

Final Consolidated City Council Meeting Agenda

Date: Monday, April 28, 2025

Time: 10:00 o'clock a.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

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

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 - Councillor Fabio Costante

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

Item #	Item Description
1.	ORDER OF BUSINESS

2.	CALL TO ORDER - Playing of the National Anthem
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READING OF LAND ACKNOWLEDGEMENT

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

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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4.	ADOPTION OF THE MINUTES (<i>previously distributed</i>)
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4.1	Adoption of the Windsor City Council minutes of its meeting held April 14, 2025 (SCM 124/2025)
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5.	NOTICE OF PROCLAMATIONS
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6.	COMMITTEE OF THE WHOLE
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7.	COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports) (<i>previously distributed</i>)
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7.1.	Correspondence 7.1.1 through 7.1.4 (CMC 6/2025)
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7.2.	Response to CQ 33-2023 – Regarding Municipal Planning Tools (C 53/2025)
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7.3.	2024 Annual Investment Compliance Report - City Wide (C 49/2025)
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8. CONSENT AGENDA (*previously distributed*)

CONSENT COMMITTEE REPORTS

- 8.1. Minutes of the Windsor Licensing Commission of its meeting held December 5, 2024 **(SCM 88/2025) (SCM 28/2025)**
- 8.2. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held January 7, 2025 **(SCM 89/2025) (SCM 69/2025)**
- 8.3. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held February 4, 2025 **(SCM 90/2025) (SCM 71/2025)**
- 8.4. Proactive By-law Enforcement Strategies in Paved Alleys in Response to CQ 22-2023 - City Wide **(SCM 91/2025) (S 23/2025)**
- 8.5. Pedestrian Generator Sidewalk on Garden Court Drive (East Side) from Sumach Crescent (North) to Edgar Street - Ward 6 **(SCM 92/2025) (S 24/2025)**
- 8.6. Response to CQ 35-2024 – Removal of Underused Street Parking Meters **(SCM 93/2025) (S 29/2025)**
- 8.8. Transition of Transit Windsor Tunnel Bus Service - City Wide **(SCM 95/2025) (S 28/2025)**
- 8.9. Transition of Transit Windsor Tunnel Bus Service - City Wide - Additional Motion **(SCM 96/2025) (S 28/2025)**
- 8.10. Investing in Canada Infrastructure Program (ICIP) - Transit Windsor Support Projects Update - City Wide **(SCM 75/2025) (S 30/2025)**
- 8.11. 420 Rosedale Avenue (Sandwich HCD) – Request for Heritage Permit for New Erection (Ward 2) **(SCM 101/2025) (S 39/2025)**
- 8.12. 925 Cousineau Road, Holy Redeemer College – Request for Heritage Permit for New Addition (Ward 1) **(SCM 102/2025) (S 40/2025)**
- 8.13. 3975 Riverside Dr E, Frank H. Joyce House – Request for Heritage Permit for Demolition and Alteration (Ward 5) **(SCM 103/2025) (S 41/2025)**
- 8.14. Rezoning – Home Discovery Group - 3161 Jefferson Blvd - Z-041/24 ZNG/7260 – Ward 8 **(SCM 104/2025) (S 19/2025)**
- 8.16. Official Plan & Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling - Z 030-24 [ZNG-7234] & OPA 189 [OPA-7235] Lakefront Heights Inc. 0 Wyandotte St. E - Ward 7 **(SCM 106/2025) (S 34/2025)**
- 8.17. Zoning By-law Amendments- City of Windsor – File Z-06/25 ZNG/7288- City Wide **(SCM 107/2025) (S 38/2025)**

- 8.18. Rezoning - City of Windsor - Housekeeping Amendment 2025-1 - Z-015/24 ZNG/7205 - City Wide **(SCM 108/2025) (S 38/2025)**
- 8.19. Sandwich CIP, 420 Rosedale Avenue; Owner: Wei Li; Ward 2 **(SCM 109/2025) (S 35/2025)**
Clerk's Note: Clara Deck, area resident is submitting the *previously distributed* email dated April 22, 2025, as a written submission.
- 8.20. Downtown Community Improvement Plan Grant Application made by 2835039 Ontario Inc. for 557 Pelissier Street, Ward 3 **(SCM 110/2025) (S 42/2025)**
- 8.21. Amendment to CR141/2023 for Closure of E. C. Row Avenue East right-of-way, west of Banwell Road, Ward 9, SAS-6835 **(SCM 111/2025) (S 31/2025)**
- 8.22. Closure of north/south alley located between Algonquin Street and Totten Street, Ward 10, SAA-7092 **(SCM 112/2025) (S 32/2025)**
- 8.23. Main Street CIP Application for 415 Devonshire Road, Owner: AALTEN GROUP INC. (C/O: Chris Stronks), Ward 4 **(SCM 113/2025) (S 36/2025)**
- 8.24. Response to CQ26/2023 Models of Pre-Approved Building Plans Utilized by Different Municipalities in North America – City Wide **(SCM 114/2025) (S 22/2025)**

