

ACON 2025

May 9, 2025

TO THE MAYOR AND MEMBERS OF COUNCIL:

A special meeting of Council will be held on **Monday, May 12, 2025, at 9:30 a.m., in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, May 12, 2025, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. A resolution to meet in closed session must be adopted and shall contain the general nature of the matters to be considered. The resolution must be adopted by a majority of Council present during the open special meeting of the Striking Committee before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

The **regular meeting** of Council will be held on **Monday, May 12, 2025 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, May 12, 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>attached</i>)
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4.1.	Adoption of the Windsor City Council minutes of its meeting held April 28, 2025 (SCM 128/2025)
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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 7.1.3. (CMC 7/2025)
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7.2.	2024 Provincial Offences (POA) Annual Report - City Wide (C 65/2025)
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8. CONSENT AGENDA (*previously distributed*)

- 8.1. MTO Border Advisory System Agreement for Installation and Maintenance within City Right of Way - City Wide **(C 64/2025)**
- 8.2. Amendments to CAO By-law 149-2024 – Authority to Settle Employment-Related Claims and Establishment of Position of the Deputy Chief Administrative Officer **(C 67/2025)**
- 8.3. 2025 Business Improvement Area Budget & Levy Approval - Ward 2, 3, 4, 5 & 6 **(C 61/2025)**
- 8.4. Properties Under Municipal Vesting Consideration - Wards 4, 6, 8, 9 **(C 66/2025)**
- 8.5. 2025 Tax Policy Decisions and Establishment of the 2025 Final Property Tax Rates - City Wide **(C 68/2025)**
- 8.7. Municipal Diversity in Recruitment Policy for the Windsor Police Service Board - City Wide **(C 71/2025)**

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS

- 11.2. Response to CQ 4-2024 – Options for Modernizing Parking Operations – City Wide **(SCM 165/2024) (S 46/2024) (AI 14/2024)**
Clerk's Note: P&C memo provided to Mayor and members of Council only.

a) Mike Mastromattei, Area Resident (via Zoom)
- 8.8. 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)**
Clerk's Note: Appendix J available at www.citywindsor.ca due to size

a) Muayad Abulhayja, Owner/Applicant, 100621124 Ontario Inc., available for questions (in person)
b) Robert Brown, Applicant/Owner (in person)
c) Talya Bertler, Dickinson Wright LLP (via Zoom)

11.1. RFP Update - Jackson Park Feasibility Study - Ward 3 (**C 22/2025**) (*previously distributed*)

Clerk's Note: Administration is providing the *previously distributed* additional information memo (**AI 11/2025**)

- a) Rocky Ieraci, Area Resident (in person)
- b) Laura Bird, Area Resident (in person)
- c) Charlotte LeFrank, Area Resident (in person)
- d) Harold Goldin, Area Resident (in person)
- e) Leslie McCurdy, Area Resident (in person)
- f) Rick LaBonte, Vice President, Windsor Federation of Musicians Local 566 (in person)
- g) Catherine MacDonald, Co-coordinator of Education and Partnerships, Jackson Park Project (via Zoom)
- h) Tonya Sutherland-Stewart, Director of Archival Development, Jackson Park Project, available for questions (via Zoom)
- i) Connor Sutherland-Stewart, Volunteer/Supporter, Jackson Park Project (via Zoom)
- j) Audra Gray, Jackson Park Bandshell Committee (in person)

Clerk's Note: The following written submissions are *attached*:

- a) Kristen Siapas, area resident – email dated March 25, 2025
- b) Beverly Watson, area resident – email dated May 5, 2025
- c) Melanie Janisse, area resident – email dated May 8, 2025
- d) Dennis Lauzon, area resident – email dated May 8, 2025
- e) Greg Monforton, area resident – letter dated May 7, 2025
- f) Crissi Cochrane, area resident – letter dated May 8, 2025
- g) Victoria Soluade, area resident – letter dated May 8, 2025
- h) Charlotte LeFrank, area resident – letter
- i) Monty Logan, Chairman, Amherstburg Freedom Museum – letter dated May 8, 2025
- j) Scott Hughes, area resident – letter
- k) Patricia Neely-McCurdy, area resident – email dated May 8, 2025
- l) Harold Goldin, area resident – letter
- m) Suzanne Stiers, Architect & Executive, Chair, Windsor Region Society of Architects – letter dated May 8, 2025
- n) Irene Moore Davis, President, Essex County Black Historical Research Society – letter dated May 8, 2025
- o) Lana Talbot, Heritage Coordinator, Sandwich First Baptist Church – letter dated May 8, 2025
- p) Tonya Sutherland-Stewart, Director of Archival Development, Jackson Park Project – letter dated May 9, 2025
- q) Devin Nathan-Turner, area resident – email dated May 9, 2025

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

8.6. City of Windsor Tariff Impact and Response – City Wide (**C 69/2025**)

Clerk's Note: P&C memo provided to Mayor and members of Council only.

12. CONSIDERATION OF COMMITTEE REPORTS (*attached*)

- 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 Special meeting of Council - In-Camera of its meeting held April 28, 2025 (**SCM 129/2025**)

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

- 13.1. **By-law 83-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by By-law 109-2024, dated June 10, 2024.
- 13.2. **By-law 84-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 3.23 METRE NORTH/SOUTH ALLEY NORTH OF ROONEY STREET, EAST OF BRIDGE AVENUE AND WEST OF JOSEPHINE AVENUE, CITY OF WINDSOR, authorized by CR405/2024, dated September 23, 2024.
- 13.3. **By-law 85-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 3.23 METRE NORTH/SOUTH ALLEY NORTH OF ROONEY STREET, EAST OF BRIDGE AVENUE, AND WEST OF JOSEPHINE AVENUE, CITY OF WINDSOR, authorized by CR405/2024, dated September 23, 2024.
- 13.4. **By-law 86-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR120/2025, dated April 14, 2025.
- 13.5. **By-law 87-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR121/2025, dated April 14, 2025.
- 13.6. **By-law 88-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 12TH DAY OF MAY, 2025.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-law 83-2025 through 88-2025 (inclusive)

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Age Friendly Windsor Working Group
Wednesday, May 14, 2025
9:30 a.m., Room 522b, 350 City Hall Square West

Windsor Licensing Commission
Wednesday, May 21, 2025
9:30 a.m., Room 522a, 350 City Hall Square West

International Relations Committee
Wednesday, May 21, 2025
3:30 p.m., Room 522a, 350 City Hall Square West

Environment & Climate Change Advisory Committee
Thursday, May 22, 2025
5:30 p.m., Room 140, 350 City Hall Square West

City Council Meeting
Monday, May 26, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT



Committee Matters: SCM 128/2025

Subject: Adoption of the Windsor City Council minutes of its meeting held April 28, 2025

City Council Meeting

Date: Monday, April 28, 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

Minutes

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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

None disclosed.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held April 14, 2025.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

That the minutes of the Meeting of Council held April 14, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 124/2025

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

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 76-2025 through 82-2025
- Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence for April 28, 2025

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR150/2025

That the following Communication Items 7.1.1 through 7.1.4 as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1.	CIMA+ and Windsor Utilities Commission and Union Water Supply System	Notice of Commencement of Municipal Class Environmental Assessment for Union-WUC Water System Interconnection Project Commissioner, Infrastructure Services & City Engineer Executive Director Pollution Control Executive Director of Public Works Operations EI2025 Note & File
7.1.2	City Planner / Executive Director	Application for Zoning Amendment and Official Plan Amendment, 593067 Ontario Ltd. (Victor Wolanski), 960 Hanna Street East, to allow for administrative/ operational office for a maintenance company and to add an industrial facility with specific activities as additional permitted main uses. City Planner Z/14939 & Z/14940 Note & File
7.1.3	Committee Adjustment of	Applications to be heard by the Committee of Adjustment/Consent Authority on April 24, 2025 Z2025 Note & File
7.1.4	Committee Adjustment of	Applications to be heard by the Committee of Adjustment/Consent Authority on May 8, 2025 Z2025 Note & File

Carried.

Report Number: CMC 6/2025

7.2. Response to CQ 33-2023 – Regarding Municipal Planning Tools

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

Decision Number: CR151/2025

That the report of the Planner III - Policy and Special Studies dated April 8, 2025 entitled "Response to CQ 33-2023 – Regarding Municipal Planning Tools" **BE RECEIVED** for information.

Carried.

Report Number: C 53/2025
Clerk's File: SPL2025

7.3. 2024 Annual Investment Compliance Report - City Wide

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

Decision Number: CR152/2025

That the report of the Deputy Treasurer, Taxation, Treasury and Financial Projects dated March 26, 2025 entitled "2024 Annual Investment Compliance Report - City Wide" for the year ending December 31, 2024 **BE RECEIVED** for information.

Carried.

Report Number: C 49/2025
Clerk's File: AF2025

8. CONSENT AGENDA

8.1. Minutes of the Windsor Licensing Commission of its meeting held December 5, 2024

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

Decision Number: CR153/2025 ETPS 1046

That the minutes of the Windsor Licensing Commission meeting held December 5, 2024, **BE RECEIVED**.

Carried.

Report Number: SCM 28/2025 SCM 88/2025
Clerk's File: ACO2025

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8.2. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held January 7, 2025

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR154/2025 ETPS 1047

That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board meeting held January 7, 2025, **BE RECEIVED**.

Carried.

