CITY OF WINDSOR MINUTES 09/23/2024

City Council Meeting

Date: Monday, September 23, 2024
Time: 10:00 o'clock a.m.

Members Present:

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

1. ORDER OF BUSINESS

2. CALL TO ORDER

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 10:00 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Fred Francis discloses an interest and abstains from voting on Item 8.2 being "Delegation of Authority Semi-Annual Report for Period January 1, 2024-June 30, 2024 (City Wide)," specifically as it relates to CAOP 93/2023 and Sysco Foods, as he has a family member who works at Sysco Foods.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held September 9, 2024.

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

That the minutes of the Meeting of Council held September 9, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 284/2024

5. NOTICE OF PROCLAMATIONS

Proclamations
"Brentwood Recovery Home 60th Anniversary Celebration" – September 27, 2024
"British Home Children's Day" – September 28, 2024
"Healthy Workplace Month" – October 2024
"National Disability Employment Awareness Month" – October 2024
"National Seniors Day" – October 1, 2024
"Fire Prevention Week" – October 6 to 12, 2024
"International Day of the Girl" – October 11, 2024

Flag Raising Ceremony
"Franco-Ontarian Day" – September 25, 2024
"National Day for Truth and Reconciliation" – September 27, 2024
"Iraqi Heritage Month" – October 3, 2024
"International Day of the Girl" – October 11, 2024

Illumination
"Beacons of Light for British Home Children & Child Migrants" – September 27, 2024
"National Day for Truth & Reconciliation" – September 28 – October 1, 2024

6. COMMITTEE OF THE WHOLE

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

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 149-2024 through 150-2024
Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence for Monday, September 23, 2024

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

Decision Number: CR388/2024
That the following Communication Items 7.1.3 through 7.1.9 as set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.1 and 7.1.2 be dealt with as follows:

7.1.1 Letter Regarding the Decision by the Michigan Department of Transportation (MDoT) to Allow Additional Hazardous Materials on the Ambassador Bridge

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Kieran McKenzie

Decision Number: CR389/2024
That the letter from the Member of Parliament, Windsor West dated September 6, 2024 regarding the decision by the Michigan Department of Transportation (MDoT) to allow additional hazardous materials on the Ambassador Bridge **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to send a letter of support to MP Masse and to the Minister of Transport expressing concerns, requesting reimbursement costs, and that the hazardous materials be identified prior to crossing; and,

That comments from Windsor Police Service, Windsor Fire, the Windsor Essex County Health Unit, the Univeristy of Windsor, and the Candian Border Services Agency **BE INCLUDED** in the correspondence; and,

That administration **BE DIRECTED** to report back to Council related to any options to address this concern.
Carried.

7.1.2 Notice of Public Meeting for Proposed Official Plan Amendment to Incorporate the Tecumseh Hamlet Secondary Plan into the Tecumseh Official Plan

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

Decision Number: CR390/2024
That the communication from the Town of Tecumseh dated September 4, 2024 regarding a "Notice of Public Meeting for Proposed Official Plan Amendment to incorporate the Tecumseh Hamlet Secondary Plan into the Tecumseh Official Plan" **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to report back on the impact of the services that the city provides to neighbouring municipalities in terms of potable water and sewage, and whether or not we will be required to increase the numbers that we are currently providing to them.
Carried.

No.	Sender	Subject
7.1.1	Brian Masse, Member of Parliament, Windsor West	Letter regarding the decision by the Michigan Department of Transportation (MDoT) to allow additional hazardous materials on the Ambassador Bridge. Commissioner, Community & Corporate Services City Solicitor Fire Chief GF2024 Note & File
7.1.2	Town of Tecumseh	Notice of Public Meeting for Proposed Official Plan Amendment to incorporate the Tecumseh Hamlet Secondary Plan into the Tecumseh Official Plan. City Solicitor City Planner

No.	Sender	Subject
		Chief Building Official Commissioner, Community & Corporate Services Commissioner, Economic Development GM2024 Note & File
7.1.3	City Planner	Application for Zoning By-law Amendment, Farhi Holdings Corp., 8565 McHugh Street, to apply a site specific provision to the Commercial District 2.2 to permit an increase in maximum building height and reduce the minimum amenity area per dwelling for the construction of a six storey mixed use building. Z/14848 Note & File
7.1.4	City Planner	Application for Zoning By-law Amendment, Andi Shallvari, 3170-3178 California Avenue, to permit two new semi-detached dwellings as an additional permitted use, where only an existing semi-detached dwelling is permitted. Z/14849 Note & File
7.1.5	City Planner	Application for Zoning By-law Amendment, 2312205 Ontario Ltd. (Mariusz Buchcic),, 0 Windsor Avenue & 1140 Goyeau Street, to permit a multi-unit residential building. Z/14850 Note & File
7.1.6	City Planner	Application for Zoning By-law Amendment and Draft Plan of Subdivision/Condominium, Olivia Construction Homes Inc., 3990 Loon Street, to permit a townhome dwelling on the subject land so as to facilitate the development of a residential subdivision containing 4 townhome dwellings with a total of 28 townhome dwelling units on the property. Z/14851 & Z/14853 Note & File
7.1.7	Committee of	Agenda for the Committee of Adjustment/Consent

No.	Sender	Subject
	Adjustment	Authority, scheduled to be heard Thursday, September 26, 2024. Z2024 Note & File
7.1.8	Ontario Land Tribunal	OLT-23-000965 – OLT Decision issued regarding 991 Morand Street – City of Windsor Commissioner, Community & Corporate Services City Solicitor City Planner Development Applications Clerk GP2024 Note & File
7.1.9	Ontario Land Tribunal	OLT-24-000259 – OLT Decision issued regarding 10950 Riverside Drive East – City of Windsor Commissioner, Community & Corporate Services City Solicitor City Planner Development Applications Clerk GP2024 Note & File

Carried.

Report Number: CMC 13/2024

7.2. Response to CQ 12-2023: Public conduct policy and security screening options for City Hall and other municipal facilities - City-wide

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Kieran McKenzie

Decision Number: CR391/2024
That the report of the Director, Corporate Security, Executive Initiatives Coordinator Corporate Services, and Executive Initiatives Coordinator Community Services dated July 4, 2024 entitled "Response to CQ 12-2023: Public conduct policy and security screening options for City Hall and other municipal facilities," **BE REFERRED** to the 2025 Budget Meeting for Council's consideration.
Carried.

