City Council Meeting

Date: Monday, January 13, 2025
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 8.25 being "Strategy to Promote Alternatives to Payday Loans - City Wide," as it relates to an employer of a family member.

Councillor Mark Mckenzie discloses an interest and abstains from voting on Item 8.4 being "Response to CR227/2024 DHSC 609 Regarding 6 story building with 54 Multiple Dwelling units, located at 835 Tecumseh Rd. E, 2148 Marentette – Ward 4," as he is a member of the Giovanni Caboto Club.

Councillor Renaldo Agostino discloses an interest and abstains from voting on Item 8.4 being "Response to CR227/2024 DHSC 609 Regarding 6 story building with 54 Multiple Dwelling units, located at 835 Tecumseh Rd. E, 2148 Marentette – Ward 4," as he is a member of the Giovanni Caboto Club.

4. ADOPTION OF THE MINUTES

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

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Fabio Costante

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

Report Number: SCM 394/2024

4.2. Adoption of the Windsor City Council minutes of its Special meeting held December 17, 2024

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Fabio Costante

That the minutes of the Special Meeting of Council held December 17, 2024 **BE ADOPTED** as presented.
Carried

Report Number: SCM 395/2024

5. NOTICE OF PROCLAMATIONS

6. COMMITTEE OF THE WHOLE

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

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 1-2025 through 14-2025 (inclusive)
Carried.

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

7.1. Correspondence for Monday, January 13, 2025

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

Decision Number: CR1/2025
That the following Communication Items 7.1.1 through 7.1.3 as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1	Essex Region Conservation Authority (ERCA)	2025 Draft Budget – 30 Day Notice To Member Municipalities. Commissioner, Infrastructure Services & City Engineer Commissioner, Economic Development Commissioner, Finance & City Treasurer

No.	Sender	Subject
		AF/14854 Note & File
7.1.2	City Planner / Executive Director	Application for Zoning By-law Amendment, Dr. Bhan Garg, 7100 Cantelon Drive, to permit the construction of a one-storey Public Hall and hotel with 71 guest rooms over four storeys. Z/14897 Note & File
7.1.3	Essex Region Conservation Authority (ERCA)	Fee Schedule 2025 (Minister's Directive) FINAL Commissioner, Infrastructure Services & City Engineer Commissioner, Economic Development Commissioner, Finance & City Treasurer GCE2024 Note & File

Carried.

Report Number: CMC 1/2025

7.2. 2024 Audit Planning Report

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

Decision Number: CR2/2025
That City Council **RECEIVE FOR INFORMATION** the 2024 KPMG Audit Planning Report for the year ending December 31, 2024.
Carried.

Report Number: C 165/2024
Clerk's File: AF/14508

8. CONSENT AGENDA

8.1. Audited Consolidated Financial Statements for Windsor Business Improvement Areas for 2022 and 2023 - Wards 2, 3, 4, 5 & 6

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

Decision Number: CR3/2025 CR527/2024

That City Council **RECEIVE** for information the 2022 and 2023 Audited Financial Statement for each of the nine (9) Business Improvement Area Boards being Downtown Windsor, Via Italia (Erie Street), Olde Riverside Town Centre, Olde Sandwich Towne, Walkerville District, Ottawa Street, Pillette Village, Wyandotte Town Centre and Ford City, as presented in Appendices A through R, in accordance with the Business Improvement Area Governance By-Law 49-2023; and,

That City Council **DIRECT** each of the BIA Boards to develop a plan for use of the reserves that will bring the balance in compliance with the requirements of By-Law 49-2023 and further that those plans be submitted to Administration and presented to City Council with the reporting of the 2024 Consolidated Financial Statements.
Carried.

Report Number: C 157/2024
Clerk's File: MI2024

8.2. A By-law to authorize special charges being imposed on lots abutting the local improvement work completed under By-law 89-2019 on Matthew Brady Boulevard from Tranby Avenue to Cul-de-Sac - Ward 6

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

Decision Number: CR4/2025
That Council **PASS** By-law 1-2025 for the imposition of special charges on lots abutting on or immediately benefiting from the local improvement work completed under By-law 89-2019 on Matthew Brady Boulevard from Tranby Avenue to the cul-de-sac, in accordance with Section 30 of O. Reg. 586/06, made under *The Municipal Act, 2001*.
Carried.

Report Number: C 164/2024
Clerk's File: SL2025

8.3. Response to CQ 10-2024 - Property Owner sign-off on Permit Applications - City Wide

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

Decision Number: CR5/2025 CR379/2024 ETPS 1019
That the report of the Technologist III dated July 12, 2024 entitled "Response to CQ 10-2024 - Property Owner sign-off on Permit Applications - City Wide" **BE RECEIVED** for information.
Carried.

Report Number: AI 22/2024
Clerk's File: SB2024 & ACOQ2024

8.4. Response to CR227/2024 DHSC 609 Regarding 6 story building with 54 Multiple Dwelling units, located at 835 Tecumseh Rd. E, 2148 Marentette – Ward 4

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fabio Costante

Decision Number: CR6/2025 ETPS 1036
That the report of the policy analyst dated October 24, 2024, entitled "Response to CR227/2024 DHSC 609 regarding 6 story building with 54 Multiple Dwelling units, located at 835 Tecumseh Rd. E, 2148 Marentette" **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to undertake Option 1 - Traffic Calming Review and Design (internal staff) at no additional cost, as outlined in the administrative report.
Carried.
Councillors Renaldo Agostino and Mark McKenzie disclose an interest and abstain from voting on this matter.