Report Number: SCM 69/2025 SCM 89/2025

Clerk's File: ACO2025

8.3. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held February 4, 2025

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR155/2025 ETPS 1048

That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board meeting held February 4, 2025, **BE RECEIVED**.

Carried.

Report Number: SCM 71/2025 SCM 90/2025

Clerk's File: ACO2025

8.4. Proactive By-law Enforcement Strategies in Paved Alleys in Response to CQ 22-2023 - City Wide

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR156/2025 ETPS 1049

That the report of the Manager of Licensing and Enforcement & Deputy Licence Commissioner dated February 21, 2025, entitled "Proactive By-law Enforcement Strategies in Paved Alleys in Response to CQ 22-2023" **BE RECEIVED** for information; and,

That City Council **SUPPORT** the proactive initiatives and deployment plan of By-law Enforcement resources to address issues in paved alleys and other areas in the City that may require a similar targeted approach.

Carried.

8.5. Pedestrian Generator Sidewalk on Garden Court Drive (East Side) from Sumach Crescent (North) to Edgar Street - Ward 6

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

Decision Number: CR157/2025 ETPS 1050

- I. That Council **APPROVE** the construction of a Pedestrian Generator Sidewalk on the east side of Garden Court Drive from Sumach Crescent (North) to Edgar Street as proposed in this report and outlined in Council Drawing C-3846 attached as Appendix B; and further,
- II. That costs related to the construction (estimated at \$56,400, excluding taxes) **BE CHARGED** to the Pedestrian Safety Improvements Project (Project No. 7045034); and further,
- III. That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary related to this project, provided that the procurement(s) are within the approved budget, 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 City Engineer; and further,
- IV. 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 City Engineer.

Carried.

Report Number: SCM 92/2025 S 24/2025
Clerk's File: SW2025

8.6. Response to CQ 35-2024 – Removal of Underused Street Parking Meters

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

Decision Number: CR158/2025 ETPS 1051

That the report of the Coordinator, Parking Services dated March 5, 2025, entitled "CQ 35-2024 – Removal of Underused Street Parking Meters" **BE RECEIVED** for information.

Carried.

Report Number: SCM 93/2025 S 29/2025
Clerk's File: SW2025

8.8. Transition of Transit Windsor Tunnel Bus Service - City Wide

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

Decision Number: CR160/2025 TWB 10

That the Environment, Transportation and Public Safety Standing Committee, sitting as the Transit Windsor Board of Directors:

- i. **RECOMMEND** to City Council to **TERMINATE** the regular weekly, Tunnel Bus, effective August 31st, 2025; and,
- ii. **RECOMMEND** to City Council to **CONTINUE OFFERING** Special Events services through December 20th, 2025; and further,
- iii. That City Council **APPROVE THE TERMINATION** of the regular weekly, Tunnel Bus, effective August 31st, 2025; and further,
- iv. That City Council **APPROVE TO CONTINUE OFFERING** the Special Events services through December 20th, 2025; and further,
- v. **DIRECT** the Acting Executive Director of Transit Windsor to **ISSUE** notification to the Amalgamated Transit Union, Local 616 (ATU 616) of the effective date of elimination; and further,
- vi. **ACKNOWLEDGE** that Administration is undertaking all necessary actions, including operational, and administrative actions, to support the transition of Transit Windsor away from its current status as a federally regulated service provider, ensuring compliance with all applicable legislation and labour requirements.

Carried.

Report Number: SCM 95/2025 S 28/2025
Clerk's File: MT/13708 and AF/14854

8.10. Investing in Canada Infrastructure Program (ICIP) - Transit Windsor Support Projects Update - City Wide

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

Decision Number: CR162/2025 TWB 12

- I. That the Environment, Transportation & Public Safety Standing Committee, sitting as the Transit Windsor Board of Directors, **RECEIVE FOR INFORMATION** the project update outlined in this report; and further,

- II. That the Environment, Transportation and Public Safety Standing Committee, sitting as the Transit Windsor Board of Directors, and City Council, in accordance with Section 151 of the Purchasing By-Law, **AUTHORIZE** Transit Windsor to consider all viable propulsion options for the remaining purchases under the Annual Bus Replacement Program; and further,
- III. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s) under the Investing in Canada Infrastructure Program (ICIP) for that purpose, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer and technical content to the Commissioner of Economic Development and the City Engineer; and further,
- IV. 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 legal content to the City Solicitor, in financial content to the City Treasurer and technical content to the Commissioner of Economic Development 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 Commissioner of Economic Development and the City Engineer.

Carried.

Report Number: SCM 75/2025 S 30/2025
Clerk's File: MT/13478

8.11. 420 Rosedale Avenue (Sandwich HCD) – Request for Heritage Permit for New Erection (Ward 2)

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

Decision Number: CR163/2025 DHSC 718

- I. That the request for a Heritage Permit under Section 42 (1) 2. of the *Ontario Heritage Act* for the erection of one residential, three-unit dwelling at 420 Rosedale Avenue **BE GRANTED** as per plans in Appendix 'A' of this report;
- II. That the Heritage Permit approval **BE SUBJECT** to the following approval conditions to the satisfaction of the City Planner or designate prior to work start:
 - a. Submission of satisfactory product details and samples (including material and colour selections);
 - b. Determination that the work is satisfactory to meet Building Code compliance; and

- c. Determination by the City Planner or designate that the work adheres to the details and plans as outlined in the Heritage Permit application; and

- III. That the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the erection of one residential, three-unit dwelling.

Carried.

Report Number: SCM 101/2025 S 39/2025
Clerk's File: MBA/9191

8.12. 925 Cousineau Road, Holy Redeemer College – Request for Heritage Permit for New Addition (Ward 1)

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

Decision Number: CR164/2025 DHSC 719

- I. That the request for a Heritage Permit under Section 33 of the *Ontario Heritage Act* for the construction of an arena addition at 925 Cousineau Road, formerly Holy Redeemer College, **BE GRANTED** to the Property Owner Académie Ste-Cécile International School as outlined in Appendix 'B' of this report;
 - II. That the Heritage Permit approval **BE SUBJECT** to the following approval conditions to the satisfaction of the City Planner or designate prior to work start:
 - a) Submission of satisfactory product details and samples (including material and colour selections);
 - b) Determination by the City Planner or designate that the work adheres to the details and plans as outlined in the Heritage Permit application; and,
 - III. That the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the arena addition.
- Carried.

Report Number: SCM 102/2025 S 40/2025
Clerk's File: MBA/9829

8.13. 3975 Riverside Dr E, Frank H. Joyce House – Request for Heritage Permit for Demolition and Alteration (Ward 5)

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

Decision Number: CR165/2025 DHSC 720

- I. That the request for a Heritage Permit under Section 33 and Section 34 of the *Ontario Heritage Act* for the demolition of the 1952 dormitory addition and the rehabilitation of the rear portion of the original dwelling at 3975 Riverside Drive East, Frank H. Joyce House, **BE GRANTED** to the Property Owners Maria & Viorel (Mike) Mihai as outlined in Appendix 'B' of this report;
- II. That the Heritage Permit approval **BE SUBJECT** to the following approval conditions to the satisfaction of the City Planner or designate prior to work start:
 - a. Submission of satisfactory product details and samples (including material and colour selections);
 - b. Determination by the City Planner or designate that the work adheres to the details and plans as outlined in the Heritage Permit application;
 - c. Determination that the work is satisfactory to meet Building code compliance;
 - d. Salvage and storage of historic construction materials, namely the variegated red wire cut brick, for incorporation into proposed future rehabilitation measures for the main dwelling; and,
- III. That the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the demolition of the 1952 addition.
Carried.

Report Number: SCM 103/2025 S 41/2025
Clerk's File: MBA/9476

8.14. Rezoning – Home Discovery Group - 3161 Jefferson Blvd - Z-041/24 ZNG/7260 - Ward 8

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

Decision Number: CR166/2025 DHSC 713

1. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 221, Part Lot 222, Part Block B, Registered Plan 1153, save and except Part 2, Plan 12R-5307 (PIN 01562-0703), situated on the west side of Jefferson Boulevard, south of Queen Elizabeth Drive, (3161 Jefferson Boulevard; Roll No. 070-590-16300) from Commercial District 1.4 (CD1.4) to Residential District 2.5 (RD2.5) and by adding a site specific exception to Section 20(1) as follows:

527.WEST SIDE OF JEFFERSON BOULEVARD, SOUTH OF QUEEN ELIZABETH DRIVE

For the land described as Lot 221, Part Lot 222, Part Block B, Registered Plan 1153, save and except Part 2, Plan 12R-5307 (PIN 01562-0703),

1. A *Stacked Dwelling* shall be an additional permitted *main use* and shall be subject to the provisions of Section 11.5.5.7.
2. That for a *Multiple Dwelling* with 5 or more *dwelling units*, a *Stacked Dwelling*, or a *Townhome Dwelling*, the following additional provisions shall apply:
 - a) Lot Area – per *dwelling unit* – minimum – 160.0 m²

- b) The *minimum front yard* depth shall be 5.0 m, and the *maximum front yard* depth shall not apply.
- c) Notwithstanding Clause .20 in Table 5.30.10 (Section 5.30.10.20), for any below *grade* entrance and steps leading thereto, including a below *grade* patio, the maximum encroachment into a *required front yard* shall be 2.75 m.
- d) Notwithstanding Clause .76 in Table 5.30.10 (Section 5.30.10.76), the maximum total tread area within a *required yard* shall not apply.
- e) Notwithstanding Clause .3 in Table 25.5.20.1 (Section 25.5.20.1.1), the minimum parking area separation from the southerly *interior lot line* shall be 0.5 m.
- f) Notwithstanding Clause .6 in Table 25.5.20.1 (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 3.20 m.