Report Number: S 86/2024
Clerk's File: ACO2024

8. CONSENT AGENDA

8.1. CAO By-Law Update - City Wide

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

Decision Number: CR392/2024
That City Council **PASS** By-Law 149-2024 which establishes the position of Chief Administrative Officer for The Corporation of the City of Windsor and sets out their responsibilities and authorities in accordance with the *Municipal Act, 2001*, as amended.
Carried.
Councillor Fred Fancis voting nay.

Report Number: C 110/2024
Clerk's File: ACO2024

8.2. Delegation of Authority Semi-Annual Report for Period January 1, 2024-June 30, 2024 (City Wide)

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

Decision Number: CR393/2024
That the Delegation of Authority Summary Report for the period of January 1, 2024 through June 30, 2024 **BE RECEIVED** for information; and,

That City Council **APPROVE** an amendment to Grant Applications (Section 3.25 of the Delegation of Authority By-law 208-2008) if any said grant application is approved and no further direction from Council is required pursuant to Section 3.25 to provide the Chief Administrative Officer or their delegate the authority to sign any agreements, declarations, approvals and any other such documents as may be required as a result of receiving the grant funding, provided they are satisfactory in legal form to the City Solicitor, in technical content to the appropriate Executive Director, and in financial content to the City Treasurer; and,

That City Council **APPROVE** an amendment to the Delegation of Authority By-law 208-2008 by removing the following sections that have been incorporated into regular business processes per CR230/2023 approved by City Council on May 29, 2023:

(a) Section 1.9 Sidewalk Sales
(b) Section 1.33 Sewer Agreements

(c) Section 3.2 Approval of legal encroachments within the terms of Council's established policy; and further,

That City Council **AUTHORIZE** the City Solicitor to amend the Delegation of Authority By-law 208-2008 to reflect the changes as outlined in this report.
Carried.
Councillor Fred Francis discloses an interest and abstains from voting on this matter, specifically as it relates to CAOP 93/2023.

Report Number: C 111/2024
Clerk's File: AS/7748

8.3. Tax Relief 2024 (for 2023 Taxes) - Extreme Poverty and/or Illness - City Wide

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

Decision Number: CR394/2024
That City Council **ACCEPT** Administration's recommendation with regards to approval of five (5) applications for total tax relief of $10,567.06 (inclusive of education portion); and,

That City Council **SUPPORT** Administration's recommendation with regards to the denial of eleven (11) applications for tax relief; and,

That City Council **ACCEPT** Administration's recommendation with regards to maintaining the home assessment value threshold at $168,000 for the 2025 Tax Relief Program – for 2024 taxes.
Carried.

Report Number: C 114/2024
Clerk's File: AF2024

8.4. Applications for Tax Reductions under S. 357/358 of the Ontario *Municipal Act 2001* - City Wide

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

Decision Number: CR395/2024
That City Council **ACCEPT** Administration's recommendations with regards to approval of property tax relief for those applications for Tax Reduction, Cancellation and Refunds as outlined and included in Appendixes A through C; and,

That City Council **SUPPORT** Administration's recommendation with regards to the denial of applications for Tax Reduction, Cancellation and Refund as outlined in Appendix D; and,

That the City Treasurer (or designate) **BE AUTHORIZED** to amend the City's Tax Master Collector's Roll for the 2021 through 2024 taxation years in the amount of $360,212.53 (including the education portion) as outlined in Appendix E.
Carried.

Report Number: C 115/2024
Clerk's File: AF2024

8.5. Windsor-Canada Utilities Ltd. – Annual General Meeting – City Wide

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

Decision Number: CR396/2024

I. That Council, as representative of The Corporation of the City of Windsor (the "City") as the sole shareholder of Windsor Canada Utilities Ltd. ("WCUL") **APPROVE** the resolutions presented by WCUL; and,

II. That the Mayor **BE AUTHORIZED** to execute the shareholder's resolutions on behalf of the City, in accordance with Council direction, with respect to all matters presented herein by WCUL for the year 2023.

Carried.

Report Number: C 120/2024
Clerk's File: MU2024

8.7. Zoning By-Law Amendment Z019-24 (ZNG/7215) - Architecttura Inc. Architects – 1098 Albert Rd, Ward 5

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

Decision Number: CR398/2024 DHSC 646

I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 106, Plan 865 situated at the northeast corner of Albert Road and Richmond Street, known municipally as 1098 Albert Road, by adding a site-specific exception to Section 20(1) as follows:

512. NORTHEAST CORNER OF ALBERT ROAD AND RICHMOND STREET

For the lands comprising of Lot 106, Plan 865 the following additional regulations shall apply:

1) The following are an additional permitted *main use*:
One *Multiple Dwelling* containing a maximum of four *dwelling units*

2) The following additional provisions shall apply to an additional permitted *main use*:

a)	Lot Width – minimum	9.0 m
b)	Lot Area – minimum	327.0 m^2
c)	Lot Coverage – maximum	55%
d)	Main Building Height – maximum	7.60 m
e)	Front Yard Depth – minimum	4.5 m
f)	Rear Yard Depth – minimum	7.5 m
g)	Side Yard Width – minimum	0.25 m
h)	Gross Floor Area – *Main Building* – maximum	364 m^2

i) Notwithstanding Section 5.2.20.20, a refuse bin shall be stored in a required *rear yard*.

j) Notwithstanding section 24.20.5., three parking spaces shall be provided.

k) Section 24.30.20.3.2 shall not apply.

II. That the H symbol **SHALL APPLY** to Lot 106, Plan 865 situated at the northeast corner of Albert Road and Richmond Street, known municipally as 1098 Albert Road and that Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following clause to Section 95.20:

(10) a) Conveyance of a 4.6 m by 4.6 m corner cut-off at the northeast corner of Albert Road and Richmond Street to the satisfaction of the City Engineer.

[ZNG/7215]
Carried.

Report Number: SCM 269/2024 & S 105/2024
Clerk's File: Z/14833

8.8. Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133

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

Decision Number: CR399/2024 DHSC 648

I. That the 2.44-metre-wide west half of the north/south alley located between Montrose Street and Tecumseh Boulevard West, and shown on Drawing No. CC-1849 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,

II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Bell Canada to accommodate existing infrastructure;
ii. Enbridge Gas Inc. to accommodate existing underground infrastructure; and,
iii. ENWIN Utilities Ltd. to accommodate existing aboveground infrastructure; and,

III. That Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.3, $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,

IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1849; and,

V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,

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; and,

VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: SCM 271/2024 & S 85/2024
Clerk's File: SAA2024

8.9. Closure of east/west alley located between Church Street and Dougall Avenue, Ward 3, SAA-7138

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

Decision Number: CR400/2024 DHSC 649

I. That the 4.57-metre-wide east/west alley located between Church Street and Dougall Avenue, and shown on Drawing No. CC-1843 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,

II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Bell Canada to accommodate existing aboveground infrastructure;
ii. Cogeco Connexion Inc. to accommodate existing aboveground infrastructure;
iii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240V and 600/347V hydro pole distribution;
iv. Managed Network System Inc. (MNSi.) to accommodate existing aboveground infrastructure; and,

III. That Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned CD2.1, $20.00 per square foot without easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and $10.00 per square foot with easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

b. For alley conveyed to abutting lands zoned RD1.3, $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,

IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1843; and,

V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,

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; and,

VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: SCM 277/2024 & S 89/2024
Clerk's File: SAA2024

8.10. Part Closure of east/west alley located between Belleperche Place and Fairview Boulevard, Ward 6, SAA-7135

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

Decision Number: CR401/2024 DHSC 650

I. That the 4.27-metre-wide west part of the east/west alley located between Belleperche Place and Fairview Boulevard, and shown on Drawing No. CC-1845 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,

II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Bell Canada to accommodate overhead utility infrastructure;
ii. Cogeco Connexion Inc. to accommodate overhead utility infrastructure;
iii. ENWIN Utilities Ltd. to accommodate existing overhead 27.6kV and 120/240-volt hydro distribution, poles and down guy wires; and,
iv. Managed Network System Inc. (MNSi.) to accommodate overhead utility infrastructure; and,

III. That Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.2, $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,

IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1845; and,

V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,

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; and,

VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: SCM 273/2024 & S 92/2024
Clerk's File: SAA2024

8.11. Closure of north/south alley, located between Clairview Avenue and Wyandotte Street East; and east/west alley located between Clover Street and Adelaide Avenue; Ward 7, SAA-6767

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

Decision Number: CR402/2024 DHSC 651

I. That the 3.35-metre-wide north/south alley located between Clairview Avenue and Wyandotte Street East, and shown on Drawing No. CC-1815 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,

II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Bell Canada for protection of existing facilities;
ii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240-volt distribution, poles and down guy wires; and,
iii. Owner of the property known municipally as 10655 Clairview Avenue (legally described as Lot 3, Plan 1077, PIN No. 01596-0041 LT) to accommodate access to repair and maintain existing water service; and,

III. That the 4.88-metre-wide east/west alley located between Clover Street and Adelaide Avenue, and shown on Drawing No. CC-1815 (attached hereto as Appendix "A"), **BE DENIED** for subsequent closure; and,

IV. That Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.2, $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,

V. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1815; and,

VI. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,

VII. 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; and,

VIII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: SCM 278/2024 & S 97/2024
Clerk's File: SAA2024

8.12. Closure of north/south alley located between Millen Street and Girardot Street, Ward 2, SAA-6996

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

Decision Number: CR403/2024 DHSC 562

I. That the north/south alley located between Millen Street and the north limit of Lot 17, Plan 1208, and shown on Drawing No. CC-1833 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,

II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Bell Canada to accommodate existing aerial facilities;
ii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240V distribution; and,
iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities; and,

III. That Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.2, $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,

IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1833; and,

V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,

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; and,

VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: SCM 272/2024 & S 98/2024
Clerk's File: SAA2024

8.13. Ford City CIP Application for 1306 Drouillard Road. Owner: Charbel Semaan (C/O: Maged Basilious) – Ward 5

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

Decision Number: CR404/2024 DHSC 653

I. That the request for incentives under the Ford City CIP Financial Incentive Programs made by Charbel Semaan, (c/o: Maged Basilious), Owner of the property located at 1306 Drouillard Road for the construction of a two (2) storey auto body shop **BE APPROVED** for the following incentive programs:

   i. Municipal Development Fees Grant Program to a maximum amount of $30,000;

   ii. Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to 10 years in an estimated amount of $16,358 per year; and,

II. That Administration **BE AUTHORIZED** to prepare the agreement between the City and Charbel Semaan (C/O: Maged Basilious; Maged Basilious Architect) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,

III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor; and,

IV. That funds in the amount of up to a maximum of $30,000 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Fund (Project #7181046) once the work is completed; and,

V. That grants **BE PAID** to Charbel Semaan upon the completion of the of the auto body shop building from the Ford City CIP Fund (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,

VI. That should the construction of the two (2) storey auto body shop not be completed within three (3) years following Council approval of Report S101/2024, City Council **RESCIND** the approvals under the Municipal Development Fees Grant and the Building/Property Improvement Tax Increment Grant programs and that the funds under the Municipal Development Fees Grant Program **BE UNCOMMITTED** and returned to CIP Reserve Fund 226.

Carried.

Report Number: SCM 279/2024 & S 101/2024
Clerk's File: SPL2024

8.14. Closure of north/south alley located between Wyandotte Street West and Rooney Street, Ward 2, SAA-7032

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

Decision Number: CR405/2024 DHSC 654

I. That the 3.05-metre-wide north/south alley located between Rooney Street and the south limits of Lot 102, Plan 369 and Lot 12, Plan 1042, and shown on Drawing No. CC-1840 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure; and,

II. That the subject alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

i. Bell Canada to accommodate existing aerial facilities;
ii. ENWIN Utilities Ltd. to accommodate existing overhead 16kV and 120/240-volt distribution, poles and down guy wires; and
iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities; and,

III. That Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.3, $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,

IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1840; and,

V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,

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; and,

VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: SCM 280/2024 & S 102/2024
Clerk's File: SAA2024

8.15. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Baird AE Inc. on behalf of Bullet Investments Inc. for 285 Giles Boulevard East (Ward 3)

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

Decision Number: CR406/2024 DHSC 655

I. That the request made by Baird AE Inc. on behalf of Bullet Investments Inc. to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for 70% (or 100% if LEED certified) of the municipal portion of the tax increment resulting from the proposed redevelopment at 285 Giles Boulevard East for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

II. That Administration **BE DIRECTED** to prepare an agreement between Bullet Investments Inc., the City, and any persons legally assigned the right to receive grant payments to implement the Brownfield Rehabilitation Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,

III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Rehabilitation Grant Agreement; and,

IV. That the approval to participate in the Brownfield Rehabilitation Grant Programs **EXPIRE** if the agreement is not signed by applicant within two years following Council approval.
Carried.

Report Number: SCM 282/2024 & S 106/2024

8.16. Minutes of the International Relations Committee of its meeting held July 10, 2024

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

Decision Number: CR407/2024 DHSC 656
That the minutes of the International Relations Committee meeting held July 10, 2024 **BE RECEIVED** as presented.
Carried.

Report Number: SCM 283/2024 & SCM 252/2024
Clerk's File: MB2024

8.17. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held June 13, 2024

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

Decision Number: CR408/2024 CSSC 249
That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., meeting held June 13, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 234/2024 & SCM 197/2024
Clerk's File: MB2024

8.18. Minutes of the Committee of Management for Huron Lodge of its meeting held June 27, 2024

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

Decision Number: CR409/2024 CSSC 250
That the minutes of the Committee of Management for Huron Lodge meeting held June 27, 2024 **BE RECEIVED**.

Carried.

Report Number: SCM 258/2024 & SCM 223/2024
Clerk's File: MB2024

8.19. Minutes of the Age Friendly Windsor Working Group of its meeting held June 13, 2024

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

Decision Number: CR410/2024 CSSC 251
That the minutes of the Age Friendly Windsor Working Group meeting held June 13, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 261/2024 & SCM 227/2024
Clerk's File: MB2024

8.20. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held May 9, 2024.

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

Decision Number: CR411/2024 CSSC 252
That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc. meeting held May 9, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 262/2024 & SCM 230/2024
Clerk's File: MB2024

8.23. Response to CQ 3/2024 Geese Management - City Wide

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

Decision Number: CR414/2024 CSSC 255
That the administrative report dated August 16, 2024 and the Additional Information Memo entitled "Response to CQ 3/2024 Geese Management - City Wide" **BE RECEIVED** for information; and,

That the City Treasurer **BE DIRECTED** to bring forward a $30,000 budget issue as part of the 2025 budget process for consideration; and,

That subject to approval of this request in the 2025 budget, that Administration **BE DIRECTED** to work with a Goose Management Company on egg/nest removal at the seven (7) locations identified within this report; and further,

That Administration **BE DIRECTED** to apply for any required permits with the Canadian Wildlife Service for the removal of eggs/nests; and further,

That Administration **BE DIRECTED** to report the results to Council after a one-year trial is completed.
Carried.
Councillor Mark McKenzie voting nay.

Report Number: SCM 266/2024, S 107/2024 & AI 19/2024
Clerk's File: EI2024

8.25. Windsor Essex – Ontario Health Team (WE-OHT) Annual Report - City Wide

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

Decision Number: CR416/2024 CSSC 257
That the report of the Executive Initiatives Coordinator dated August 16, 2024 entitled "Windsor Essex – Ontario Health Team (WE-OHT) Annual Report - City Wide" **BE RECEIVED** for information.
Carried.

Report Number: SCM 265/2024 & S 110/2024
Clerk's File: GP2024

11.2. Declaration of a Vacant Parcel of Land Municipally Known as 0 Aylmer Avenue Surplus and Authority to Offer for Sale – Ward 3

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

Decision Number: CR419/2024

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

Municipal address: 0 Aylmer Avenue – vacant land situates on the south side of Chatham Street East and west of Aylmer Avenue;

- Legal Description: Part lot 6, Block 9 on Registered Plan 126 Windsor, as in R1324835;
- Approximate Lot size: 17.57 feet (5.35m) x 29.11 feet (8.87m)
- Approximate Lot area: 511.46 sq ft (47.52 m^2)

(herein the "Subject Parcel"); and,

II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale to the abutting property owner at 229 Aylmer Avenue at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

Report Number: C 117/2024
Clerk's File: APM2024

11.5. Extension of the Services Agreement for Parking Enforcement with Canadian Corps of Commissionaires Ottawa Windsor Division – City Wide

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

Decision Number: CR422/2024

i. That City Council **APPROVE** the extension of the Services Agreement for Parking Enforcement for one (1) year to Canadian Corps of Commissionaires Ottawa Windsor Division as provided in the current contract at a cost of $764,574.72 **(**excluding HST) to be adjusted on January 1, 2025 by the inflationary factor as per the terms of the contract; and,

ii. That the CAO and City Clerk **EXECUTE** an extension to the agreement with Canadian Corps of Commissionaires Ottawa Windsor Division for the provision of parking enforcement services as per the Services Agreement for Parking Enforcement, at a cost as provided in the current contract of $764,574.72 (excluding HST) to be adjusted on January 1, 2025 by the inflationary factor as per the terms of the contract; satisfactory in form to the City Solicitor, in financial content to City Treasurer, and in technical content to the City Engineer.

Carried.

Report Number: C 100/2024
Clerk's File: ST/12911

11.7. 2025 Capital Budget Pre-Approval - City Wide

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

Decision Number: CR424/2024

I. Whereas on February 2, 2024, the Capital Budget was deemed approved via Mayoral Decision MD05-2024 and subsequently as a result of the requests outlined in this report will allow projects to proceed in an efficient and effective manner, that City Council **DIRECT** the City Treasurer to effect the following:

a. Pre-commitments totalling $10,877,383 in 2025 funding, previously approved in principle in the 2024 10-year Capital Budget, in order to take advantage of competitive bidding and to proceed with preliminary works for the projects detailed in Appendix A,

b. From ECP-014-07 – University Avenue / Victoria Avenue, the pre-commitment of $5,000,000 in 2028 funding, comprised of $500,000 in Sanitary Sewer Surcharge (Fund 153) funding, $1,500,000 in Pay-As-You-Go (Fund 169) funding, $1,000,000 in Canada Community-Building Fund (Fund 176) funding, and $2,000,000 in Service Sustainability Investment (Fund 221) funding,

c. From PFO-007-11 – Tree Maintenance and Urban Forest Enhancement Program – the pre-commitment of $1,994,143, $2,080,000, $2,080,000 and $2,080,000, respectively in 2025, 2026, 2027 and 2028 (Fund 221) funding; and,

II. That City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the above projects, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendment thereto, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer and in technical content to the respective Executive Director and the City Engineer; and further,

III. That Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s) for that purpose, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer and technical content to the respective Executive Director and the City Engineer; and further,

IV. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to affect the recommendations noted above, subject to all specification being satisfactory in financial content to the City Treasurer, and in technical content to the respective Executive Director and the City Engineer; and further,

V. That Administration **BE AUTHORIZED** to use available funds within the project budget for any amendment(s) or change requirement(s)/directive(s) and additional documents relating to executed agreement(s), pursuant to the Purchasing By-Law 93-2012 and amendments thereto, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer, and in technical content to the respective Executive Director and the City Engineer; and further,

VI. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to City Treasurer, in legal form to the City

Solicitor; and in technical content to the respective Executive Director and the City Engineer; and further,

VII. That Administration **BE AUTHORIZED** to issue any change order(s) for any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to City Treasurer, and in technical content to the respective Executive Director and the City Engineer.

Carried.

Report Number: C 109/2024
Clerk's File: AF/14854

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

8.24. Response to CQ 13-2024, CQ 16-2024 and CQ 30-2024 - Pickleball & Squash Courts within the City - City Wide

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Fred Francis

Decision Number: CR415/2024 CSSC 256
That the report of the Community Services Standing Committee at its meeting held September 4, 2024 entitled "Response to CQ 13-2024, CQ 16-2024 and CQ 30-2024-Pickleball & Squash Courts within the City - City Wide" **BE REFERRED** to the next Council meeting to allow for further review.
Carried.

Report Number: SCM 267/2024 & S 108/2024
Clerk's File: SR2024

11.6 OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9

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

That the report of the Development & Heritage Standing Committee of its meeting held June 3, 2024 entitled "OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9" BE DEFERRED to a future meeting of Council due to the lack of investments identified through the Environmental Assessment (EA) process and until the investments identified in the EA are completed.

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

Aye votes: Councillors Fred Francis, Gary Kaschak, Kieran McKenzie, and Mark McKenzie.

Nay votes: Councillors Fabio Costante, Renaldo Agostino, Ed Sleiman, Jo-Anne Gignac, Angelo Marignani, and Jim Morrison.
Absent: None.
Abstain: None.

Report Number: SCM 264/2024 & S 109/2024
Clerk's File: SR2024

10. PRESENTATIONS AND DELEGATIONS

10.1. Impact of Bill 185 Passed by the Provincial Legislature – City Wide

Aaron Farough, Senior Legal Counsel, Corporation of the City of Windsor

Aaron Farough, Senior Legal Council appears before Council regarding the administrative report dated September 3, 2024 entitled "Impact of Bill 185 Passed by the Provincial Legislature – City Wide" and provides a brief overview of the Impact of the newly passed Bill 185 including: Background; Changes to the *Planning Act;* Limiting third party appeal rights; Removal of mandatory pre-consultation; Lapsing approvals; Exemption of post-secondary institutions from *Planning Act* requirements; Additional Dwelling Units ("ADUs"); Changes to the *Development Charges Act, 1997;* Changes to the *Municipal Act, 2001;* Conclusion and Recommendation.

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

Decision Number: CR417/2024 DHSC 647
I. That the report of the City Solicitor dated July 29, 2024 regarding the legislative changes resulting from provincial Bill 185 and related legislation **BE RECEIVED**.
Carried.

Report Number: SCM 270/2024 & S 103/2024
Clerk's File: GP2024

8.22. Walker Homesite Park – Approval of the Masterplan – Ward 9

Mark Ruttle, President, Walker Homesites Athletic Club

Mark Ruttle, President, Walker Homesites Athletic Club appears before City Council regarding the administrative report dated August 16, 2024, entitled "Walker Homesite Park – Approval of the Masterplan – Ward 9" and provides a brief overview of the deficits the park is currently faced with and expresses support for the upgrades set out in the administrative report and masterplan as it relates to the improvement of the park for the community.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Fabio Costante

Decision Number: CR413/2024 CSSC 254

I. That Council **ENDORSE** the Walker Homesite Park Master Plan as noted in *Appendix A* of this report which would require additional expenditures that are not currently included in the 10-year capital plan; and,

II. That the City Treasurer **BE DIRECTED** to bring forward a capital budget issue in the amount estimated to be $3,313,367 as part of the 2025 10-year capital plan for consideration.

Carried.

Report Number: SCM 264/2024 & S 109/2024
Clerk's File: SR2024

11.6. OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9

Marc Masotti, Masotti Group, Mike Davis, Siv-ik Planning & Design Inc., and Andi Shallvari

Marc Masotti, Masotti Group, Mike Davis, Siv-ik Planning & Design Inc., and Andi Shallvari appear before City Council regarding the administrative report dated May 16, 2024, entitled "OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9" and provide a brief history of the Masotti group background and their impact in the development of Windsor-Essex including past developments in the area and the proposed development.

Satvir Sandhu, area resident

Satvir Sandhu appears before City Council and expresses concern with the recommendation in the administrative report dated May 16, 2024, entitled "OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9" and concludes by outlining details related to safety risks, privacy, lack of proper infrastructure, and compatibility of the neighbourhood.

Dan Bussey, area resident

Dan Bussey appears before City Council and expresses concern with the recommendation in the administrative report dated May 16, 2024, entitled "OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9" and concludes by providing specific details related to safety risks for pedestrians, cyclists, and drivers, privacy, lack of proper infrastructure and traffic calming measures, and compatibility and continuity of the neighbourhood.

Suzanne DeFroy, area resident

Suzanne DeFroy appears before City Council and expresses concern with the recommendation in the administrative report dated May 16, 2024, titled "OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9" and concludes by providing information related to safety risks, privacy, lack of proper infrastructure, density, and compatibility of the neighbourhood.