Report Number: S 149/2024
Clerk's File: Z/14755 & Z/14754

8.6. Response to CQ 5-2021 Update on Effectiveness of Wintertime Signage for Pedestrian Walkways

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

Decision Number: CR8/2025 ETPS 1038
That the report of the Coordinator Maintenance dated October 29, 2024 entitled "Response to CQ 5-2021 - Update on Effectiveness of Wintertime Signage for Pedestrian Walkways" **BE RECEIVED** for information.
Carried.

Report Number: SCM 363/2024 S 150/2024
Clerk's File: SW2024

8.7. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held July 10, 2024

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

Decision Number: CR9/2025 ETPS 1034

That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) meeting held July 10, 2024, **BE RECEIVED**.
Carried.

Report Number: SCM 330/2024 SCM 364/2024
Clerk's File: BM2024

8.8. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held September 11, 2024

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

Decision Number: CR10/2025 ETPS 1035
That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) meeting held September 11, 2024, **BE RECEIVED**.
Carried.

Report Number: SCM 331/2024 SCM 365/2024
Clerk's File: BM2024

8.10. Zoning Bylaw Amendments - Z 033-24 [ZNG-7238] 1495754 Ontario Inc. 0 Esplanade Dr – Multiple Dwelling Building Development – Ward 7

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

Decision Number: CR12/2025 DHSC 677

I. That Zoning By-law 8600 **BE AMENDED** changing the zoning of PT LOT 133 CON 2, PARTS 9 TO 11, RP 12R-21168 in the City of Windsor, known municipally as 0 Esplanade Dr., from Holding Residential District (HRD) 2.3 and Commercial District 4.2.to Residential District (RD) 3.1

II. That subsection 1 of Section 20 of Zoning By-law 8600 **BE AMENDED** for PT LOT 133 CON 2, PARTS 9 TO 11, RP 12R-21168; in the City of Windsor, known municipally as 0 Esplanade Dr. by adding site specific regulation as follows:

517. ESPLANADE DRIVE, EAST OF GANATCHIO TRAIL

For the lands described as for PT LOT 133 CON 2, PARTS 9 TO 11, RP 12R-21168; in the City of Windsor, known municipally as 0 Esplanade Dr., the following regulations shall apply:
Building Height – Maximum – 14.0 m
[ZNG/7238]

III. That the Site Plan Control Officer include the completion of an Archeological Assessment as a condition of the Site Plan Control Agreement.
Carried.

Report Number: SCM 368/2024 S 153/2024
Clerk's File: Z/14874

8.11. Zoning By-Law Amendment – Z034/24 (ZNG/7241) - Anthony Palermo – 5172 Joy Rd, Ward 9

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

Decision Number: CR13/2025 DHSC 678

I. That Zoning By-law 85-18 **BE AMENDED** by changing the zoning of CON 8 PT LOT 15 RP 12R10850 PARTS 7 & 14, situated on the north side of Joy Road and east of 8th Concession Road, known municipally as 5172 Joy Road, by adding a defined area as follows:

6.3.17 Defined area R1-17 as shown on schedule "A", Map 3 of this by-law.

a) Maximum lot coverage for all accessory structures 193 m^2
b) Maximum height of all accessory structures 4.3 m
c) Materials
   i. A barn or accessory structure may be constructed with post, beam, or galvanized steel materials

Carried.

Report Number: SCM 369/2024 S 157/2024
Clerk's File: Z/14861

8.14. Zoning Bylaw Amendment Z 031-24 [ZNG-7236] 1066 California Ave Ward 2

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

Decision Number: CR16/2025 DHSC 681

I. That Zoning By-law 8600 **BE AMENDED** by adding the following clause to Section 20(1):

518. EAST SIDE OF CALIFORNIA AVENUE, SOUTH OF DAVIS ST AND NORTH OF GIRARDOT ST

For the lands comprising of PLAN 50 BLOCK D LOTS 53 & 54 PT LOT 55 (PIN 01220-0251) for a *townhome dwelling*, the following additional provisions shall apply:

a) *Lot Width* – minimum 19.8 m
b) *Lot Coverage* – maximum 54% of lot area
c) *Front Yard* Depth – minimum 5.4 m
d) *Rear Yard* Depth – minimum 6.31 m
e) Section 5.99.80.1.1.b) shall not apply

[ZDM 4; ZNG/7236]

II. That Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following clause to Section 95.20:

(13) a) Pursuant to Section 9.3.7.1(a) of Volume I: The Primary Plan of the City of Windsor Official Plan, submission of Stage 1 Archaeological Assessment and any further recommended assessments be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City Planner.

b) Alley Contribution to the satisfaction of the City Engineer.

c) Stormwater Management Plan to the satisfaction of the City Engineer.

[ZNG/7236]

III. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of PLAN 50 BLOCK D LOTS 53 & 54 PT LOT 55 (PIN 01220-0251), situated on the east side of California Avenue between Davis Street and Girardot Street, and known municipally as 1066 California Avenue (Roll No. 050-37-03500), from Residential District 1.3 (RD1.3) to Residential District 2.2 (RD2.2) and S.20(1)H(13)518.

IV. That the Committee of Adjustment **CONSIDER** comments contained in Appendix E of Report S 147/2024 as part of any consent application to sever the proposed townhome dwelling units.
Carried.

Report Number: SCM 372/2024 S 147/2024
Clerk's File: Z/14876

8.15. OPA 190 Source water policies

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

Decision Number: CR17/2025 DHSC 682

1. That Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by adopting Official Plan Amendment (OPA) 190 attached hereto as Appendix 1, and summarized as follows:

   a) Chapter 2, Glossary; is hereby amended by adding definitions
   b) Chapter 5, Environment is hereby amended by adding section 5.39 Source Water Protection Policies

2. That Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by adopting Schedule K: Sourcewater Protection Areas as shown in Appendix 1.

Carried.

Report Number: SCM 373/2024 S 159/2024
Clerk's File: Z/14881

8.16. Community Heritage Fund Request – 794 Devonshire Road, Porter Coate House (Ward 4)

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

Decision Number: CR18/2025 DHSC 683

I. That the Heritage Permit at 794 Devonshire Rd, Porter Coate House, **BE GRANTED** for masonry repairs and foundation waterproofing.

II. That the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the repairs and restoration of exterior walls.

III. That a total grant of 30% of the cost of the masonry repairs and foundation waterproofing, to an upset amount of $17,221 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to the Owners of the Porter Coate House, at 794 Devonshire Rd, subject to:

a. Submission of conservation details, technical details and samples, to the satisfaction of the City Planner or designate prior to work start;

b. Determination by the City Planner that the work is completed to heritage conservation standards;

c. Owner's submission of paid receipts for work completed; and

d. That the Community Heritage Fund (Reserve Fund 157), grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 374/2024 S 160/2024
Clerk's File: MBA/6702

8.17. Minutes of the Committee of Management for Huron Lodge of its meeting held September 12, 2024

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

Decision Number: CR19/2025 CSSC 261
That the minutes of the Committee of Management for Huron Lodge of its meeting held September 12, 2024, **BE RECEIVED**.
Carried.

Report Number: SCM 377/2024 SCM 288/2024

8.18. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held September 12, 2024

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

Decision Number: CR20/2025 CSSC 262
That the minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held September 12, 2024, **BE RECEIVED**.
Carried.

Report Number: SCM 378/2024 SCM 324/2024
Clerk's File: MB2024

8.19. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held October 16, 2024

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

Decision Number: CR21/2025 CSSC 26
That the minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held October 16, 2024, **BE RECEIVED**.
Carried.

Report Number: SCM 379/2024 SCM 325/2024
Clerk's File: MB2024

8.20. Report No. 120 of the Board of Directors Willistead Manor Inc.

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

Decision Number: CR22/2025 CSSC 264
That Report No. 120 of the of the Board of Directors Willistead Manor Inc. indicating:

That the following persons BE RE-APPOINTED to the Board of Directors of Willistead Manor Inc. for a two-year term expiring August 17, 2026:

MJ. Dettinger
C. Gaudette
R. Jasey

BE APPROVED.

Carried.

Report Number: SCM 380/2024 SCM 326/2024
Clerk's File: MB2024

8.21. Facility Accessibility Design Standard Adoption - City Wide

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

Decision Number: CR23/2025 CSSC 265
That Council **DIRECT** administration to review the updated Facility Accessibility Design Standards proposed by the WAAC Facility Accessibility Design Subcommittee and report back to Council for final approval.
Carried.

Report Number: SCM 381/2024 S 130/2024
Clerk's File: GPL/3263

8.22. Response to CQ 39-2024 – Funds Available for Waterfront Parkland Property – Riverside Sites (Shores Park & Former Abars Site) – Ward 6

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

Decision Number: CR24/2025 CSSC 266
That the report of the Manager of Real Estate Services, dated October 25, 2024, in response to CQ 39-2024 entitled "Response to CQ 39-2024 – Funds Available for Waterfront Parkland Property – Riverside Sites (Shores Park & Former Abars Site) – Ward 6." **BE RECEIVED** for information.
Carried.

Report Number: SCM 382/2024 C 137/2024
Clerk's File: AL2024

8.23. Response to CQ12-2024 –Community Recognition Awards – City Wide

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

Decision Number: CR25/25025 CSSC 267
That the report of the Manager, Community Programming & Development, dated November 21, 2024 in response to CQ12-2024 entitled "Response to CQ12-2024 – Community Recognition Awards – City Wide" **BE RECEIVED** for information.
Carried.

Report Number: SCM 383/2024 S 169/2024
Clerk's File: SR2024

8.24. Response to Council Directive CR31/2024; Report regarding 2023 and 2024 attendance numbers and staffing possibilities at the Duff-Baby Mansion at 221 Mill Street - Ward 2

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

Decision Number: CR26/2025 CSSC 268
That the report of the Manager of Culture and Events, dated November 18, 2024, entitled "Response to Council Directive CR31/2024; Report regarding 2023 and 2024 attendance numbers and staffing possibilities at the Duff Baby Mansion at 221 Mill Street - Ward 2" **BE RECEIVED**; and,

That administration **BE DIRECTED** to write a letter to the Ontario Heritage Trust (OHT) to express the urgency of reopening the Duff Baby mansion as soon as possible; and,

That administration **BE DIRECTED** to write a letter to the Windsor-Detroit Bridge Authority to express the City's full support of Les Amis Duff Baby in its application to receive community benefits and that they continue despite the new timelines that have been provided.
Carried.

Report Number: SCM 384/2024 S 162/2024
Clerk's File: MBA/3184

8.25. Strategy to Promote Alternatives to Payday Loans - City Wide

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

Decision Number: CR27/2025 CSSC 269
That the report of the Manager, Social Policy & Planning, dated November 15, 2024, entitled "Strategy to Promote Alternatives to Payday Loans - City Wide" **BE RECEIVED** for information, and,

That administration **BE DIRECTED** to engage with community stakeholders to investigate the possibilities of a partnership for the communications and public outreach campaign that was discussed and agreed upon at the committee level and **REPORT BACK** to Council.
Carried.
Councillor Mark McKenzie, Jo-Anne Gignac, Renaldo Agostino and Jim Morrison voting nay.

Report Number: SCM 385/2024 C 143/2024
Clerk's File: AL2024

8.26. Status on IPV Funding Availability - City Wide

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

Decision Number: CR28/2025 CSSC 270
That the report of the Executive Initiatives Coordinator, dated November 15, 2024, entitled "Status on IPV Funding Availability - City Wide" **BE RECEIVED**; and,

That in its renewal of the Community Safety and Well-Being Plan, administration **BE DIRECTED** to work with community partners in incorporating Intimate Partner Violence (IPV) in the next round of the Community Safety and Well-Being Plan.
Carried.

Report Number: SCM 386/2024 C 144/2024
Clerk's File: SS2024

8.27. Training at Local Emergency Shelters – City Wide

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

Decision Number: CR29/2025 CSSC 271
That City Council **RECEIVE** this report-back requested by the former Housing and Homelessness Advisory Committee regarding training support for local emergency shelters on the barriers faced by the 2SLGBTQIA+ communities in finding appropriate housing.
Carried.

Report Number: SCM 387/2024 S 164/2024
Clerk's File: SS2024

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

8.13. Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East - Z-035/24 ZNG/7243 - Ward 6

Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc.

Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., appears before City Council regarding the administrative report dated November 4, 2024, entitled "Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East - Z-035/24 ZNG/7243 - Ward 6" and is available for questions.

Sarah Jarvis, Area resident

Sarah Jarvis, area resident, appears before City Council and expresses concern with the recommendation in the administrative report dated November 4, 2024, entitled "Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East - Z-035/24 ZNG/7243 - Ward 6" specifically regarding the height of the proposed development as it relates to the reduction of natural light in her own home, lack of privacy and the existing traffic and safety concerns in the neighbourhood.

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

Decision Number: CR15/2025 DHSC 680

1. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Block "A", Registered Plan 1628 except for Part 1, Plan 12R-11541, identified as PIN 01066-0197, situated at the northeast corner of Wyandotte Street East and Watson Avenue, and known municipally as 0 Wyandotte Street East (Roll No: 060-330-00100) from Commercial District 2.1 (CD2.1) to Residential District 3.2 (RD3.2).

Carried.

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

Report Number: SCM 371/2024 S 154/2024
Clerk's File: Z/14875

8.28. Social Housing – End of Mortgage (EOM) and Negotiation of Service Agreements with Housing Providers – City Wide

√**CLERK'S CORRECTION****

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

Decision Number: CR30/2025 CSSC 272
That the report of the Social Housing Analyst, and the Coordinator, Housing Administration & Policy, dated November 18, 2024, entitled "Social Housing – End of Mortgage (EOM) and Negotiation of Service Agreements with Housing Providers – City Wide" **BE RECEIVED**; and,

√That the City Clerk and Chief Administrative Officer **BE AUTHORIZED** to **EXECUTE** Service Agreements and/or Exit Agreements and any related documents, amendments and/or extensions between the City of Windsor and Non-Profit Housing Providers under the Housing Services Act (HSA) S.O. 2011, c. 6, Schedule 1, that have reached or are reaching End of Mortgage (EOM) in a

form satisfactory to the City Solicitor, satisfactory in financial content to the City Treasurer, and technical content to the Commissioner of Human and Health Services and Executive Director of Housing and Children's Services, provided that any agreements do not exceed the funding in the approved City budget in each respective year; and further,

That the City Clerk and Chief Administrative Officer and **BE AUTHORIZED** to **EXECUTE** a new Service Agreement and any related documents, amendments and/or extensions between the City of Windsor and Can-Am Urban Native Homes' federal social housing funding agreements that have reached or are reaching End of Agreement (EOA) in a form satisfactory to the City Solicitor, satisfactory in financial content to the City Treasurer, and technical content to the Commissioner of Human and Health Services and Executive Director of Housing and Children's Services, provided that any agreements do not exceed the funding in the approved City budget in each respective year; and further,

That the Executive Director, Housing & Children's Services **REPORT BACK** on the status and outcome of Service and/or Exit Agreement negotiations; and,√

That administration **BE DIRECTED** to report back on opportunities for consolidation among social housing providers to realize efficiencies to better serve tenants.
Carried

Report Number: SCM 388/2024 S 166/2024
Clerk's File: GH/14271

11.1. Festival Plaza Redevelopment –Approval of Master Plan - Ward 3

Neil Mens, Area Resident

Neil Mens, area resident, appears before City Council and expresses concern with the recommendation in the administrative report dated November 18, 2024, entitled "Festival Plaza Redevelopment – Approval of Master Plan - Ward 3" and concludes by suggesting it is too expensive for taxpayers; and recommends a conservancy model to seek sponsorship for such projects; supports a ferris wheel, and is a proponent for ticketed performance spaces, food trucks, vendor spaces, year-round washrooms, bringing the bandshell to the east end of the plaza and recommends that the City purchase vacant nearby parking lots to accommodate parking and to devise an alternative plan to implement event buses from the Devonshire Mall.

Seth Perera, Area Resident

Seth Perera, area resident, appears before City Council regarding the administrative report dated November 18, 2024, entitled "Festival Plaza Redevelopment – Approval of Master Plan - Ward 3" and speaks in support of Option 1 in order to make the space more attractive to promoters, to create an activated community space and in turn bringing more business to the downtown.