Carried.

Report Number: SCM 104/2025 S 19/2025
Clerk's File: Z/14917

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

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

Decision Number: CR168/2025 DHSC 716

- I. That Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Part of Lot 141, Concession 1, Part 1, Plan 12R-29002, in the City of Windsor, known municipally as 0 Wyandotte St. E, situated on North Side of Wyandotte St. E, between Clover St. and Chateau Ave., as a Special Policy Area.
- II. 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.#North Side of Wyandotte St. E, between Clover St. and Chateau Ave. (0 Wyandotte St. south of Riverside Sportsmen Club)

1.#.1 The property described as Part of Lot 141, Concession 1, Part 1, Plan 12R-29002, in the City of Windsor, known municipally as 0 Wyandotte St. E, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 6.3.2.1 of the Official Plan, Volume I, High Profile Residential Buildings shall be permitted on the subject property.

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- III. That an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** changing the zoning of Part of Lot 141, Concession 1, Part 1, Plan 12R-29002, known municipally as 0 Wyandotte St. E, from Commercial District 1.5 (CD 1.5) to Residential District 3.3 (RD 3.3);
- IV. That subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for Part of Lot 141, Concession 1, Part 1, Plan 12R-29002, in the City of Windsor, known municipally as 0 Wyandotte St. E by adding site specific regulations as follows:

529. North Side of Wyandotte St. E, between Clover St. and Chateau Ave. (0 Wyandotte St. south of Riverside Sportsmen Club)

For the lands described as Part of Lot 141, Concession 1, Part 1, Plan 12R-29002, in the City of Windsor, known municipally as 0 Wyandotte St. E. the following regulations shall apply:

Main Building Height - within 24m of Wyandotte Street East right of way – Maximum – 10 m
Parking Structure Height maximum – 10 m
Main Building Height – remainder of site - Maximum - 44.0 m;
Lot Coverage - Maximum - 60%

Carried.

Report Number: SCM 106/2025 S 34/2025

Clerk's File: Z/14915 & Z/14914

8.17. Zoning By-law Amendments- City of Windsor – File Z-06/25 ZNG/7288- City Wide

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR169/2025 DHSC 717

- I. That Zoning By-law 8600 **BE AMENDED** as shown in Appendix A.
- II. That Zoning By-law 85-18 **BE AMENDED** as shown in Appendix B.

Carried.

Report Number: SCM 107/2025 S 38/2025

Clerk's File: Z/14933

8.18. Rezoning - City of Windsor - Housekeeping Amendment 2025-1 - Z-015/24 ZNG/7205 - City Wide

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR170/2025 DHSC 714

That Zoning By-law 8600 **BE AMENDED** as follows:

1A.Adding to Section 3.10, alphabetically, the following defined terms:

EMERGENCY POWER GENERATOR means an outdoor stationary device having a running wattage of 26kW or less that serves solely as a secondary source of electrical power whenever the primary electricity supply is disrupted or discontinued during a power outage or natural disaster that are beyond the control of the owner or operator of a facility, that operates only during an emergency, for training of personnel, or for operational testing. A device that serves as a back-up power source under conditions of load shedding, peak shaving, power interruptions pursuant to an interruptible power service agreement, or scheduled facility maintenance is not an *Emergency Power Generator*. [ZNG/7205]

HVAC SYSTEM means the outdoor components of an air conditioning, cooling, heating, or ventilation system. A central air conditioning system or heat pump is an *HVAC System*. It does not include a portable air conditioning system, mini split-system air-conditioner, and window air conditioner, or similar heating and cooling equipment.

1B.Deleting clause .25 from Table 5.30.10.

1C.Adding the following clauses to Table 5.30.10:

.38 Emergency Generator [ZNG/7205]	Power <i>Required rear yard or Required side yard</i>	<i>No Limit</i>	<i>Side lot line</i>	0.60 m
.45 HVAC System [ZNG/7205]	<i>Required rear yard or Required side yard</i>	<i>No Limit</i>	<i>Side lot line</i>	0.60 m

1D.Deleting and substituting the following defined terms in Section 3.10:

REQUIRED YARD means for the purpose of Section 5.30 any of *required front yard, required rear yard, required side yard, or required landscaped area*. [ZNG/7205]

N/A means for the purpose of Section 5.30, that a minimum separation is not required. For the remainder of this by-law, it means not applicable. [ZNG/7205]

2.Deleting and substituting the following defined terms in Section 3.10:

BUSINESS OFFICE means an *office* of any one or more of the following: commercial business; data centre; financial services including a bank, credit union, payday lender, savings and loan office and trust company; government; industrial business; non-profit or charitable organization; professional person. A financial office is a *Business Office*. A *medical office* or *veterinary office* is not a *business office*. [ZNG/7205]

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GAMING FACILITY means a casino or slot machine facility established or regulated under any *Provincial Act* and may include sport and event betting. A *billiard hall*, *bingo hall*, *games arcade*, *place of entertainment or recreation*, *teletheatre*, or *building* used for the sale of lottery tickets is not a *gaming facility*.

[ZNG/7205]

3A.Deleting and substituting the following defined terms in Section 3.10:

AMENITY AREA means the total area of a balcony, *landscaped area*, and the following as an accessory activity or use to a *dwelling* or a *dwelling unit* located on the same *lot*: common, community, meeting, multi-purpose, or similar room; *community garden*; indoor athletic, exercise, or recreational facility; lounge; *scenery loft*; *swimming pool*. It does not include the following: elevator lobby, laundry facility, mailbox facility, mail room, *office*, recycling or refuse room, storage room.

[ZNG/7205]

SCENERY LOFT means an area that is located above the uppermost storey of a *main building* that occupies a fully enclosed room or group of rooms, that is fully and readily accessible to all residents of the *building*, and that is not used as a *dwelling unit*.

[ZNG/7205]

3B.Deleting the defined term “Landscaped Open Space” in Section 3.10 and substituting the following:

LANDSCAPED AREA means an area open to the sky consisting of any of the following: *deck*; *ground cover*; outdoor recreational facility accessory to a *dwelling* or *dwelling unit*; patio; pedestrian walkway; terrace; water feature. It does not include the following: *access area*, *access ramp*, *bicycle parking space*, *collector aisle*, *green roof*, *loading compound*, *loading space*, *outdoor storage yard*, *parking aisle*, *parking space*, *porch*, roof, *scenery loft*, *sports facility*, swimming pool, *transport storage area*, *transport terminal*.

[ZNG/7205]

GREEN ROOF means an area located on the roof of a *building*, open to the sky, and maintained with a *ground cover*.

[ZNG/7205]

GROUND COVER means any of the following: bark; compost; decorative or ornamental block, brick, edging, paver, pebble, slab, or stone; mulch; plants, including flowers, grass, shrubs, and trees; wood chips. It does not include construction grade aggregate.

[ZNG/7205]

SOFT LANDSCAPING means an area open to the sky and maintained with a *ground cover*.

[ZNG/7205]

LANDSCAPED OPEN SPACE means *landscaped area*.

[ZNG/7205]

3C.Deleting and substituting the following defined term in Section 3.10:

LANDSCAPED OPEN SPACE YARD means *landscaped area*.

[ZNG/7205]

4.Deleting and substituting Section 5.35.1 with the following:

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5.35.1 FIXTURES OR STRUCTURES – HEIGHT EXEMPTION

[ZNG/7205]

For a *building* or *use* listed in Table 5.35.1, a fixture or structure listed in Table 5.35.1 may extend above the permitted *maximum building height*, provided that such fixture or structure is erected only to such height as is necessary to accomplish its purpose.

TABLE 5.35.1	
.1 For any <i>Building</i> :	
Antenna <i>Architectural Feature</i> Chimney Communication Equipment Fire Wall Parapet Roof Vent	Safety Equipment Satellite Dish Security Equipment Skylight Solar Panel Vent Stack
.5 For a <i>Combined Use Building, Lodging House, Multiple Dwelling, Religious Residence, Residential Care Facility, Student Residence, or non-residential building</i> :	
Belfry Bell Tower Cupola Electrical Generator Elevator Machine Room <i>HVAC Equipment</i> Hoist Room Mechanical Penthouse Minaret Protective Fence	Roof Access Ladder Roof Hatch Screening Fence Smokestack Spire Stairwell Room Steeple Turret Water Tank Window Washing Equipment

5A.Deleting and substituting the defined term “Parking Space” with the following defined terms in Section 3.10:

PARKING SPACE means an area used for the parking of an operable *motor vehicle*. It includes an *accessible parking space* and *visitor parking space*. A *bicycle parking space*, *loading space*, or *stacking space* is not a *parking space*.

[ZNG/7205]

ACCESSIBLE PARKING SPACE means a *parking space* for the use of a person with a disability and identified as Type A or Type B in Section 80.34 of O. Reg. 191/11: Integrated Accessibility Standards.

[ZNG/7205]

ACCESS AISLE means the space between or beside an *accessible parking space* that allows a person with a disability to get in and out of a *motor vehicle*.

[ZNG/7205]

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BICYCLE PARKING SPACE means an area that is provided and maintained for the purpose of temporary parking or storage of a bicycle or motor assisted bicycle as defined in subsection 1 (1) of the *Highway Traffic Act*, R.S.O. 1990, c. H.8.