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

That the application for Official Plan Amendement and Rezoning – Generation Development Contractors Inc.– 3930 & 3950 Sixth Concession Road BE DENIED.

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

At the request of Councillor Jim Morrison, a recorded vote is taken on this matter.

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

Moved by: Councillor Jim Morrison
Seconded by: Councillor Fabio Costante

Decision Number: CR423/2024 DHSC 621
1. That Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726 (Roll No. 070-150-00801, 070-150-23126), situated on the north side of Ducharme Street, east of Sixth Concession Road, and known municipally as 3930 and 3950 Sixth Concession Road, as a Special Policy Area.

2. That Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as follows:

1.X NORTHEAST CORNER OF SIXTH CONCESSION ROAD AND DUCHARME STREET

LOCATION 1.X.1 The property described as Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726, situated at the northeast corner of Sixth Concession Road and Ducharme Street is designated on Schedule A:

		Planning Districts and Policy Areas in Volume I - The Primary Plan.
ADDITIONAL PERMITTED USES	1.X.2	Notwithstanding the "Low Profile Residential" land use designation on Schedule NR2-7: Land Use Designations and the Low Profile Residential policies in Section 3.7.2 of the North Roseland Planning Area, a townhome dwelling or multiple dwelling having a maximum building height of 11 m shall be an additional permitted use.

3. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726; Roll No: 070-150-00801 and 070-150-23126, situated on the north side of Ducharme St, east of Sixth Concession Rd, and known municipally as 3930 and 3950 Sixth Concession Road, further identified as Parts 1, 2 and 3 on the draft reference plan attached as Appendix A to Report S 66/2024, by adding the following site specific exception:

502. NORTHEAST CORNER SIXTH CONCESSION ROAD AND DUCHARME STREET

For the lands described as Part of Lot 14, Concession 6, Sandwich East and Part 3, Plan 12R-14860 (PIN 01560-0993), and Lot 104, Plan 12M-524 (PIN 01560-2471), further identified as Parts 1, 2, and 3, Plan 12R-28726, the following additional provisions shall apply:

1) The following are an additional permitted *main use*:

Multiple Dwelling
Townhome Dwelling

2) The following additional provisions shall apply to an additional permitted *main use*:

a) Notwithstanding the definition of "*front lot line*" in Section 3, for the purpose of the additional provisions below, the *exterior lot line* adjacent to Sixth Concession Road shall be deemed to be the *front lot line*.

b)	Dwelling units – maximum	24
c)	Lot Width – minimum	20.0 m
d)	Lot Area – minimum	135 m^2 per unit
e)	Lot Coverage – maximum	45% of *lot area*
f)	Main Building Height – maximum	11.0 m

g) Front Yard Depth – minimum 4.5 m

h) Rear Yard Depth – minimum 7.5 m

i) Side Yard Width – minimum 2.5 m

j) Gross Floor Area – *Total Main Building* – maximum 3,900 m^2

k) Notwithstanding Section 25.5.10.1, tandem parking spaces are permitted.

m) Notwithstanding Section 25.5.20.1.5, the minimum parking area separation from a *building* wall in which is located a main pedestrian entrance facing the *parking area* shall be 0.0 m.

n) Notwithstanding Section 25.5.20.1.6, where a *building* is located on the same *lot* as the *parking area*, for that portion of a *building* wall not containing a *habitable room window* within 4.0 m of the *ground*, the minimum parking area separation from that portion of the *building* wall shall be 0.0 m.

p) Sections 5.11.5 and 24.40 shall not apply.

Carried.
Councillors Kieran McKenzie, Fred Francis, and Mark McKenzie voting nay.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR429/2024
That Administration **BE DIRECTED** to bring forward a capital infrastructure investment plan identified in the Environmental Assessment along the 6th Concession and North Talbot corridor in the 2025 capital budget.
Carried
Councillors Jim Morrison, Jo-Anne Gignac and Ed Sleiman voting nay.

Report Number: SCM 187/2024 & S 66/2024
Clerk's File: Z/14777 & Z/14779

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. Ward Boundary Review - City Wide

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jim Morrison

Decision Number: CR418/2024

That the report of the Manager of Records and Elections dated September 9, 2024 entitled “Ward Boundary Review” **BE RECEIVED** for information; and further,

That Administration **BE DIRECTED** to maintain the status and that no change be made to the City of Windsor’s current ten ward structure for the 2026 municipal election.
Carried.
Councillors Mark McKenzie, Jo-Anne Gignac and Renaldo Agostino voting nay.

Report Number: C 116/2024
Clerk’s File: ACEE/9968

11.4. Response to CQ 36-2023 – Repurposing Lot 16 - City Wide

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Gary Kaschak

Decision Number: CR421/2024 CR167/2024 ETPS 992
That the additional information memo of the Coordinator, Parking Services dated March 11, 2024 entitled "Response to CQ 36-2023 – Repurposing Lot 16 – City Wide" **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to install temporary speed bumps in Lot 16 at a cost of $9,000.00 excluding HST funded from the ON-Off Street Parking Reserve Fund 138.
Carried.

Report Number: SCM 89/2024, S 35/2024 & AI 18/2024
Clerk’s File: ST2024 & ACOQ2024

11.3. Renaming a Portion of County Road 42 and Division Road - Ward 9

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

Decision Number: CR420/2024

I. That City Council **APPROVE** Administration’s Application to Change the Existing Street Names of the following portions of public highway:

   a. A portion of County Road 42, from the Canadian National Railway tracks to the east City Limit; and,

   b. A portion of Division Road, from Devonwood Avenue to the Canadian National Railway tracks,

to “Cabana Road East”; and,

II. That the City Solicitor **BE REQUESTED** to prepare the necessary by-law dedicating the lands as a public highway and naming the street; and,

III. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003; and,

IV. That the cost for registration of the by-law and the cost for the required Reference Plans both **BE CHARGED TO** the Lauzon Parkway & County Road 42 Infrastructure Project, Project ID 7197000.

Carried.