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS (10 minutes) (previously distributed)

- 10.1 Response to Mayoral Directive MD 13-2025 Stormwater Financing Program Review - City Wide **(C 62/2025)**
a) Tony Ardochini, Deputy Treasurer Financial Planning and Marc DiDomenico, Project Administrator, Engineering (in person) (PowerPoint)
b) Joseph Mikhail, Owner, Mikhail Holdings Ltd. (via Zoom) (video)
c) Josette Eugeni, Area Resident (in person)

DELEGATIONS (5 minutes) (previously distributed)

- 8.7. Windsor Deep Energy Efficiency Retrofit Program - City Wide **(SCM 94/2025) (S 100/2024)**
Clerk's Note: Derek Coronado, Executive Director, Citizens Environment Alliance of Southwestern Ontario is providing the *previously distributed* letter dated March 26, 2025, as a written submission.
a) Frank Butler, Area Resident (in person)

- 8.15. Official Plan Amendment and Zoning By-law Amendment Applications for 0 Wellington Avenue & 673 Wellington Avenue, Z-005/25 [ZNG-7284] & OPA 195 [OPA-7285], Ward 3 **(SCM 105/2025) (S 33/2025)**
Clerk's Note: Administration is providing the *previously distributed* additional information memo. **(AI 9/2025)**; Appendix J available at www.citywindsor.ca due to size; John Leslie, Dickinson Wright LLP is providing the *previously distributed* letter dated April 25, 2025, as a written submission; Anthony Debly, Council for neighbouring property, is submitting the *previously distributed* letter dated April 28, 2025, as a written submission.
- a) Robert Brown, Agent for Applicant, Oakview Land Use Planning, available for questions (via Zoom)
 - b) Anthony Debly, Council for neighbouring property (in person)
 - c) Talya Bertler, Dickinson Wright LLP (via Zoom)
- 11.1. Approval of a Draft Plan of Subdivision and Zoning By-law Amendment for properties known as 4170 and 4190 Sixth Concession Rd; Applicant: 2863167 Ontario Inc.; File Nos. SDN-001/24 [SDN/7194] and Z-012/24 [ZNG/7195]; Ward 9 **(SCM 211/2024) (S 71/2024)**
Clerk's Note: Administration is providing the *previously distributed* additional information memo. **(AI 6/2025)**; The *previously distributed* Appendix 3 was inadvertently omitted from the report; Osama Ragheb, area resident, is providing the *previously distributed* presentation as a written submission; Daniela Fraley, area resident, is providing the *previously distributed* letter as a written submission.
- a) David French, Agent for Applicant, Storey Samways Planning Ltd. (in person)
 - b) Abdul Naboulsi, Area Resident (in person)
 - c) Suzanne De Froy, Area Resident (in person) (PowerPoint)
 - d) Osama Ragheb, Area Resident (video submission)
 - e) Daniela Fraley, Area Resident (in person)
- 11.5 Residential Rental Licensing Pilot Study Preliminary Results - Wards 1 & 2 **(C 36/2025)**
Clerk's Note: P&C Memo provided to Mayor and members of Council only; Kathleen Towne, area resident, is providing the *previously distributed* letter dated April 24, 2025, as a written submission; Mike Cardinal, area resident, is submitting the *previously distributed* letter as a written submission; Philippa von Ziegenweidt, area resident, is providing the *previously distributed* email dated April 24, 2025, as a written submission; Nicholas Lamoureux, Architect and area resident and Ben Goodchild, area resident are submitting the *previously distributed* letter dated April 28, 2025, as a written submission.
- a) Al Teshuba, Owner, Performance Property Management & Licensed Realtor (via Zoom)
 - b) Caroline Taylor, Area Resident (in person)
 - c) Janeen Auld, Area Resident (in person)
 - d) Josh Sankarlal, Area Resident (in person)

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

- 11.2. Declaration of a Vacant Alley at the Eastern Boundary of Superior Park (1700 Totten Street) Previously Closed for Parks Purposes Surplus and Authority to Offer for Sale – Ward 10 **(C 55/2025)**
- 11.3. Reimagined Adie Knox Herman Recreation Complex Project Tender Update - Ward 2 **(C 57/2025)**
- 11.4. 2024 Year-End Operating Budget Variance Report - City Wide **(C 52/2025)**
- 11.6. Excess Soils Reuse Site Update - Ward 9 **(C 59/2025)**
Clerk's Note: P&C Memo provided to Mayor and members of Council only.