[ZNG/7205]

VISITOR PARKING SPACE means a *parking space* designated for the temporary parking of an operable *motor vehicle* by a visitor or guest to a *dwelling* or *dwelling unit*. A *loading space* or *stacking space* is not a *visitor parking space*.

[ZNG/7205]

5B.Deleting and substituting the following defined terms in Section 3.10:

LOADING SPACE means an area used for the temporary parking of a *motor vehicle* while goods are loaded thereon or unloaded therefrom. A *parking space*, *stacking space*, or *visitor parking space* is not a *loading space*.

[ZNG/7205]

STACKING SPACE means an area used for the temporary accommodation of a *motor vehicle* standing in a queue. A *loading space*, *parking space*, or *visitor parking space* is not a *stacking space*.

[ZNG/7205]

5C.Adding to Section 3.10, alphabetically, the following defined term:

PUBLIC WALKWAY means a multi-use trail, off-road cycling trail, recreationway, sidewalk, trail, walkway, or similar facility located within a *highway* or *public park*.

[ZNG/7205]

5D.Deleting and substituting Section 24.24.15 with the following:

24.24.15ACCESS AISLES

.1An *access aisle* shall be provided for all *accessible parking spaces*.

.2 An *access aisle* may be shared by two *accessible parking spaces* and shall have a minimum width of 1.5 m, shall extend the full length of the *accessible parking space*, and shall be marked with high tonal contrast diagonal lines.

[ZNG/7205]

5E.Deleting and substituting Section 24.30.20.3 with the following:

.3A *bicycle parking space* shall not hinder, impede, or obstruct the movement of a bicycle, motor assisted bicycle, person, or vehicle and shall be subject to the following provisions:

.1When located on a *public walkway*, a *bicycle parking space* shall be setback a minimum of 2.0 m from a building entrance or exit, an *access aisle*, or an *accessible parking space*.

.2Except where a *bicycle parking space* is located within a *parking garage*, a *bicycle parking space* within 6.0 m from the point of intersection of any *highways*, railway rights-of-way, or any combination thereof, is prohibited.

.3A *bicycle parking space* is prohibited from encroaching into the following: *access area*, *access ramp*, *accessible parking space*, *collector aisle*, *driveway*, *highway*, *loading space*, *parking aisle*, *parking space*, *public walkway*, *stacking space*, *transport storage area*, *visitor parking space*.

[ZNG/7205]

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5F. Adding new Section 6 as follows:

Section 6 – Other PARKING PROVISIONS

[ZNG/7205]

6.1 APPLICATION

6.1.1 Unless otherwise stated, the provisions in Section 6 apply to the *use* of any *lot* in any *zoning district* in this by-law.

6.1.90 The provisions in Section 6.90 apply to all land identified on Schedule 'P' – Off-Street Parking Overlay to this by-law. Any reference to Section 20(4) in this by-law means Section 6.90.

6.90 TRADITIONAL COMMERCIAL STREET – OFF-STREET PARKING PROVISIONS

6.90.1 ADDITIONAL DEFINITIONS

The following defined terms apply to the provisions in Section 6.90:

NEW OR EXPANDED PARKING AREA means the creation of five or more *parking spaces*.

REAR WALL means the *building* wall furthest from the *traditional commercial street*. Where the rear wall of a *building* does not follow a straight line, the closest parallel *building* wall to the facade shall be deemed the rear wall.

TRADITIONAL COMMERCIAL STREET means the following *streets*:

Devonshire Road between Riverside Drive East and Wyandotte Street East

Drouillard Road between Trenton Street and Deming Street

Erie Street between Mercer Street and Hall Avenue

Ottawa Street between Marentette Avenue and Windermere Road

Ouellette Avenue between Wyandotte Street and Tecumseh Road

Sandwich Street between Brock Street and Detroit Street

Tecumseh Road East between Forest Avenue and Chilver Road

Tecumseh Road East between Cadillac Street and Larkin Road

Tecumseh Road East between Westcott Road and Rossini Boulevard

University Avenue West between Randolph Avenue and Salter Avenue

Wyandotte Street East between Arthur Street and Raymo Road

Wyandotte Street East between McDougall Street to Argyle Road

Wyandotte Street East between Thompson Boulevard and Glidden Avenue

Wyandotte Street West between California Avenue and Campbell Avenue

6.90.2 ADDITIONAL PERMITTED MAIN USES

Parking Garage in a *Combined Use Building* provided a minimum *building* depth of 10.0 m of the ground floor area abutting the *traditional commercial street* is occupied by any *use* permitted by the *zoning district* or zoning exception in which the *lot* is located.

6.90.3 PROHIBITED USES

.1A *Public Parking Area* is prohibited save and except for a *bicycle parking space*.

6.90.5 ADDITIONAL PROVISIONS

.1 For any *parking area* with five or more *parking spaces*, that portion of the *parking area* not used for a *parking space*, *parking aisle*, *collector aisle*, *access area*, *loading space*, or *stacking space* shall be maintained exclusively as a *landscaped area*.

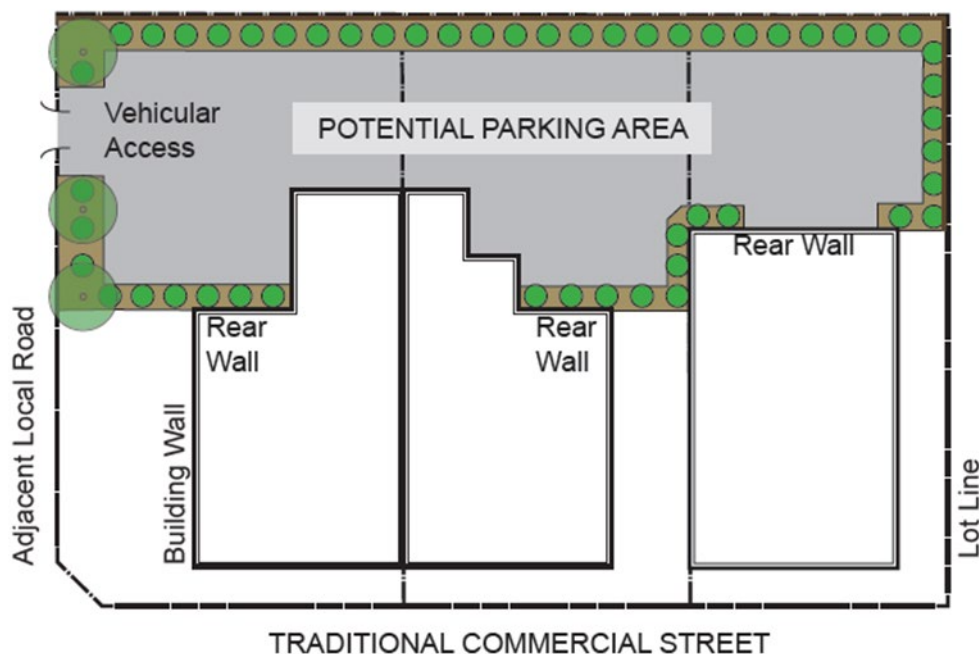
.3 The following additional provisions apply to any *new or expanded parking area*, *parking garage*, *access area*, and *stacking space* except for the Drouillard Road area shown on Schedule P.5 Off-Street Parking Overlay and any *school* drop-off / pick-up area:

- a) A *parking space*, *collector aisle*, *parking aisle*, or a *stacking space* is prohibited between the *traditional commercial street* and:
 - 1) the *rear wall* of the *building* located on the same *lot*; or
 - 2) 10.0 m from the *exterior lot line* that abuts a *traditional commercial street*,whichever distance is greater.
- b) Where access can be provided from a *street* not identified as a *traditional commercial street* or from an *alley*, an *access area* to or from a *traditional commercial street* is prohibited.
- c) Where an *access area* cannot be provided from a *street* not identified as a *traditional commercial street* or from an *alley*, a maximum of one *access area* may be provided from a *traditional commercial street*.
- d) For a *parking area* with 19 or less *parking spaces*, the minimum width of the *access area* shall be 3.0 m. For any *parking area*, the maximum width of the *access area* shall be 7.0 m.

.5These provisions apply only to any *new or expanded parking area*, *parking garage*, *access area*, and *stacking space* in the Drouillard Road area shown on Schedule P.5 Off-Street Parking Overlay:

- a) A *parking space*, *collector aisle*, *parking aisle*, or a *stacking space* is prohibited between the *traditional commercial street* and the building wall located closest to the *traditional commercial street*.
- b) A maximum of one *access area* may be provided from a *traditional commercial street*.
- c) For a *parking area* with 19 or less *parking spaces*, the minimum width of the *access area* shall be 3.0 m. For any *parking area*, the maximum width of the *access area* shall be 7.0 m.

ILLUSTRATION 6.90.1.1 – EXAMPLE OF POTENTIAL PARKING AREA



5G.Deleting Section 20(4).

6A. Adding new Section 83 as follows:

Section 83 – HERITAGE CONSERVATION DISTRICTS

[ZNG/7205]

(B/L 24-2009 Oct 19/2012 OMB Order PL090206)

83.0APPLICATION

Section 83 applies to any land that is designated a Heritage Conservation District. Any reference to Section 20(3) in this by-law shall mean Section 83.

83.1SANDWICH HERITAGE CONSERVATION DISTRICT RESIDENTIAL OVERLAY ZONE

For the lands delineated on Schedule 'A' to this by-law and labelled with the overlay zone symbol "S.20(3)1" or "S.83(1)", despite the provisions in the applicable *zoning district* or exception, the following additional provisions shall apply:

83.1.2PROHIBITIONS

- .1 *Building height* of more than 2 storeys is prohibited.
- .2 The construction of new *structures* or additions between the *main wall* of the existing *building* and the *front lot line* is prohibited.
- .3A *garage* is prohibited unless it is located a minimum of 6 m to the rear of the closest wall of the existing *main building*.
- .4A *parking space* in a *front yard* is prohibited.

83.1.3ADDITIONAL PROVISIONS

- .1 The minimum *lot frontage*, minimum *lot area*, maximum *lot coverage*, maximum number of *dwelling units*, minimum *rear yard* depth, and minimum *side yard* width shall be as existing on October 19, 2012.
- .2 Maximum *front yard* depth – the maximum *front yard* for any *building* erected between existing *buildings* in the same block shall conform to the average of the front yards established by the nearest *building* on each side.

83.2SANDWICH HERITAGE CONSERVATION DISTRICT COMMERCIAL OVERLAY ZONE

For the lands delineated on Schedule 'A' to this by-law and labelled with the overlay zone symbol "S.20(3)2" or "S.83(2)", despite the provisions in the applicable *zoning district* or any exception, the following additional provisions shall apply:

83.2.1ADDITIONAL PERMITTED MAIN USES

Bake Shop
Bakery
Business Office
Child Care Centre
Commercial School
Confectionery
Farmers' Market
Food Outlet – Take-out
Funeral Establishment
Medical Office
Micro-Brewery
Outdoor Market within a Business Improvement Area
Personal Service Shop

Place of Entertainment and Recreation
Place of Worship
Professional Studio
Public Hall
Restaurant
Retail Store
Tourist Home
Veterinary Office
Wholesale Store

Dwelling Units in a Combined Use Building with any one or more of the above permitted *main uses*, provided that all *dwelling units*, not including entrances thereto, are located entirely above the non-residential use.

83.2.2PROHIBITIONS

- .1*Front yard* setback on Sandwich Street is prohibited.
- .2A *parking space* in a *front yard* is prohibited.
- .3The lease, rental, or sale of *motor vehicles*, heavy equipment, or heavy machinery is prohibited.

83.2.3ADDITIONAL PROVISIONS

- .1*Building Height* – minimum of 2 storeys and maximum of 4 storeys
- .2*Front Yard* setback on other *streets* – maximum – 2 m
- .3*Amenity Area* – minimum – 12 m² per *dwelling unit*
- .4*Gross Floor Area* – *Bakery* or *Confectionery* – maximum – 500 m²
- .5Rooftop mechanical equipment shall be setback from the roof edge a distance equal to the height above the roof and shall be screened from view from the *street*.

6B.Deleting Section 20(3).

7.Adding new Section 91 as follows:

Section 91 – ZONING EXCEPTIONS

[ZNG/7205]

91.1APPLICATION

Section 91 applies to any *lot* where the “x” symbol follows a *zoning district* symbol on any Schedule listed in Section 1.20.3. The terms “Site Specific Exception”, “Site-Specific Exception”, “Site Specific Provision”, “Specific Zoning Exception” mean “Zoning Exception”. Section 20(1) applies to any zoning exception with the symbol S.20(1) and a clause of Section 20(1).

91.2PURPOSE

A zoning exception may supplement, alter, add, prohibit, or remove any by-law provision affecting any *building*, *lot*, *structure*, or *use*.

91.10PROVISIONS

The “x” symbol shall follow the zoning symbol and by one or more numbers in bracket.

Example: RD1.3x(1), MD1.4x(1,4)

The number refers to a specific clause in Section 91.10. The format of the clause shall be the clause number, a general location description, the current legal description of the area to which the clause

applies, if available, and the zoning exception. The ZDM and ZNG numbers are Reference Information and do not form part of this by-law.

Example: **60.NORTHWEST CORNER OF CARLTON STREET AND CHURCH STREET**

For the lands comprising of Lot 24, Block 11, Plan 1967, an *Arena* is an additional permitted *main use* and for an additional permitted *main use*, no *parking spaces* are required.

[ZDM 10; ZNG/14](B/L 13-1967, May 2/1967)

8A. Adding new Section 97 as follows:

Section 97 – TEMPORARY USE PROVISIONS

[ZNG/7205]

97.1 APPLICATION

Section 97 applies to any *lot* where the “t” symbol follows a zoning symbol or a zoning exception symbol on any Schedule to this by-law.

97.2 PURPOSE

Section 39(1) in the *Planning Act* states that Council may pass an amending by-law that authorizes the temporary use of land, buildings, or structures for any purpose that is prohibited in this by-law.

A temporary use provision may supplement, alter, add, or remove any by-law provision affecting the *use of the lot, building, or structure*. The temporary use provision shall define the area to which it applies and specify the period for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the amending by-law.

At the request of the property owner, Council may, by amending by-law, grant further periods of not more than three years each authorizing the temporary use.

97.5 EXPIRY & DELETION

Upon the expiry of the period or periods of time in the temporary use provision, Section 34 (9) (a) of the *Planning Act* does not apply to allow the continued use of the land, buildings or structures for the purpose temporarily authorized. The temporary use provision shall be deleted from Section 97.10 and be replaced with the most recent amending by-law number and the expiry date and be deleted from any Schedule listed in Section 1.20.3.

97.10 TEMPORARY USE PROVISIONS

The “t” symbol shall follow the zoning symbol or the zoning exception symbol and by one or more numbers in brackets.

Example: RD1.3t(1), MD1.4t(1,4), CD1.2x(1)t(7),

The number refers to a specific clause in Section 97.10. The format of the clause shall be the clause number in brackets and shall include a description of the area to which the clause applies, the temporary use provision, and the expiry date of the clause. The ZDM and ZNG numbers are Reference Information and do not form part of this by-law.

Example: (64) For the lands comprising of Lot 11, Block 12, Plan 1973, a Carnival is a permitted temporary use provided that the temporary use is located outdoors. For said temporary use, no *parking spaces* are required. This provision shall expire on July 31, 2027.

[ZNG/5475](B/L 1-2024, July 31, 2024)

(1) Expired September 14, 2003.

(2) Expired September 14, 2003.

(3) Expired December 1, 2003.

(4) Expired January 1, 2004.

- (5)Expired December 1, 2004.
- (6)By-law 209-2001 expired June 30, 2004.
- (7)By-law 125-2011 expired June 20, 2014.
- (8)By-law 41-2013 expired April 7, 2014.
- (9)By-law 129-2021 expired October 31, 2021. [ZNG/6465]

8B.Deleting Section 20(2).

9A.Deleting and replacing Section 1.20.30 with the following:

1.20.30EXCEPTION

[ZNG/7205]

In addition to the *zoning district*, an area on any Schedule may be further delineated and identified by an exception as follows:

Overlay zone symbol – “S.20(3)1”, “S.83(1)”, “S.20(3)2”, or “S.83(2)”

Zoning exception symbol – “S.20(1)” and a clause of Section 20(1) or “x” and a clause of Section 91

“H” symbol and a clause of Section 95

“t” symbol and a clause of Section 97.10

Examples:

S.20(3)2 identifies the area is subject to Section 20(3)2.

RD1.1x(20) identifies the area is subject to clause 20 of Section 91.10.

H(1,4)MD1.4 identifies the area is subject to holding clauses 1 and 4 of Section 95.20.

RD1.3t(1) identifies the area is subject to clause 1 of Section 97.10.

An area so identified shall be subject to the provisions of the *zoning district*, the identified exception, and all applicable provisions of this by-law. An additional permitted use listed in the exception shall be subject to the provisions of the *zoning district*, and, unless otherwise stated, to any additional provisions in the exception.

A *lot* may have more than one exception.

Where an additional *main use* is permitted by an exception, any *use* accessory to the permitted *main use*, excluding an *outdoor storage yard* except where permitted within the *zoning district* or exception, shall also be permitted subject to the provisions of the *zoning district*, the exception, and all applicable provisions of this by-law.

9B.Deleting and replacing Section 1.20.90 with the following:

1.20.90PRECEDENCE

[ZNG/6277; ZNG/7205]

.1Unless otherwise stated, the precedence of provisions, from lowest to highest, is as follows:

Section 3 – Definitions

Section 5 – General Provisions

Section 24 – Parking, Loading and Stacking Provisions

Section 25 – Parking Area Provisions

Section 6 – Other Parking Provisions

Section 7 – Additional Use Provisions

Sections 8 to 19 – Zoning Districts

Section 20(1) – Site Specific Provisions

Section 83 – Heritage Conservation Districts

Section 91 – Zoning Exceptions

Section 95 – Holding Zone Provisions

Section 97 – Temporary Use Provisions

Within Sections 20(1), 91, 95, or 97, the greater clause number shall take precedence.

.5Where a provision in this by-law is less than the minimum required by, is more than the maximum required by, or conflicts with an exception in, a *provincial or federal act*, regulation, or statute, the *provincial or federal act*, regulation, or statute shall take precedence.

.10Where a conflict between provisions cannot be resolved using the precedence of provisions, the City Planner shall determine the precedence.

Carried.

Report Number: SCM 108/2025 S 26/2025

Clerk's File: Z14932

8.19. Sandwich CIP, 420 Rosedale Avenue; Owner: Wei Li; Ward 2

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR171/2025 DHSC 723

- I. That the request for incentives under the Sandwich Incentive Program made by the registered owner Wei Li of the property located at 420 Rosedale Avenue, **BE APPROVED** for the following programs:
 - i. *Development and Building Fees Grant* for 100% of the Development and Building Fees identified in the Sandwich CIP to a maximum amount of \$20,000;
 - ii. *Revitalization Grant Program* for the lesser of 70% of the municipal portion of the tax increment for up to 10 years (+/- \$3,908 per year) or the eligible project costs;
- II. That the CAO and City Clerk **BE AUTHORIZED** to sign the Sandwich Incentive Program Agreement for the *Revitalization Grant* in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne 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 implication;
- III. That funds to a maximum amount of \$20,000 under the *Development Building Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (Project 7076176) once the work is completed;
- IV. That grants **BE PAID** to Wei Li upon completion of the two (2) story three (3) unit single family dwelling from the *Sandwich Community Development Plan Fund* (Account 7076176) to the satisfaction of the City Planner and Chief Building Official; and,

- V. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 109/2025 S 35/2025
Clerk's File: Z/10320

8.20. Downtown Community Improvement Plan Grant Application made by 2835039 Ontario Inc. for 557 Pelissier Street, Ward 3

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

Decision Number: CR172/2025 DHSC 725

- I. That the request made by 2835039 Ontario Inc. for the proposed development at 557 Pelissier Street to participate in the Retail Investment Grant Program **BE APPROVED**, for a grant up to 50% of the eligible costs of improvements to the interior to create a retail unit, to a maximum of \$7,450.
- II. That the City Treasurer **BE AUTHORIZED** to issue payment of \$7,450 for grants under the Retail Investment Grant Program for 557 Pelissier Street to 2835039 Ontario Inc. upon completion of interior improvements subject to the satisfaction of the City Planner and Chief Building Official.
- III. That grant funds in the amount of \$7,450 under the Retail Investment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the City Centre Community Development Planning Fund (Project #7011022) when work is completed.
- IV. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within one (1) year of the approval date.

Carried.

Report Number: SCM 110/2025 S 42/2025
Clerk's File: Z/12916

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

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

Decision Number: CR173/2025 DHSC 721

- I. That CR141/2023, adopted on March 20, 2023, **BE AMENDED** as follows:

By **DELETING** Section I in its entirety, and **INSERTING** the following in its place:

- I. That the portion of E. C. Row Avenue East right-of-way shown on Drawing No. CC-1819 (attached hereto as Appendix “A”) and described as Parts 12, 13, 15 & 26 on Reference Plan 12R-29361, and Part 1 on the Draft Reference Plan (attached hereto as Appendix “B”), and hereinafter referred to as the “Subject Lands”, **BE ASSUMED** for subsequent closure;

By **DELETING** Section II in its entirety, and **INSERTING** the following in its place:

- II. That the Subject Lands **BE CLOSED AND RETAINED** by The Corporation of the City of Windsor and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. Easements over Parts 13 & 15 on Reference Plan 12R-29361, and Part 1 on the Draft Reference Plan being granted to the following parties, subject to their being accepted in the City’s standard form and in accordance with the City’s standard practice:
 - i. Bell Canada to protect aerial and buried facilities running parallel to the north of the existing two-lane asphalt road; and
 - ii. ENWIN Utilities Ltd. to accommodate existing hydro pole line with 27,600-volt primary electrical power circuit.

By **DELETING** Section IV in its entirety, and **INSERTING** the following in its place:

III. That the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1819, Reference Plan 12R-29361, and the Draft Reference Plan; and,

- II. That Administration **BE DIRECTED** to report back on the potential options to address public safety challenges in the Twin Oaks Industrial Park by creating emergency access to EC Row Ave. in consultation with appropriate Emergency Service providers and other appropriate stakeholders.

Carried.

Report Number: SCM 111/2025 S 31/2025

Clerk’s File: SAA2025

8.22. Closure of north/south alley located between Algonquin Street and Totten Street, Ward 10, SAA-7092

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR174/2025 DHSC 722

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- I. That the 4.27-metre-wide north/south alley located between Algonquin Street and Totten Street, and shown on Drawing No. CC-1839 (attached hereto as Appendix “A”), and hereinafter referred to as the “subject alley”, **BE ASSUMED** for subsequent closure;
 - 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 and buried facilities;
 - ii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240-volt hydro distribution; and
 - iii. Managed Network System Inc. (MNSi.) to accommodate existing plant on the pole line.
 - b. Ontario Land Surveyor be directed to use existing fence line for determining the boundaries of the lands to be conveyed to each abutting property owner.
 - III. That Conveyance Cost **BE SET** as follows:
 - a. For alley conveyed to abutting lands zoned RD1.1, \$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.
 - IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1839.
 - V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
 - 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.
 - VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- Carried.

Report Number: SCM 112/2025 S 32/2025
Clerk’s File: SAA2025

8.23. Main Street CIP Application for 415 Devonshire Road, Owner: AALTEN GROUP INC. (C/O: Chris Stronks), Ward 4

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

Decision Number: CR175/2025 DHSC 724

-
- I. That the request for incentives under the *Main Streets Community Improvement Plan* made by AALTEN GROUP INC. (C/O: Chris Stronks), the owner of the property located at 415 Devonshire Road **BE APPROVED IN PRINCIPLE** for the following programs:
- i. *Building Facade Improvement Program* totaling a maximum of \$30,000;
 - ii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal portion of the tax increment for up to ten (10) years of +/- \$9,048 per year or the total eligible costs;
- II. That the CAO and City Clerk **BE AUTHORIZED** to sign the Main Street CIP for the *Building/Property Improvement Tax Increment Grant Program* agreement in accordance with all applicable policies, requirements, and provisions contained within the *Main Streets 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 implication;
- 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;
- IV. That funds in the maximum amount of \$30,000 (*Building Facade Improvement grants*) under the *Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Main Streets CIP* Project Fund (Project #7219018) when the grant funds are ready to be paid out;
- V. That grants **BE PAID** to AALTEN Group INC. (C/O: Chris Stronks) upon completion of improvements to the exterior of the property located at 415 Devonshire Road from the *Building Facade Improvement Program – Main Streets CIP* Project Fund (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and
- VI. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 113/2025 S 36/2025
Clerk's File: Z/13002

8.24. Response to CQ26/2023 Models of Pre-Approved Building Plans Utilized by Different Municipalities in North America – City Wide

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

Decision Number: CR176/2025 DHSC 726

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That the report of Supervisor, Research & Policy dated February 20, 2025, entitled “ Response to CQ26/2023 Models of Pre-Approved Building Plans Utilized by Different Municipalities in North America – City Wide” **BE RECEIVED** for information.
Carried.

Report Number: SCM 114/2025 S 22/2025

Clerk's File: ACO2025 & SB2025

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

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR179/2025

I. That the following City of Windsor (the “**City**”) vacant parcel of land, previously closed for Municipal Park purposes, **BE DECLARED** surplus:

- Municipal address: **1700 Totten Street**, vacant land situate on the Eastern boundary of Superior Park
- Legal Description: Part Alley on Registered Plan 1342, closed by R1008582 abutting Lots 23, 24, 26 to 47 on Registered Plan 1342; s/t R1008582; Windsor
- Approximate Lot size: 903.49 feet (275.38 m) x 7 feet (2.13 m)
- Approximate Lot area: 6,324.43 sq ft (587.56 m²) (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 owners at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

Report Number: C 55/2025

Clerk's File: APM2025

11.3. Reimagined Adie Knox Herman Recreation Complex Project Tender Update - Ward 2

Moved by: Councillor Fabio Costante

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR145/2025

I. That as of a result of the recently implemented tariffs by the USA and Canada and the current economic uncertainty, Council **RE-AFFIRM** the decision made on July 25, 2022 (CR 329/2022), and **SUPPORT** Administration proceeding with the award of RFT 18-25 Adie Knox

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Herman Recreation Complex – General Contractor to the low bidder Fortis Construction Group Incorporated, in the amount of \$19,502,000 (excluding taxes); and further,

- II. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any amendment(s) to any required documentation/agreement(s) as may be required related to the Reimagined Adie Knox Project, provided that the amendment(s) are within approved budget amounts, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer and technical content to the Commissioner of Community Services and the City Engineer; and further,
- III. 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 Commissioner of Community Services and the City Engineer.

Carried.

Report Number: C 57/2025
Clerk's File: SR/14319

11.6. Excess Soils Reuse Site Update - Ward 9

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

Decision Number: CR146/2025

- I. That Council **APPROVE** the establishment of an Excess Soils Reuse Site within the City owned Windsor International Airport employment lands on the north side of Cabana Road East between 8th and 9th Concession Roads (the "Reuse Site"); and further,
- II. Whereas on February 21, 2025, the Capital Budget was deemed approved via Mayoral Decision MD08-2025 and subsequently City Council **SUPPORTS** an expenditure up to \$3,902,780 (taxes included) representing costs to start up and operate the Reuse Site to December 31, 2025; and further,
- III. That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the Reuse Site, provided that the procurement(s) are within the expenditure limit identified in II above, pursuant to the Purchasing By-Law 93-2012 and amendments thereto satisfactory in financial content to the City Treasurer, in form to the City Solicitor or designate and in technical content to the City Engineer; and further,
- IV. That Administration **BE AUTHORIZED** to use available funds within the expenditure limit identified in II above and issue any change order(s) 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 form to

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the City Solicitor or designate, in financial content to the City Treasurer, and in technical content to the City Engineer; and further,

- V. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any documentation(s)/agreements(s)/amendment(s) as may be required, provided they are within the expenditure limit identified in II above, satisfactory in financial content to City Treasurer, in form to the City Solicitor or designate and in technical content to the City Engineer; and further,
- VI. That Administration **BE DIRECTED** to submit an updated plan and associated funding strategy (full cost recovery and/or cost avoidance) for the operation of the Reuse Site beyond December 31, 2025 to be submitted for consideration as part of a future report to Council.

Carried.

Report Number: C 59/2025
Clerk's File: EI2025

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

10.1. Response to Mayoral Directive MD 13-2025 Stormwater Financing Program Review - City Wide

Tony Ardovalini, Deputy Treasurer Financial Planning and Marc DiDomenico, Project Administrator, Engineering

Tony Ardovalini, Deputy Treasurer Financial Planning and Marc DiDomenico, Project Administrator, Engineering appear before City Council regarding the administrative report dated April 23, 2025, entitled "Response to Mayoral Directive MD 13-2025 Stormwater Financing Program Review - City Wide" and provide an overview of the Stormwater Financing Program Review including Drivers for a change in stormwater level of service and funding; Building Windsor's flood resiliency; Stormwater financing program public consultation and communication; Stormwater financing program summary; Stormwater financing program enhanced level of service; Stormwater financing program projects funded by sewer surcharge; Rate surcharge changes – separation of stormwater and water waste rates; Impact to residential property owners; Impact to residential properties with septic systems; Impact to places of worship and cemeteries; Impact to business and multi-residential properties; Summary of 2025 financial impact of recommendations and 2026 rate setting and beyond.

Josette Eugeni, Area Resident

Josette Eugeni, area resident, appears before City Council regarding the administrative report dated April 23, 2025, entitled "Response to Mayoral Directive MD 13-2025 Stormwater Financing Program

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Review - City Wide” and provides an overview of the unique situation for the family-owned properties affected by this new financing program; and concludes by advocating for the allowance of the use of MPAC codes that reflect a combination of agricultural and residential properties to be assessed as residential.

Joseph Mikhail, Owner, Mikhail Holdings Ltd.

Joseph Mikhail, Owner, Mikhail Holdings Ltd., appears before City Council regarding the administrative report dated April 23, 2025, entitled “Response to Mayoral Directive MD 13-2025 Stormwater Financing Program Review - City Wide” and provides an overview of the financial challenges associated with the additional charges to businesses, especially between landlord and tenant and concludes by asking Council to reconsider the calculation and assessment measures.

Clerk’s Note: At 10:00 a.m., a moment of silence is held in observance of the National Day of Mourning to remember workers who have died, were injured, or became ill from their job.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR177/2025

- I. That City Council **DIRECT** Administration to proceed with providing a transitional rebate in 2025 to all residential property owners experiencing an annual increase over their 2024 sewer surcharge costs, as outlined in the body of this report; and,
- II. That City Council **DIRECT** Administration to proceed with providing a 4-year phase-in period for the stormwater fee (only) to residential property owners on septic systems, with a 75% subsidy in 2025, as outlined in the body of this report; and,
- III. That City Council **DIRECT** Administration to proceed with approving an ongoing 60% exemption to qualifying Places of Worship and Cemeteries (Property Codes 314, 700, 701, 702, 703), as outlined in the body of this report; and,
- IV. That City Council **DIRECT** Administration to proceed with providing a one-time transitional credit in 2025 to non-residential property owners, as outlined in the body of this report; and,
- V. That City Council **AUTHORIZE** the City Treasurer to transfer actual amounts required to effect the recommendations estimated at \$6.9 million from the Sewer Surcharge Reserve; and,
- VI. That the City Treasurer **BE AUTHORIZED** to fund the costs associated with any additional rebates that may be necessary to ensure that all residential customers pay less in 2025 than in 2024 as required from the Sewer Surcharge Reserve; and,
- VII. That the City Solicitor **BE DIRECTED** to amend the Stormwater Surcharge Bylaw as may be required to effect the approved recommendations; and,

- VIII. That Administration **BE DIRECTED** to work with Enwin Utilities Limited to bring effect to the recommendations noted above, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/procurement(s) necessary for that purpose, subject to legal approval by the City Solicitor, financial approval by the City Treasurer, and technical approval by the City Engineer; and,
- IX. That Administration **BE DIRECTED** to report back to Council on the impact of creating a unique category of combined residential and agricultural properties that recognizes the lower level of stormwater runoff being pushed into the system; and,
- X. That Administration **BE DIRECTED** to report back on a regular basis regarding the impact of the new fee system and septic charges, as it relates to potentially being imbedded into existing property tax charges; and,
- XI. That suggestions with respect to credit programs for all users impacted by the fee **BE INCLUDED** for Councils consideration.
- Carried.

Report Number: C 62/2025
Clerk's File: SW2025

8.7. Windsor Deep Energy Efficiency Retrofit Program - City Wide

Frank Butler, Area Resident

Frank Butler, area resident, appears before City Council regarding the administrative report dated February 24, 2025, entitled "Windsor Deep Energy Efficiency Retrofit Program - City Wide" to advocate for Council's support for the program as it relates to assisting homeowners to make home improvements more affordable to reduce impact on climate change, and concludes by urging Council to reconsider the Environment, Transportation & Public Safety Standing Committee decision to not apply for the Community Efficiency Financing (CEF) Capital Program for funding.

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

Decision Number: CR159/2025 ETPS 1052

That City Council **RECEIVE FOR INFORMATION** the Residential Deep Energy Efficiency Retrofit Program Design Study, and the Residential Deep Energy Efficiency Retrofit Market Validation Study; and further,

That City Council **AUTHORIZE** Administration to **SUBMIT** the Residential Deep Energy Efficiency Retrofit (R-DEER) Design Study to the Federation of Canadian Municipalities' Green Municipal Fund in accordance with the grant criteria and to meet the deadline of May 15, 2025; and further,

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That City Council **SUPPORT** the recommendation that the City of Windsor does not apply for the Community Efficiency Financing (CEF) “Capital Program: Loan or Credit Enhancement for Local Home-energy Upgrade Financing Program” for funding for the R-DEER program due to the requirements for municipal cost-sharing and ongoing expectation of municipal funding; and further,

That City Council **APPROVE** the transfer of any remaining monies in Deep Energy Efficiency Retrofit (“DEER”) Business Plan Project ID # 7224001, once all expenses are paid, to the Climate Change Reserve Fund (#223); and further,

That the Mayor and City Council issue a letter to the federal Minister of Environment and Climate Change to **ADVOCATE** for long-term federal funding to support municipal actions to reduce greenhouse gas emissions and improve energy efficiency, without the requirement for municipal cost-sharing, and;

That Administration **BE DIRECTED** to continue to explore grant funding opportunities and to report back to Council when appropriate.

Carried.

Councillor Kieran McKenzie voting nay.

Report Number: SCM 94/2025 S 100/2024

Clerk’s File: EI/10822

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

Robert Brown, Agent for Applicant, Oakview Land Use Planning

Robert Brown, Agent for Applicant, Oakview Land Use Planning appears before City Council regarding the administrative report dated March 10, 2025, entitled “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” and is available for questions.

Anthony Debly, Counsel for neighbouring property

Anthony Debly, Counsel for neighbouring property appears before City Council regarding the administrative report dated March 10, 2025, entitled “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” and expresses concern for the proposed development as it relates to parking, pedestrian safety, the historical health and safety infractions of the applicant’s other establishments, and urges Council to reconsider the approval of this proposal.

Talya Bertler, Dickinson Wright LLP

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Talya Bertler, Dickinson Wright LLP appears before City Council representing a neighbouring business regarding the administrative report dated March 10, 2025, titled "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" and expresses concern for the proposed development as it relates to reduced parking as it would directly impact neighbouring businesses, and urges Council to reconsider the approval of this proposal.

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Angelo Marignani

Decision Number: CR167/2025 DHSC 715

That the report of the Development and Heritage Standing Committee regarding "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" **BE DEFERRED** to the May 12, 2025 City Council meeting to allow for further review regarding Mr. Debly's written submission specifically as it relates to issues reported in the London Free Press..

Carried.

Councillors Jo-Anne Gignac and Fred Francis voting nay.

Councillors Mark McKenzie and Jim Morrison were absent from the meeting when the vote was taken on this matter.

Report Number: SCM 105/2025 S 33/2025

Clerk's File: Z/14931 & Z/14930

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.

David French, Agent for Applicant, Storey Samways Planning Ltd.

David French, Agent for Applicant, Storey Samways Planning Ltd. appears before City Council regarding the administrative report dated May 31, 2024, entitled "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" and states that safety is of the applicant's utmost importance and that the traffic study indicates that the recommendation for safety is for access to remain off of Spago Crescent.

Abdul Naboulsi, Area Resident

Abdul Naboulsi, area resident appears before City Council and expresses concern with the recommendation in the administrative report dated May 31, 2024, entitled "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

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[ZNG/7195]; Ward 9” as it relates to safety, increased traffic, single access from an existing neighbourhood and the lack of direct access from the 6th Concession.

Mayor Drew Dilkens leaves the meeting at 12:42 o'clock p.m. and Councillor Fred Francis assumes the chair.

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 May 31, 2024, entitled “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” as it relates to a flawed traffic study, limited parking, pedestrian safety and protecting neighbourhoods from multi-plex developments.