Report Number: C 97/2024
Clerk's File: SW2024

8.6. Letter of Support - HART Hubs - City Wide

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

Decision Number: CR397/2024
That City Council **AUTHORIZE** the Commissioner of Human and Health Services to sign any letters of support in favour of the Ministry of Health, on behalf of the City in its capacity as the Municipal Service Manager (SM), to endorse the proposal of any local Health Service Provider relating to the Homelessness and Addiction Recovery Treatment Hubs (the "HART Hubs"), satisfactory in form to the City Solicitor, in technical content to the Executive Director of Housing & Children's Services, and in financial content to the City Treasurer; and,

That City Council **AUTHORIZE** the Commissioner of Human and Health Services, or designate, to execute, sign, terminate or amend any agreements, contracts, or proposals related to the HART Hubs initiative for City services, as required, satisfactory in form to the City Solicitor, in technical content to the Executive Director of Housing & Children's Services, and in financial content to the City Treasurer; and,

That the Executive Director of Housing and Children's Services or their designate **BE AUTHORIZED** to execute and submit to the Ministry of Health any required forms or reports as required by the Ministry of Health.
Carried.

Report Number: C 119/2024
Clerk's File: MD/14771

8.21. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held March 21, 2024

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

Decision Number: CR412/2024 CSSC 253
That the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held March 21, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 263/2024 & SCM 231/2024
Clerk's File: MB2024

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Report of the Special Meeting of Council - In-Camera of its meeting held September 9, 2024

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

Decision Number: CR387/2024
That the report of the Special In-Camera meeting held September 9, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 285/2024
Clerk's File: ACO2024

12.3. Report of the In-Camera Striking Committee of its meeting held September 9, 2024

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

Decision Number: CR425/2024
That the report of the In-Camera Striking Committee of its meeting held September 9, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 286/2024
Clerk's File: ACO2024

12.4. Report of the Striking Committee of its meeting held September 9, 2024

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

Decision Number: CR426/2024
That the report of the Striking Committee of its meeting held September 9, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 287/2024
Clerk's File: ACO2024

13. BY-LAWS (First and Second Reading)

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

149-2024 A BY-LAW TO ESTABLISH THE POSITION OF THE CHIEF ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE CITY OF WINDSOR. (See Item 8.1.)

150-2024 A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 23RD DAY OF SEPTEMBER, 2024.
Carried.

14. MOVE BACK INTO FORMAL SESSION

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

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

15. NOTICES OF MOTION

Moved by: Councillor Fabio Costante
Seconded by: Councillor Angelo Marignani

Decision Number: CR427/2024

That Rule 13.9 of the Procedure By-law **BE WAIVED** to introduce a motion for consideration without prior notice regarding sending a letter of support on behalf of Windsor City Council in support of the Alzheimer Society of Windsor & Essex County.
Carried.

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

Decision Number: CR428/2024
That administration **BE REQUESTED** to send a letter on behalf of Windsor City Council in support of the Alzheimer Society of Windsor & Essex County in their on-going advocacy efforts to increase funding for in-home respite programs for our seniors, given the growing waiting list and the urgent need for our senior community suffering from Alzheimer's and dementia.
Carried.

16. THIRD AND FINAL READING OF THE BY-LAWS

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

That the By-laws No. 149-2024 through 150-2024 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.

17. PETITIONS

None presented.

18. QUESTION PERIOD

18.3 CQ 40-2024

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

Decision Number: CR430/2024
That the following Council Question by Councillor Kieran 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, as amended:

CQ 40-2024:
Assigned to: Commissioner, Community & Corporate Services

Asks that Administration report back on the open data frameworks we have at the City of Windsor and report back on best practices observed in comparable communities across Ontario.

Carried.

Clerk's File: ACOQ2024 & ACO2024

18.4 CQ 41-2024

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

Decision Number: CR431/2024
That the following Council Question by Councillor Renaldo Agostino **BE APPROVED,** and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 41-2024:
Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration review the current encroachment policy, landscaping best practice, and if needed, by-law 25 to provide options to property owners with lower risk encroachments.

Carried.

Clerk's File: ACOQ2024 & ACO2024

18.5 CQ 42-2024

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

Decision Number: CR432/2024
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, as amended:

CQ 42-2024:
Assigned to: Commissioner, Economic Development

Asks that Administration report back to City Council with respect to options for homelessness, specifically the logistics and costs for creating tiny home villages, similar as to what has been done in other Ontario cities. This report should also include any pros and

cons of doing so, based on best practices and testimonials from the other City's governments, if applicable.

Carried.

Clerk's File: SS2024 & ACOQ2024

18.6 CQ 43-2024

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

Decision Number: CR433/2024
That the following Council Question by Councillor Fabio Costante **BE APPROVED,** and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 43-2024:
Assigned to: Commissioner, Community & Corporate Services

Asks that Administration report back on the status of the Barron Bowl Project at the Ryan Barron Memorial Skate Park located in Atkinson Park. The project update to include the current funding, projected costs, design, and feasibility. Additionally, Administration to report back on alternative Ryan Barron Memorial Skate Park improvements determined through stakeholder engagement that could be completed within the current available funding and include options for a funding source to at least match the current available funds that have been raised by the Community.

Carried.

Clerk's File: SR2024 & ACOQ2024

18.7 CQ 44-2024

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

Decision Number: CR434/2024
That the following Council Question by Councillor Renaldo Agostino **BE APPROVED,** and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 44-2024:
Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration report back on parking capacity and usage in the downtown lots and on the riverfront with potential opportunities to repurpose riverfront lots consistent with

the spirit and content of the central riverfront implementation plan to generally and positively activate these parts of our riverfront. Examples would be a Ferris wheel / Christmas Market / Container Park.

Carried.

Clerk's File: SR2024 & ACOQ2024

21. ADJOURNMENT

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

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 2:14 o'clock p.m.