12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed)

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Striking Committee of its meeting held February 24, 2025 **(SCM 122/2025)**
- 12.3. Report of the Special Meeting of Council – In-Camera of its meeting held April 14, 2025 **(SCM 123/2025)**
- 12.4. Report of the In-Camera Striking Committee of its meeting held April 14, 2025 **(SCM 125/2025)**
- 12.5. Report of the Striking Committee of its meeting held April 14, 2025 **(SCM 126/2025)**

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

- 13.1. **By-law 76-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.36 METRE EAST/WEST ALLEY SOUTH OF WYANDOTTE STREET EAST, EAST OF BELLEPERCHE PLACE AND WEST OF FAIRVIEW BOULEVARD, CITY OF WINDSOR, authorized by CR401/2024, dated September 23, 2024.
- 13.2. **By-law 77-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.36 METRE EAST/WEST ALLEY SOUTH OF WYANDOTTE STREET EAST, EAST OF BELLEPERCHE PLACE AND WEST OF FAIRVIEW BOULEVARD, CITY OF WINDSOR, authorized by CR401/2024, dated September 23, 2024.
- 13.3. **By-law 78-2025** - A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN PLANS 12M676 and 12M719 IN THE CITY OF WINDSOR, authorized by By-law 139-2013, dated August 26, 2013.

- 13.4. **By-law 79-2025** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS LAUZON PARKWAY, IN THE CITY OF WINDSOR, authorized by CR76/2011, dated September 28, 2011.
- 13.5. **By-law 80-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE BUILDING CODE ACT AND REGULATIONS IN WINDSOR, authorized by By-law 98-2011, Section 27.1 (l)(i), dated June 7, 2011.
- 13.6. **By-law 81-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 208-2008, BEING A BY-LAW TO DELEGATE TO ADMINISTRATION THE AUTHORITY TO PROCESS, MAKE DECISIONS ON, AND TO EXECUTE AGREEMENTS FOR CERTAIN MATTERS, authorized by CR329/2023, dated August 8, 2023.
- 13.7. **By-law 82-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 28TH DAY OF APRIL, 2025.

14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION (*previously distributed*)**

- 15.1. Moved by: Councillor Kieran McKenzie
Seconded by: _____

WHEREAS the Province of Ontario, through O. Reg. 530/22 under the Municipal Act, 2001, designated the City of Windsor as a “Strong Mayor” community, granting enhanced powers to the Mayor effective July 1, 2023; and,

WHEREAS the Strong Mayor powers significantly alter the balance of governance at the municipal level, undermining the role of Council in decision-making and weakening the fundamental democratic principle of majority rule; and,

WHEREAS the City of Windsor has a long history of collaborative, transparent, and accountable local governance built upon a foundation of Council-debate and shared decision-making; and,

WHEREAS several members of Windsor City Council, as well as municipally elected officials across the province and members of the public have expressed significant concern regarding the imposition of these powers; and,

WHEREAS the City of Windsor did not formally request or express a desire to be designated under the Strong Mayor framework; and,

WHEREAS a growing number of municipalities and elected officials across Ontario are questioning the appropriateness of the Strong Mayor system and are calling for its reconsideration or repeal; and therefore,

BE IT RESOLVED that Windsor City Council **FORMALLY REQUEST** that the Premier of Ontario and the Minister of Municipal Affairs and Housing immediately **REMOVE** the City of Windsor from the list of municipalities designated under the Strong Mayor legislation; and,

BE IT FURTHER RESOLVED that a copy of this resolution **BE SENT** to the Premier of Ontario, the Minister of Municipal Affairs and Housing, all regional Members of Provincial Parliament, all Ontario municipalities, and the Association of Municipalities of Ontario (AMO) for their awareness and support.

CONDITIONAL DELEGATIONS:

- a) Janeen Auld, Area Resident (in person)
- b) Marion Overholt, Area Resident (in person)
- c) Caroline Taylor, Area Resident (in person)
- d) Josh Sankarlal, Area Resident (in person)
- e) Margaret Reimer, Area Resident (in person)

WRITTEN SUBMISSIONS:

Clerk's Note: Marion Overholt, Area Resident is providing the ***previously distributed*** letter dated April 11, 2025, as a written submission; Chris McAskin, CEO & President, Chris McAskin Enterprises Inc. & McAskin Millennium Corp. is providing the ***previously distributed*** letter dated April 11, 2025, as a written submission.

16. THIRD AND FINAL READING OF THE BY-LAWS

Third & Final Reading: By-law 76-2025 through 82-2025 inclusive

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Environment, Transportation, and Public Safety Standing Committee
Wednesday, April 30, 2025
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, April 30, 2025
Immediately following the Environment, Transportation & Public Safety Standing Committee meeting, Room 139, 350 City Hall Square West

Development & Heritage Standing Committee
Monday, May 5, 2025
4:30 p.m., Council Chambers

Community Services Standing Committee
Wednesday, May 7, 2025
9:00 a.m., Council Chambers

Community Public Art Working Group - **CANCELLED**
Wednesday, May 7, 2025
5:00 p.m., Room 140, 350 City Hall Square West

City Council Meeting
Monday, May 12, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT