPonio, Interim President of Via Italia-Erie Street Business Improvement Association submitting the ***previously distributed*** letter dated May 2, 2024; Larry Horwitz, Chair, Wyandotte Towne Centre Business Improvement Association submitting the ***previously distributed*** letter dated May 8, 2024; Joyce Zuk, Family Services Windsor-Essex submitting the ***previously distributed*** letter dated May 10, 2024; Ron Balla, The Coffee Exchange submitting the ***previously distributed*** letter dated May 6, 2024; Nate Hope, Area Resident, Member of Windsor Downtown Neighbourhood Alliance submitting the ***attached*** letter; Patti France, President, St. Clair College submitting the ***attached*** letter dated May 9, 2024; Eric Nadalin, Director, Public Health Programs, Oral Health, Chronic Disease & Injury Prevention, & Communications, Windsor-Essex County Health Unit submitting the ***attached*** letter dated May 10, 2024 as a written submission; Brad Collins, CBRE Limited, Brokerage, Vice President, Sales

Representative submitting the ***attached*** letter dated May 13, 2024 as a written submission

a) Sabine Matheson, Principal/Legal Counsel and Brian Teefy, Vice President, StrategyCorp, available for questions (via Zoom)
b) Jason Bellaire, Police Chief, Windsor Police Services, available for questions (in person)
c) Philip Fernandes, property owner, ward 3, available for questions
d) Joyce Zuk, Family Services Windsor-Essex, available for questions (in person)
e) Councillor Stephanie Plante, Ottawa Area, Ward 12 (via Zoom)
f) Jonathan Foster, Nurse Police Team, Vice President – Emergency and Mental Health, and Yemmi Calito, Registered Nurse, Windsor Regional Hospital (in person)
g) Rukshini Ponniah-Goulin, Executive Director, Downtown Mission of Windsor (in person)
h) Brent Klundert, Chair, Windsor Essex Home Builders Association (in person)
i) Chris MacLeod, Chairperson, The Downtown Windsor Business Improvement Association (in person)
j) Shawn Lippert, Business Owner, and Dario Silvaggi, Business Partner, Windsor Adult Volleyball League, ward 3 (in person)
k) Dartis Willis, President/CEO Windsor Express (in person)
l) Greg Spencer, Spencer Butcher (in person)
m) Tamara Kowalska, Co-Founder Windsor Youth Centre (in person)
n) Maggie Chen, President of the Windsor Essex County Association Realtors (via Zoom)
o) Rob Katzman, Katzman Enterprises, Downtown Windsor Business Person (via Zoom)
p) Dr. Vincent Georgie, Executive Director & Chief Programmer, Windsor International Film Festival (in person)
q) Nate Hope, Area Resident, Member of Windsor Downtown Neighbourhood Alliance (in person)
r) Elizabeth Thompson, Director Canadian HR Services, and Jasen Sams, Vice President, Rocket Innovation Studio (in person)
s) Ray Blanchard, Business Owner, Director of Downtown Windsor Business Improvement Association (in person)
t) Robert Franz, Music Director, Windsor Symphony Orchestra (in person)
u) Robert Cameron, Executive Director, Downtown Windsor Community Collaborative (in person)
v) Jennie Atkins, Board member, Downtown Business Improvement Association (in person)
w) Sheila Wisdom, area resident, ward 2 (in person)
x) Misty Sergi, Business Owner, The Gifting Tree (in person)
y) Vicky Smith, Owner, Tim Hortons Franchise, 80 Park Street East (in person)
z) Andrew Corbett, Co-Owner/Operator, WKND Hospitality Group (in person)
aa) Jennifer Matotek, Art Windsor Essex (in person)
bb) Judy Bornais, Assistant Vice President of External Affairs and Charlie Simpkins, Director of Strategic Initiatives and Business Enterprise, University of Windsor (in person)
cc) Anna Angelidis, Executive Director of Housing Information Services/Labour Sponsored Community Development Group and Jordan Nguyen, H4 Supervisor, Housing Information Services (in person)
dd) Brian Schwab, Downtown Property Owner (in person)
ee) Meher Ayesha, Relator (in person)

ff) Caroline Taylor, area resident, ward 2 (in person)
gg)Sarah Dewar, Business Owner, Maiden Lane, ward 3 (via Zoom)
hh)Nicole Sbrocca, Chief Executive Officer Canadian Mental Health Association, Windsor-Essex County Branch (in person)
Late
ii) Linda Wasserlein, Property Owner (via Zoom)
jj) Bill Marra, President & CEO of Hotel Dieu Grace Health Care, available for questions (via Zoom)

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

11.3. Capital Budget Pre-Approval and Utility Agreement Signing Authority - Prince Road Storm Sewer Outlet Phase 9B - Ward 2 **(C 47/2024)**

11.4. 2024 Tax Policy Decisions and Establishment of the 2024 Final Property Tax Rates - City Wide **(C52/2024)**

12. CONSIDERATION OF COMMITTEE REPORTS ***(previously distributed)***

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

12.2. Report of the Striking Committee of its meeting held April 22, 2024 **(SCM 116/2024)**

12.3 Report of the Special In-camera meeting held April 22, 2024 **(SCM 121/2024)**
Clerk's Note: Corrected version of cover sheet ***previously distributed***

12.4 Report of the Environment, Transportation & Public Safety Standing Committee of its In-Camera meeting held April 22, 2024 **(SCM 108/2024)**

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

13.1 **By-law 74-2024** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 6.10 METRE NORTH/SOUTH ALLEY AND THE 4.64 METRE EAST/WEST ALLEY NORTH OF LAMBTON STREET, EAST OF MALDEN ROAD, SOUTH OF KENT STREET, AND WEST OF SECOND AVENUE, CITY OF WINDSOR. Authorized by CR149/2021 dated April 19, 2021.

13.2 **By-law 75-2024** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 6.10 METRE NORTH/SOUTH ALLEY AND THE 4.64 METRE EAST/WEST ALLEY NORTH OF LAMBTON STREET, EAST OF MALDEN ROAD, SOUTH OF KENT STREET, AND WEST OF SECOND AVENUE, CITY OF WINDSOR. Authorized by CR149/2021 dated April 19, 2021.

13.3 **By-law 76-2024** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.57 METRE NORTH/SOUTH ALLEY AND THE 4.57 METRE EAST/WEST ALLEY LOCATED NORTH OF GRATIOT STREET, EAST OF MALDEN ROAD, AND SOUTH OF NICHOLS STREET, CITY OF WINDSOR. Authorized by CR385/2022 dated September 6, 2022.

13.4 **By-law 77-2024** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.57 METRE NORTH/SOUTH ALLEY AND THE 4.57 METRE EAST/WEST ALLEY LOCATED NORTH OF GRATIOT STREET, EAST OF MALDEN ROAD, AND SOUTH OF NICHOLS STREET, CITY OF WINDSOR. Authorized by CR385/2022 dated September 6, 2022.

13.5 **By-law 78-2024** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.57 METRE NORTH/SOUTH ALLEY LOCATED SOUTH OF NORTHWOOD STREET, EAST OF LONGFELLOW AVENUE AND WEST OF ALEXANDRA AVENUE, CITY OF WINDSOR. Authorized by CR226/2023 dated May 29, 2023.

13.6 **By-law 79-2024** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.57 METRE NORTH/SOUTH ALLEY LOCATED SOUTH OF NORTHWOOD STREET, EAST OF LONGFELLOW AVENUE AND WEST OF ALEXANDRA AVENUE, CITY OF WINDSOR. Authorized by CR226/2023 dated May 29, 2023.

13.7 **By-law 80-2024** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 10.06 METRE WIDE PORTION OF THE PALL MALL STREET RIGHT-OF-WAY LOCATED SOUTH OF NORTHWOOD STREET, EAST OF LONGFELLOW AVENUE, AND WEST OF ALEXANDRA AVENUE, CITY OF WINDSOR. Authorized by CR226/2023 dated May 29, 2023.

13.8 **By-law 81-2024** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 10.06 METRE WIDE PORTION OF THE PALL MALL STREET RIGHT-OF-WAY LOCATED SOUTH OF NORTHWOOD STREET, EAST OF LONGFELLOW AVENUE AND WEST OF ALEXANDRA AVENUE, CITY OF WINDSOR. Authorized by CR226/2023 dated May 29, 2023.

13.9 **By-law 82-2024** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.50 METRE EAST/WEST ALLEY NORTH OF REDDOCK AVENUE, WEST OF THIRD STREET, AND SOUTH OF LANSING STREET, CITY OF WINDSOR. Authorized by CR435/2021 dated October 4, 2021.

13.10 **By-law 83-2024** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.50 METRE EAST/WEST ALLEY NORTH OF REDDOCK AVENUE, WEST OF THIRD STREET, AND SOUTH OF LANSING STREET, CITY OF WINDSOR. Authorized by CR435/2021 dated October 4, 2021.

13.11 **By-law 84-2024** A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS NORTH SERVICE ROAD IN THE CITY OF WINDSOR. Authorized by CR76/2011 dated February 28, 2011.

13.12 **By-law 85-2024** A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES. Authorized by CAO73/2024 dated April 10, 2024.

13.13 **By-law 86-2024** A BY-LAW TO APPOINT DEPUTY TREASURERS FOR THE CORPORATION OF THE CITY OF WINDSOR. Authorized by CR191/2024 dated April 22, 2024.

13.14 **By-law 87-2024** A BY-LAW TO PROVIDE FOR THE ABANDONMENT OF THE EAST MARSH TAP DRAIN IN THE CITY OF WINDSOR. Authorized by CR112/2015 dated June 15, 2015.

13.15 **By-law 88-2024** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". Authorized by By-law 8600 S. 5.4.20.

13.16 **By-law 89-2024** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 13TH DAY OF MAY 2024.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-laws 74-2024 through 89-2024 (inclusive)

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Windsor Accessibility Advisory Committee
Tuesday, May 14, 2024
10:00 a.m., via Zoom video conference

Environment & Climate Change Advisory Committee
Tuesday, May 21, 2024
5:00 p.m., Room 522a, 350 City Hall Square West

City Council Meeting
Monday, May 27, 2024
10:00 a.m., Council Chambers

21. ADJOURNMENT

City Council Meeting
May 13, 2024
Item 11.2 - Written
Submission

Mayor and Members of Council

My name is Nate Hope. I'm a downtown resident and Vice-President of the Windsor Downtown Neighbourhood Alliance, (AKA Windsor DNA) a recently restarted organization of residents in the downtown core. I'm thankful for the work the administration and council, have put into this plan, especially Councillor Renaldo. As downtown residents, our group is hopeful and optimistic about the potential for positive change. We experience firsthand the challenges of downtown, but we also experience its joys.

We are encouraged by the city's proposal to increase mental health support. Many of the people that need this help the most are our unhoused neighbours. We know that help for those in need benefits everyone in our community. I'm also pleased to see funding for a by-law officer. We often face issues with broken windows and neglectful landlords. It's difficult to understand how people can let boarded properties sit for so long. We care deeply for our home and downtown is our home. It's true that there is a perceived lack of safety. But unkept buildings don't help make people feel safe because the environment feels abandoned, I hope these changes can help.

A new policy can only change some things. We need everyone to change their perspective, we need to shift the narrative of what downtown is. Downtown didn't suddenly become unsafe, this is the result of accumulation of stories. I would argue this is the result of Downtown not being seen as a neighbourhood. It became a destination *only* for parties and carried with it the reputation of being rowdy. It is the centre of social services and carries with it the reputation of *only* being the destination for less well-off people. It became developed and adopted the reputation of being dirty. I don't think these are true and I don't think we need to carry these reputations. I want to challenge these perceptions so we can love our downtown.

Overall, I support this plan as a good step forward even though I have concerns over the additional police funding and green light cameras. The only criticism I have, and this is a friendly criticism, we need to emphasize the importance of resident involvement to make this successful and sustainable. I don't believe minimizing residents was intentional, but the document's posture feels primarily business-oriented. We must remember that a neighbourhood is only as healthy as its residents. For example, the plan talks of helping businesses to engage people leaving events. Businesses could also engage the 16,000 residents living downtown already. I look forward to seeing the details of the plan work out in the future. These may seem like small things, but as we've come to learn, the little things matter. It will only help us in the end to strengthen the core.

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ST.CLAIR
COLLEGE

City Council Meeting
May 13, 2024
Item 11.2 - Written Submission
Office of the President

May 9, 2024

Windsor City Council
350 City Hall Square West
P.O. Box 1607
Windsor, ON N9A 651

Dear Councillors:

RE: Letter of Support For "Strengthen The Core" Plan

On behalf of St. Clair College, please accept this letter as endorsement of the recently announced "Strengthen The Core" plan to revitalize Windsor's downtown.

The central core of Windsor, akin to downtown areas in numerous cities, has traditionally been regarded as the heart of the community. However, similar to several other municipalities, Windsor's original central core has exhibited signs of requiring revitalization in recent years.

Strengthen The Core, St. Clair believes, both diagnoses that condition and prescribes the remedies to restore the city heart's health. St. Clair is eager to collaborate in any way it can with the City of Windsor and Windsor Police Services to contribute to this plan's successful implementation, so that we can continue to welcome both students and staff to our downtown campuses; and to have them enjoy a safe, activity-filled atmosphere in a community core that provides an ideal mix of residential, commercial and institutional property uses.

We're confident that the heart can beat vibrantly once more, and we encourage the adoption of the strategies contained in the Strengthen The Core plan.

Sincerely,

Patti France, M.Ad.Ed., LLD.h.c.
President

WINDSOR-ESSEX COUNTY HEALTH UNIT
Bureau de santé de Windsor-comté d'Essex

519-258-2146 | wechu.org |

1005 Ouellette Avenue, Windsor, ON N9A 4J8 | 33 Princess Street, Leamington, ON N8H 5C5

May 10, 2024

City of Windsor
350 City Hall Square West
P.O. Box 1607
Windsor, ON N9A 6S1

RE: Council Report: C 49/2024 – Strengthen the Core – Downtown Windsor Revitalization Plan

To Mayor Dilkens and Members of City of Windsor Council,

The Windsor-Essex County Health Unit (WECHU) has a long history of collaboration with health sector partners to support residents, businesses, and social services in alignment with our vision of *Healthy People in a Healthy Community*. With that vision in mind, we are encouraged by the solutions offered in the *Downtown Windsor Revitalization Plan* and support any measure which improves public health and safety in our community.

The downtown core of the City of Windsor represents one of the highest need geographic areas in our region and one which our agency prioritizes in the implementation of the Ontario Public Health Standards. As a service provider with primary operations located at 1005 Ouellette Avenue, we are aware that there is an important balance which needs to be struck in the downtown core. A balanced set of strategies accounts for improvements in the experiences of residents, visitors, businesses, and community organizations while at the same time providing the essential healthcare and social services needed for those most vulnerable.

We also recognize the important work of healthcare, emergency, and social service partners which has been underway for many years. This work has contributed meaningfully to community safety, access to healthcare, referrals for mental health and addiction treatment, harm reduction, and linkages to income, housing, food, clothing, and other supports. Among these stakeholders, the WECHU continues to work closely with its municipal partners and intends to continue to do so as a willing collaborator on the solutions proposed through the *Downtown Windsor Revitalization Plan*. As we learn more, we look forward to sharing details on our proposed involvement in these strategies with our board of health for their endorsement and support.

Regards,

Dr. Ken Blanchette, Chief Executive Officer
Windsor-Essex County Health Unit

CBRE Windsor
3200 Deziel Drive, Suite 110
Windsor, Ontario N8W 5K8
T 519 946 3034
F 519 252 7554
www.cbre.ca

May 13th, 2024.

Council Chambers
350 City Hall Square West, Windsor City Hall
Windsor, Ontario N9A 6S1
Attention: Mayor Dilkens & City Councillors

RE: STRENGTHEN THE CORE – DOWNTOWN WINDSOR REVITALIZATION PLAN

My name is Brad Collins, a proud, long standing Windsor resident and Vice President at CBRE Windsor, a market leading commercial real estate services firm. I hope this letter will provide an important commercial real estate perspective in support of the proposed Downtown Windsor Revitalization Plan. Over my career, I have had the privilege of assisting several of Windsor's largest employers with their commercial real estate decisions. Our team's research data and market reports are frequently cited as expert insight on the local commercial real estate markets, and we have completed some of the largest transactions in the core. Given this perspective and experience, there are a few key points I'd like to raise to council:

- Based on CBRE Windsor's market research, our downtown office vacancy rate is currently 41.6%. This is the highest of any major downtown in Canada and well above the national average of 18.4%. It is also well above comparable markets such as London (28.1%) and Waterloo (22.5%).
- In 2019, the downtown Windsor office vacancy rate was 20.4% and today it is 41.6% while Windsor's suburban office vacancy rate only increased from 10.2% to 11.0% over that same period.
- Our estimate of downtown Windsor's retail vacancy is conservatively 33% and likely much higher.
- All of this data suggests that our downtown commercial real estate market is in a crisis state. The core continues to lose high profile tenants every year with the most recent example being Sutherland, one of Windsor's largest office users. Without daytime office users, retail has continued to struggle with evening traffic, resulting in notable longstanding bar and restaurant exits as well. With many notable leases expiring in the years ahead, there is real risk of further erosion in the core if we don't act now.
- Having assisted countless companies considering relocation across Windsor, safety and security remains the number one reason companies either elect to leave downtown or not consider downtown at all.
- Safety and security are priority to starting the process of bringing commercial tenants back to the core, which the plan addresses. For downtown to be vibrant, we not only need people living in downtown, but we need the full "live, work, play" environment and the seven action items provide the compass heading for doing so.

I hope this perspective assists in support of approving the budget for this critical revitalization plan and can act as an important first step in a long road to downtown recovery. Should you wish to discuss any of the above, I am available to be contacted at 226.787.6860.

Regards,

Brad Collins
CBRE Limited, Brokerage
Vice President
Sales Representative