Mayor

City Clerk

Adopted by Council at its meeting held September 23, 2024 (CR387/2024)
AC/bm

SPECIAL MEETING OF COUNCIL – IN CAMERA
September 9, 2024

Meeting called to order at: 12:32 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
David Simpson, Commissioner of Infrastructure Services/City Engineer
Janice Guthrie, Commissioner of Finance/City Treasurer
Ray Mensour, Commissioner Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Anna Ciacelli, Deputy Clerk
Wira Vendrasco, City Solicitor
Dana Paladino, Acting Senior Executive Director Corporate Services
Matthew Stubbings, Mayor's Chief of Staff
Sandra Gebauer, Council Assistant
Denise Wright, Manager Real Estate Services (Items 2 and 3)
Anne-Marie Albidone, Manager Environmental Services (Item 4)
Shawna Boakes, Executive Director of Operations (Item 4)
Jim Leether, Manager of Environmental Services (Item 4)
Sharon Strosberg, Senior Legal Counsel (Item 5)

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

Item No.	Subject & Section - Pursuant to *Municipal Act*, 2001, as amended
1	Property matter – sale of land, Section 239(2)(c)
2	Property matter – purchase of land, Section 239(2)(c)
3	Property matter – acquisition of land, Section 239(2)(c)
4	Financial matter/monetary value – update, Section 239(2)(j)
5	Legal matter – litigation update/advice subject to solicitor-client privilege, Section 239(2)(e)(f)

Motion Carried.
Councillor Kieran McKenzie is absent when the vote is taken on this motion.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Gary Kaschak, seconded by Councillor Fabio Costante,
to move back into public session.
Motion Carried.

Moved by Councillor Renaldo Agostino, seconded by Councillor Angelo Marignani,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held September 9, 2024 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director Corporate Services, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED**.

Councillor Kieran McKenzie is absent when the discussion and vote on this item is taken.

2. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Executive Director Parks and Recreation, Commissioner of Corporate and Community Services, Executive Director of Housing and Children's Services, Commissioner of Human and Health Services, Commissioner of Economic Development and Innovation and Commissioner of Finance/City Treasurer respecting a property matter – purchase of land **BE APPROVED AS AMENDED.**

Councillor Fred Francis voting nay.

3. That the confidential report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Executive Director Parks and Facilities, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land **BE RECEIVED** and further that Administration **PROCEED** on the verbal direction of Council.

4. That the recommendation contained in the in-camera report from the Financial Planning Administrator, Executive Director of Operations, Manager Performance Measurement and Business Case Development, Commissioner of Infrastructure Services, City Solicitor, Acting Senior Executive Director Corporate Services, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a financial matter/monetary value - update **BE APPROVED**.

5. That the confidential report from Senior Legal Counsel and City Solicitor respecting a legal matter – litigation update/advice subject to solicitor-client privilege **BE RECEIVED** and further, that Administration **PROCEED** on the verbal direction of Council.

Motion Carried.

Moved by Councillor Fred Francis, seconded by Councillor Jo-Anne Gignac,
That the special meeting of council held September 9, 2024 BE ADJOURNED.
(Time: 1:37 p.m.)

Motion Carried.

Adopted by Council at its meeting held September 23, 2024 (CR425/2024)
AC/bm

STRIKING COMMITTEE – IN CAMERA
September 9, 2024

Meeting called to order at: 1:37 p.m.

Members in Attendance:

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

Also in attendance:

Joe Mancina, Chief Administrative Officer
Andrew Daher, Commissioner, Human and Health Services
David Simpson, Commissioner of Infrastructure Services/City Engineer
Janice Guthrie, Commissioner of Finance/City Treasurer
Ray Mensour, Commissioner Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Anna Ciacelli, Deputy Clerk
Wira Vendrasco, City Solicitor
Dana Paladino, Acting Senior Executive Director Corporate Services
Matthew Stubbings, Mayor's Chief of Staff
Sandra Gebauer, Council Assistant

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

Item No.	Subject & Section - Pursuant to *Municipal Act*, 2001, as amended
1	Personal matter – about identifiable individual(s) – appointment of member to Community Public Art Advisory Committee, Section 239(2)(b)
2	Personal matter – about identifiable individual(s) – appointment of member to Windsor Licensing Commission, Section 239(2)(b)
3	Personal matter – about identifiable individual(s) – appointment of member to Windsor Utilities Commission, Section 239(2)(b) (letter attached)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Jim Morrison,
to moved back into public session.
Motion Carried.

Moved by Councillor Fabio Costante, seconded by Councillor Gary Kaschak ,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held September 9, 2024 directly to Council for consideration at the next Regular Public Meeting or Special meeting of Council.

1. That the confidential discussions regarding the appointment of a member on the Community Public Art Advisory Committee **BE RECEIVED.** (see open report of the Striking Committee).

2. That the confidential discussions regarding the appointment of a member to the Windsor Licensing Commission **BE RECEIVED.** (see open report of the Striking Committee).

3. That the confidential discussions regarding the appointment of a member to the Windsor Utilities Commission **BE APPROVED.** (see open report of the Striking Committee).

Councillors Fred Francis, Mark McKenzie and Jo-Anne Gignac voting nay.

Motion Carried.

Moved by Councillor Fabio Costante, seconded by Councillor Jim Morrison

That the special Striking Committee meeting held September 9, 2024 BE ADJOURNED. (Time: 1:42 p.m.)

Motion Carried.

Adopted by Council at its meeting held September 23, 2024 (CR426/2024)
SV/bm
Windsor, Ontario, September 23, 2024

REPORT OF THE STRIKING COMMITTEE
of its meeting held
September 9, 2024

Members in Attendance:

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

Also in attendance:

Joe Mancina, Chief Administrative Officer
Andrew Daher, Commissioner, Human and Health Services
David Simpson, Commissioner of Infrastructure Services/City Engineer
Janice Guthrie, Commissioner of Finance/City Treasurer
Ray Mensour, Commissioner Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Anna Ciacelli, Deputy Clerk
Wira Vendrasco, City Solicitor
Dana Paladino, Acting Senior Executive Director Corporate Services
Matthew Stubbings, Mayor's Chief of Staff
Sandra Gebauer, Council Assistant

Declarations of Pecuniary Interest:

None declared.

Your Committee submits the following recommendations:

(1) That the resignation of Brian Brown on the ***Community Public Art Advisory Committee*** **BE ACCEPTED** and further the City Clerk report back at the next meeting on options to fill the vacancy.

(2) That the resignation of Jayme Lesperance on the ***Windsor Licensing Commission*** **BE ACCEPTED** and further the City Clerk undertake a recruitment for the vacant position on the Commission.

(3) That Egidio Sovran **BE REAPPOINTED** to the ***Windsor Utilities Commission*** for an additional 4 year term commencing January 17, 2025 and ending January 18, 2029.

Councillors Fred Francis, Mark McKenzie and Jo-Anne Gignac voting nay.

MAYOR

CITY CLERK