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

Decision Number: CR31/2025
That Council **ENDORSE** the Festival Plaza Master Plan – Option #1 as shown in Appendix A of this report; and further,

That the City Treasurer **BE DIRECTED** to consider funding for the Festival Plaza Master Plan as part of a future capital budget development process.
Carried.

At the request of Councillor Fred Francis, a recorded vote is taken on this matter.

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

Report Number: C 147/2024
Clerk's File: SR/14229

11.2. Sandpoint Beach – Approval of the Master Plan – Ward 7

Neil Mens, Area Resident

Neil Mens, area resident appears before City Council in support of the administrative recommendation in the report dated December 16, 2024, entitled "Sandpoint Beach – Approval of the Master Plan – Ward 7"; and suggests that the project should be prioritized to improve the safety conditions of the site.

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

Decision Number: CR32/2025
That the report of the Executive Initiatives Coordinator, dated December 16, 2024, entitled "Sandpoint Beach – Approval of the Master Plan – Ward 7" **BE DEFERRED** to the January 27, 2025, Special Council Meeting to allow for administration to have discussions with the Windsor Port Authority related to partnering with the City or the possibility of funding a portion of the project
Carried.
Councillor Angelo Marignani voting nay.

Report Number: C 166/2024
Clerk's File: SR/14130

8.12. OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9

Mayor Drew Dilkens leaves the meeting at 12:57 o'clock p.m. and Councillor Mark McKenzie assumes the chair.

Jackie Lassaline, Lassaline Planning Consultants

Jackie Lassaline, Lassaline Planning Consultants, appears before City Council regarding the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and provides a brief overview of the application and the proposed design, and requests that Council support the administrative recommendation.

Brian Kukhta, Area Resident

Brian Kukhta, area resident, appears before City Council and expresses concern with the recommendation in the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and concludes by citing concerns with the incompatibility and inconsistency of the proposed development with the existing neighbourhood.

Mayor Drew Dilkens returns to the meeting at 1:01 o'clock p.m. and Councillor Mark McKenzie returns to his seat at the Council Table.

Muhammad Siddiqui, Area Resident
Muhammad Siddiqui, area resident appears before City Council and expresses concern with the recommendation in the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and concludes by citing concerns with the incompatibility and inconsistency with the existing neighbourhood; the setback distance; the negative impact on quality of life; lack of parking and traffic concerns; lack of sidewalks and safety concerns.

Satvir Sandhu, Area Resident

Satvir Sandhu, area resident appears before City Council and expresses concern with the recommendation in the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and concludes by citing safety concerns in the neighbourhood including over-capacity of schools and the road condition of the 6th Concession.

Suzanne De Froy, Area Resident

Suzanne De Froy, area resident appears before City Council and expresses concern with the recommendation in the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and concludes by citing safety concerns with the walkability of the neighbourhood; the densification and development of the area despite the apparent road conditions.

Abdul Naboulsi, Area Resident

Abdul Naboulsi, area resident appears before City Council and expresses concern with the recommendation in the report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and concludes by citing concerns with the incompatibility and inconsistency of the proposed development with the existing neighbourhood.

Rafat Jafri, Area Resident

Rafat Jafri appears before City Council and expresses concern with the recommendation in the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9" and concludes by citing safety concerns, the well-being of the residents of the neighbourhood, the densification and development of the area despite the lack of appropriate infrastructure, and the character disruption of the neighbourhood.

Touseef Rehman, Area Resident

Touseef Rehman, area resident appears before City Council and expresses concern with the recommendation in the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and concludes by suggesting that an independent study is conducted as it relates to the safety and walkability of the community; concerns with the the lack of supportive infrastructure; and adequate accessibility for emergency vehicles.

Malay Dixit, Area Resident

Malay Dixit, area resident appears before City Council and expresses concern with the recommendation in the administrative report dated December 16, 2024, entitled "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9"; and concludes by citing specific concerns with the densification and the lack of supportive infrastructure, over-crowding of schools, and the decrease in property value.

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

That the application for "OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9" BE DENIED.

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

Councillor Jim Morrison, Jo-Anne Gignac, Fabio Costante, Renaldo Agostino, Ed Sleiman and Mayor Drew Dilkens voting nay.

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

Decision Number: CR14/2025 CRDHSC 679
1. That Schedule A of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 1 and 2, Plan 12M665 (PIN 01560-2839, 01560-2640), situated on the east side of Sixth Concession Road, north of Holburn Street, 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 EAST SIDE OF SIXTH CONCESSION ROAD, NORTH OF HOLBURN STREET

Location	1.X.1	The land described as Lots 1 and 2, Plan 12M665 (PIN 01560-2839, 01560-2640) is designated on Schedule A: Planning Districts and Policy Areas in Volume I - The Primary Plan.
Additional Permitted Use	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 multiple dwelling having a maximum building height of 11.3 m shall be an additional permitted use.
Access To Sixth Concession Road	1X.3	Notwithstanding Section 3.7.7.4 of the North Roseland Planning Area, for a Multiple Dwelling, one access shall be permitted to Sixth Concession Road.

3. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 1 and 2, Plan 12M665 (PIN 01560-2839, 01560-2640), situated on the east side of Sixth Concession Road, north of Holburn Street, and known municipally as 4088 and 4096 Sixth Concession Road (Roll No. 070-150-01501, 070-150-01502) by adding the following site specific exception:

465. EAST SIDE OF SIXTH CONCESSION ROAD, NORTH OF HOLBURN STREET

For the land described as Lots 1 and 2, Plan 12M665 (PIN 01560-2839, 01560-2640) the following additional provisions shall apply:

1) A *Multiple Dwelling* shall be additional permitted *main use*:

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

a) Lot Frontage – minimum 40.0 m

b) Lot Area – minimum 2,300 m^2

c) Lot Coverage – maximum 35% of *lot area*

d) Main Building Height – maximum 11.3 m

e) Front Yard Depth – minimum 3.0 m

f) Rear Yard Depth – minimum 4.9 m

g) Side Yard Width – minimum

From northerly Side Lot Line 15.0 m

From southerly Side Lot Line 3.90 m

h) Landscaped Open Space Yard – minimum 28% of *lot area*

i) Dwelling Units – maximum 21

j) Parking Spaces – minimum 24

k) 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 1.50 m.

l) Notwithstanding Section 25.5.20.1.6, the minimum *parking area* separation from a *building wall* containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 1.30 m.

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

Report Number: SCM 370/2024 S 141/2024
Clerk's File: Z/14862 & Z/14863

Budget Delegates for the 2025 Operating and Capital Recommended Budgets:

Stephanie Thompson, Area Resident
Stephanie Thompson, area resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets to speak in support of the continuation of the Tunnel Bus operation as it relates to access to accessible transportation across the border for all, especially those who cannot or do not drive; and concludes by suggesting that discontinuation of the service would limit access to essential services, and disproportionately affect vulnerable members of the community.

Alim Nathoo, Former Resident

Alim Nathoo, former resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and speaks in support of the continuation of the Tunnel Bus operation as it relates to being an affordable means of cross-border transportation for business and leisure activities

for those who do not have access otherwise; and concludes by suggesting a fare increase would be amenable to losing the service altogether.

Caroline Taylor, Area Resident

Caroline Taylor, area resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and speaks in support of a higher property tax increase and suggests the current proposed property tax increase is not sufficient for the maintenance of the municipality as a whole; and concludes by suggesting roads are in need of repair and the transit service requires an upgrade.

Nate Hope and Joshua Sankarlal, Members, Activate Transit Windsor Essex

Nate Hope and Joshua Sankarlal Members, Activate Transit Windsor Essex appear before City Council regarding the 2025 Operating and Capital Recommended Budgets; and express concern with the proposed service reductions, fare increases, the elimination of the tunnel bus, reduced scheduling; and conclude by citing the negative impacts that these proposed reductions will have on the residents of this community.

Zachary Balogh, Area Resident

Zachary Balogh, area resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and speaks in support of increased funding for transit in order to improve service delivery and to maintain the tunnel bus as an essential service to the community.

Michelle Smith, Area Resident

Michelle Smith, area resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and speaks in support of additional Transit Windsor funding to provide an affordable and dependable transit system; for the continuation of the tunnel bus, and to increase property taxes to support the service.

Stephanie Barnhard, Board President, Arts Council Windsor and Region

Stephanie Barnhard, Board President, Arts Council Windsor and Region appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and urges Council to reconsider an increase to the grant funding allocated to their organization as it relates to the vital role in which the Arts Council Windsor and Region plays in supporting the arts community.

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

Anne Ryan, Executive Director, and Karen Soulliere, Chair of the Board, IRIS Residential Inns and Services appear before City Council regarding the 2025 Operating and Capital Recommended Budgets and speaks in support of an increase and fluctuation of the per diem funding rate as it relates to inflationary costs which have increased operating costs beyond the $60 per diem currently allocated.

Vino Patel, Owner, Bruce Villa Manor

Vino Patel, Owner, Bruce Villa Manor appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and advocates for the increase and fluctuation of the per diem funding as it relates to the extensive services provided and the associated inflationary costs which have increased operating costs beyond the $60 per diem currently allocated.

John Di Nino, President, Amalgamated Transit Union Canada

John Di Nino, Amalgamated Transit Union Canada appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and highlights concerns related to proposed budget cuts to the Transit Windsor operating budget; advocates for increased funding as it relates to improving and expanding dependable public transportation; continued tunnel bus service as an essential service; and the importance of safe and reliable public transit to Windsor residents and to Windsor's growth and prosperity.

Mayor Drew Dilkens leaves the meeting at 2:36 o'clock p.m. and Councillor Fabio Costante assumes the chair.

Matthew Charbonneau, Area Resident
Matthew Charbonneau, area resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and advocates for increased funding for the implementation of active transportation initiatives; highlights concerns with the inadequate existing infrastructure; and the inability to ride a bike easily and safely within the city.

Ken Lewenza, Unifor Local 444

Ken Lewenza, Unifor Local 444 appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and advocates for increased funding for Transit Windsor to enhance public transit as it relates to environmental sustainability, reliability, and quality of life for the residents of the community.

Caroline Taylor for Helena MacKenzie, Area Resident

Caroline Taylor, area resident appears before City Council on behalf of area resident Helena MacKenzie regarding the 2025 Operating and Capital Recommended Budgets and advocates for increased funding for transit as it relates to providing better scheduling, reliability, accessibility, and safe public transit.

Raymond Hoang, Area Resident

Raymond Hoang, area resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and advocates for increased funding for transit as it relates to increased ridership, providing better scheduling, reliability, and accessibility.

Mayor Drew Dilkens returns to the meeting at 2:47 o'clock p.m. and Councillor Fabio Costante returns to his seat at the Council Table.

Sara Whittle, Area Resident

Sara Whittle, area resident appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and advocates for increased funding for transit as it relates to providing better scheduling, enhanced service on busy routes, reliability, safety and accessibility; and highlights the negative impacts that the elimination of extra school buses could have on thousands of students who rely on it every day.

Meg Gregoire, JD Candidate 2025, University of Windsor Law

Meg Gregoire, JD Candidate 2025, University of Windsor Law appears before City Council regarding the 2025 Operating and Capital Recommended Budgets and advocates for increased funding for transit as it relates to providing better scheduling, enhanced service on busy routes, reliability, safety, accessibility, environmental sustainability, and quality of life.

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

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

Decision Number: CR37/2025
That report items 10.1 through 10.12 as set out in the January 13, 2025, agenda **BE TABLED** as they will be delibrated by Council at its meeting to be held on Monday January 27, 2025.
Carried.

8.5. Response to CQ 7-2024 - Converting Downtown One-Way Streets to Two-Way Streets – Ward 3

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Mark McKenzie

Decision Number: CR7/2025 ETPS 1036

I. That the additional information memo of the Transportation Planning Coordinator dated January 10, 2025, entitled “Additional Information re: Report S 116/2024 - Response to CQ 7-2024 – Funding or Phase 1 Conversion Study” **BE RECEIVED** for information; and,
II. That administration **BE DIRECTED** to implement the Conversion Study funded from the Environmental Study Capital Project 7086010, and that the study includes 11 streets including Lincoln and Gladstone in Ward 4 as opposed to the 9 indicated in Report S116/2024; and,
III. That administration **BE DIRECTED** to report back to Council with the findings of the initial Phase 1 analysis and seek approval to proceed, or not, with Phases 2 and 3 accordingly.

Carried.
Councillor Fred Francis voting nay.

Report Number: SCM 362/2024 S 116/2024 AI 1/2025
Clerk's File: ST2025

8.9. Zoning Bylaw Amendment Z 020-24 [ZNG-7216] Farhi Holdings Corporation 8565 McHugh Street – Combined Use Building Development – Ward 6

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Angelo Marignani

Decision Number: CR11/2025 DHSC 676
That subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for Block 43, Plan 12M-678; in the City of Windsor, known municipally as 8565 McHugh Street by adding site specific regulations as follow:

516. SOUTHWEST CORNER DARFIELD ROAD AND MCHUGH STREET
For the lands described as for Block 43, Plan 12M-678, in the City of Windsor, known municipally as 8565 McHugh Street, the following regulations shall apply:

a) Notwithstanding Section 15.2.5.15 of Zoning Bylaw 8600, dwelling units on a ground floor in a combined use building shall be an additional permitted use.

b) Building Height – Maximum – 28.0 m;

c) Building setback from an interior lot line abutting a Residential District (RD) 1.1 zone - 24m; and further,

That administration **BE DIRECTED** to increase the scope in evaluating the traffic impacts of infill developments and to look at ways to recuperate the funding required through development charges or through the application process.
Carried.

Report Number: S 152/2024 SCM 367/2024
Clerk's File: Z/14848

12. CONSIDERATION OF COMMITTEE REPORTS

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

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Fabio Costante

Decision Number: CR518/2024

That the report of the Special Meeting of Council - In-Camera of its meeting held December 9, 2024, **BE ADOPTED** as presented.
Carried.

Report Number: SCM 9/2025
Clerk's File: ACO2024

13. BY-LAWS (First and Second Reading)

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

13.1. **By-law 1-2025** – A BY-LAW TO AUTHORIZE SPECIAL CHARGES BEING IMPOSED ON LOTS ABUTTING ON THE LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 89-2019 ON MATTHEW BRADY BOULEVARD FROM TRANBY AVENUE TO CUL-DE-SAC, IN THE CITY OF WINDSOR, See Item 8.2.

13.2. **By-law 2-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", See Item 8.9.

13.3. **By-law 3-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 250-2004 BEING A BY-LAW RESPECTING SIGNS AND OTHER ADVERTISING DEVICES IN THE CITY OF WINDSOR, Authorized by CR460/2024, dated October 28, 2024 & CR370/2024, dated September 9, 2024.

13.4. **By-law 4-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR494/2024, dated November 25, 2024.

13.5. **By-law 5-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", See Item 8.10.

13.6. **By-law 6-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR493/2024, dated November 25, 2024.

13.7. **By-law 7-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR123/2024, dated March 18, 2024.

13.8. **By-law 8-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR492/2024, dated November 25, 2024.

13.9. **By-law 9-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR229/2024, dated May 27, 2024.

13.10. **By-law 10-2025** - A BY-LAW TO ASSUME BARKLEY AVENUE AND CLEARWATER AVENUE FROM FIRGROVE DRIVE TO PEPPERVINE STREET, BEING STREETS

SHOWN ON PLAN OF SUBDIVISION 12M-643 KNOWN AS BARKLEY AVENUE AND CLEARWATER AVENUE, IN THE CITY OF WINDSOR, authorized by M98-2012, dated February 21, 2012.

13.11. **By-law 11-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by M98-2012, dated February 21, 2012.

13.12 **By-law 12-2025** - A BY-LAW TO AUTHORIZE THE TEMPORARY BORROWING OF MONEY FOR CURRENT EXPENDITURES FOR 2025, authorized by CR525/2024, dated December 9, 2024.

13.13 **By-law 13-2025** - A BY-LAW TO PROVIDE FOR INTERIM TAX LEVIES FOR 2025, authorized by CR524/2024, dated December 9, 2024.

13.14 **By-law 14-2025** - 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 JANUARY, 2025.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

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

15. NOTICES OF MOTION

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fabio Costante

Decision Number: CR33/2025
That given the need for the City of Windsor to have autonomy to create a transportation network that meets the needs of our community; and,

Since unwarranted meddling and unnecessary oversight from Bureaucrats and Politicians at Queen's Park in developing and implementing transportation infrastructure at the municipal level, during a period of unprecedented local growth increases red tape causing administrative delays and adds financial burden reducing municipal capacity to address other pressing issues in our community; and,

Recognizing that the City, its residents, administrators and locally elected officials understand our community, its needs, its culture and strategic direction far better than people working in Queen's Park and must therefore must continue to be empowered to make decisions that respond to local needs and priorities; and,

Understanding that Active Transportation infrastructure has the dual benefit of reducing traffic congestion and improving road safety for drivers, pedestrians and cyclists alike;

That Council **DIRECT** Administration, for the reasons cited above, to express to the Government of Ontario, on its behalf, its opposition to the measures outlined in Bill 212, the so-called Reducing Gridlock and Saving You Time Act with a specific emphasis on any measure that would curtail Municipal Authority to design and implement transportation infrastructure within the City of Windsor.
Carried.
Councillors Mark McKenzie, Jo-Anne Gignac, Jim Morrison and Mayor Drew Dilkens voting nay.

Clerk's File: ST2024

16. THIRD AND FINAL READING OF THE BY-LAWS

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

That the By-laws No.1-2025 through 14-2025 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 1-2025

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Fabio Costante

Decision Number: CR34/2025
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 1-2025:
Assigned to: Commissioner, Infrastructure Services & City Engineer
Asks that Administration report back to City Council regarding the creation of a policy that reviews traffic flow and potential traffic impact on areas of the city experiencing new and/or substantial residential development, and the cost recovery methods of doing so.
Carried.

Clerk's File: ACOQ2025 & ST2025

18.4 CQ 2-2025

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Fabio Costante

Decision Number: CR35/2025
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 2-2025:
Assigned to:
Asks that Administration report back on the costs of the city undertaking Traffic Impact Analysis of private development, and whether the current fee structures are sufficient to fully recover costs associated with development that requires this level of analysis.
Carried.

Clerk's File: ACOQ2025 & ST2025

18.5 CQ 3-2025

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Fabio Costante

Decision Number: CR36/2025
That the following Council Question by Councillor Gary Kaschak **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 3-2025:
Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration report to Council regarding adding the parking fine dollar amount to parking enforcement information signs showing the drivers the amount of the fine to be imposed if they violate the parking by-law at this location. Likely just a sticker to be attached to the sign would be proactive, sufficient, and cost effective.
Carried.

Clerk's File: ACOQ2025 & ST2025

21. ADJOURNMENT

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

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 3:40 o'clock p.m.

_____ _____

Mayor City Clerk

Adopted by Council at its meeting held January 13, 2025 (CR518/2024)

SV/bm

SPECIAL MEETING OF COUNCIL – IN CAMERA

January 13, 2025

Meeting called to order at: 4:00 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
Steve Vlachodimos, City Clerk (leaves at 4:25 p.m.)
Anna Ciacelli, Deputy Clerk
Sandra Gebauer, Council Assistant
Wira Vendrasco, City Solicitor
Dana Paladino, Acting Senior Executive Director Corporate Services
Michael Chantler, Acting Senior Executive Director Community Services
Christopher Menard, Acting Mayor's Chief of Staff
James Chacko, Executive Director Parks, Recreation, Facilities (Item 2)
Tony Ardovini, Deputy Treasurer Financial Planning (Item 3)
Dave Soave, Manager Strategic Operating Budget (Item 3)
Natasha Gabbana, Senior Manager Asset Planning (Item 3)

Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Jo-Anne Gignac,
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 – lease amendment, Section 239(2)(c)
2	Plan/property matter – negotiations, Section 239(2)(k)
3	Personal/legal matters – in-camera discussion/questions re budget issues – VERBAL, Section 239(2)(b)(d)(e)(f)(k)

Motion Carried.

Declarations of Pecuniary Interest:

Councillor Fred Francis discloses an interest and abstains from voting on Item 3 (Line 60 of the budget) as a family member is an employee of the subject organization.

Discussion on the items of business.

Verbal Motion is presented by Councillor Mark McKenzie, seconded by Councillor Ed Sleiman,
to move back into public session.
Motion Carried.

Moved by Councillor Jim Morrison, 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 Council Meeting held January 13, 2025 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation from the Lease Administrator, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director Corporate Services, Executive Director of Parks Recreation and Facilities, Acting Senior Executive Director of Community Services, Commissioner of Community and Corporate Services, Executive Director of Engineering/Deputy City Engineer, Commissioner of Infrastructure Services/City Engineer, Manager Strategic Capital Budget Development and Control and Commission of Finance/City Treasurer respecting a property matter – lease amendment **BE APPROVED**.

2. That the recommendation from the Executive Initiatives Coordinator Community Services, Manager Development Revenue and Financial Administration, Purchasing Manager, Executive Director Parks Recreation and Facilities, Senior Executive Director Community Services, Commissioner Corporate and Community Services, City Solicitor and Commissioner of Finance/City Treasurer respecting a plan/property matter - negotiations **BE APPROVED**.

Councillors Fred Francis and Fabio Costante voting nay

3. That the in-camera verbal discussion regarding issues related to the 2025 budget **BE RECEIVED FOR INFORMATION.**

Councillor Fred Francis discloses an interest on Line 60 of the budget and abstains from discussion and voting on this item.

Motion Carried.

Moved by Councillor Mark McKenzie, seconded by Councillor Renaldo Agostino,
That the special meeting of council held January 13, 2025 BE ADJOURNED.
(Time: 5:04 p.m.)

Motion Carried.