Osama Ragheb, Area Resident

Osama Ragheb, area resident appears before City Council via video submission and expresses concern with the recommendation in the administrative report dated May 31, 2024, entitled “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” as it relates to deficiencies in the traffic impact assessment, lack of adequate parking, vehicular access, pedestrian safety and incompatibility with the City of Windsor’s intensification guide.

Daniela Fraley, Area Resident

Daniela Fraley, area resident appears before City Council and expresses concern with the recommendation in the administrative report dated May 31, 2024, entitled “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” as it relates to pedestrian and vehicular safety, the potential of additional dwelling units as of right, and deficiencies in the traffic impact assessment.

Mayor Drew Dilkens returns to the meeting at 12:52 o'clock p.m. and Councillor Fred Francis returns to his seat at the Council Table.

Moved by: Councillor Kieran Mckenzie

Seconded by: Councillor Fred Francis

Decision Number: CR178/2025 CR378/2024 CR327/2024 DHSC 629

That the 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 **BE DENIED** due to the lack of infrastructure along the Sixth Concession to support the development and pedestrian safety concerns.

Carried.

Aye Votes: Councillors Kieran McKenzie, Fred Francis, Mark McKenzie, Gary Kaschak, Angelo Marignani, and Mayor Drew Dilkens.

Nay Votes: Councillors Jo-Anne Gignac, Ed Sleiman, Renaldo Agostino, Jim Morrison, and Fabio Costante.

Report Number: SCM 211/2024 S 71/2024 AI 6/2025
Clerk's File: Z/14781 & Z/14544

11.5. Residential Rental Licensing Pilot Study Preliminary Results - Wards 1 & 2

Al Teshuba, Owner, Performance Property Management & Licensed Realtor

Al Teshuba, Owner, Performance Property Management & Licensed Realtor appears before City Council and expresses concern regarding the recommendation in the administrative report dated February 25, 2025, entitled "Residential Rental Licensing Pilot Study Preliminary Results - Wards 1 & 2" suggesting there is a lack of need for residential rental licensing, proposing alternative incentives for landlords to improve safety for tenants and to educate tenants of their rights.

Caroline Taylor, Area Resident

Caroline Taylor, area resident appears before City Council in support of the recommendation in the administrative report dated February 25, 2025, entitled "Residential Rental Licensing Pilot Study Preliminary Results - Wards 1 & 2", suggesting there is a need for enforcement of property standards, the hiring of additional staff to complete proactive inspections to improve conditions for tenants and to enhance neighbourhoods.

Janeen Auld, Area Resident

Janeen Auld, area resident appears before City Council in support of the recommendation in the administrative report dated February 25, 2025, entitled "Residential Rental Licensing Pilot Study Preliminary Results - Wards 1 & 2" and encourages Council to continue to pursue options to improve the residential housing conditions for renters in Windsor.

Josh Sankarlal, Area Resident

Josh Sankarlal, area resident appears before City Council in support of the recommendation in the administrative report dated February 25, 2025, entitled "Residential Rental Licensing Pilot Study Preliminary Results - Wards 1 & 2" as it relates to safer living conditions for tenants, students and low-income residents, accountability for landlords, and protection from predatory behaviour.

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

Decision Number: CR181/2025

1. That City Council **RECEIVE** the report of the Manager, Licensing & Enforcement/Deputy Licence Commissioner dated February 25, 2025 entitled “Residential Rental Licensing Pilot Study Preliminary Results” for information.
2. That City Council **PLACE** Residential Rental Licensing By-law 14-2023 **IN ABEYANCE**.
3. That City Council **DIRECT** Administration to **REPORT BACK** with options for alternative residential rental housing regulation program models.

Carried.

Report Number: C 36/2025
Clerk's File: SB/12952

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.4. 2024 Year-End Operating Budget Variance Report - City Wide

Moved by: Councillor Jim Morrison
Seconded by: Councillor Fred Francis

Decision Number: CR180/2025

1. That City Council **RECEIVE FOR INFORMATION** the 2024 Year-End Operating Budget Variance Report; and further,
2. That City Council **ACCEPT** the recommendations of the City Treasurer with regards to the finalization of the 2024 Year-End as follows:
 - a. THAT the Operating Budget deficit of \$2,374,125 **BE FUNDED** from the Budget Stabilization Contingency
 - b. THAT the balance remaining within the Budget Stabilization Contingency in the amount of \$25,875 **BE TRANSFERRED** to Fund 139, the Budget Stabilization Reserve
 - c. THAT \$4,737,669 in Budget Carry-Forwards **BE APPROVED** as detailed in Appendix C; and further,
3. That Council **RECEIVE** the attached Development Charges 2024 Income Statement Schedule as detailed in Appendix D; and further,
4. That Council **RECEIVE** the attached Development Charge Reserve Fund Statement – Listing of Credits as detailed in Appendix E; and further,

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5. That City Council **AUTHORIZE** the establishment of a new reserve fund, titled “ETS Reserve” for any Performance Based Funding and unrestricted funding earned by the Employment and Training Services (ETS) division and provided by the Windsor Regional Employment Network (WREN) - Service System Manager (SSM) for purposes of developing future employment programming, and/or unforeseen expenses; and further;
6. That City Council **AUTHORIZE** the City Treasurer as part of the year-end closing process, to transfer surplus Performance Based Funding and unrestricted funding earned, to the ETS Reserve; and further,
7. That the City Treasurer **BE AUTHORIZED** to apply funds which are retained within the ETS Reserve, inclusive of interest which is earned on balances held in reserve, as may be required to fund future Employment and Training Service needs on the basis that any activity within the reserve **BE REPORTED** to Council as part of future year-end variance reports; and further,
8. That City Council **AUTHORIZE** an agreement with the Windsor-Essex County Health Unit, for a period of up to 24 months in the amount of \$146,527, for health promotion programs utilizing the remaining funds previously transferred to and being held by the City; and further,
9. That City Council **AUTHORIZE** the CAO and City Clerk to execute the agreement with the Windsor-Essex County Health Unit subject to review for legal content by the City Solicitor, financial content by the City Treasurer and technical content by the Commissioner, Human & Health Services; and,
10. That City Council **APPROVE** the following transfers to/(from) the various reserve accounts/funds which is required as part of the 2024 Year-End close:
 - a. (\$56,761) to Fund 231 – WREN SSM IES Reserve
 - b. (\$32,579) to Account 1756 (Reserve for Tree Planting)
 - c. (\$349) to Account 1762 (Municipal Elections Reserve)
 - d. (\$1) to Account 1768 (Ontario Fire Serve Grant Reserve)
 - e. \$1,592 from Account 1782 (Fire – Clothing Reserve)
 - f. \$12,150 from Account 1774 (Replacement of Firefighter PPE)
 - g. \$36,557 from Account 1784 (Succession Planning Reserve)
 - h. \$88,657 from Fund 114-128 (Development Charges Reserves)
 - i. \$147,824 from Account 1780 (Tennis Facility Jackson Park)
 - j. \$300,151 from Fund 160 (Capital Expenditure Reserve)

Carried.

Councillor Mark McKenzie and Gary Kaschak were absent from the meeting when the vote was taken on this matter.

Report Number: C 52/2025

Clerk's File: AF/14585

8.9. Transition of Transit Windsor Tunnel Bus Service - City Wide - Additional Motion

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

Decision Number: CR161/2025 TWB 11

That Administration **BE DIRECTED** to allocate any additional resources and funding available from the wind down of the tunnel bus service to support the transition associated with the discontinuation of the School Bus Extra Program if required.

Carried.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 96/2025
Clerk's File: MT/13708 and AF/14854

12. CONSIDERATION OF COMMITTEE REPORTS

12.2 Report of the Striking Committee of its meeting held February 24, 2025

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

Decision Number: CR147/2025

That the report of the Striking Committee of its meeting held February 24, 2025 **BE ADOPTED** as presented.

Carried.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 122/2025
Clerk's File: ACO2025

12.3 Report of the Special Meeting of Council – In-Camera of its meeting held April 14, 2025

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

Decision Number: CR144/2025

That the report of the Special In-Camera meeting held April 14, 2025 **BE ADOPTED** as presented.

Carried.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 123/2025
Clerk's File: ACO2025

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12.4 Report of the In-Camera Striking Committee of its meeting held April 14, 2025

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR148/2025

That the Report of the In-Camera Striking Committee of its meeting held April 14, 2025 **BE ADOPTED** as presented.

Carried.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 125/2025

Clerk's File: ACO2025

12.5 Report of the Striking Committee of its meeting held April 14, 2025

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR149/2025

That the Report of the Striking Committee of its meeting held April 14, 2025 **BE ADOPTED** as presented.

Carried.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 126/2025

Clerk's File: ACO2025

13. BY-LAWS (First and Second Reading)

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

- 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.

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- 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.

Carried.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fabio Costante

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.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

15. NOTICES OF MOTION

Councillor Kieran McKenzie notice of motion regarding Strong Mayor Powers

Janeen Auld, Area Resident

Janeen Auld, area resident, appears before City Council in support of the motion from Councillor Kieran McKenzie opposing Strong Mayor Powers.

Marion Overholt, Area Resident

Marion Overholt appears before City Council in support of the motion from Councillor Kieran McKenzie opposing Strong Mayor Powers, as it undermines the role and function of City Councillors, the undemocratic power to defeat majority votes, and it alters accountability of administration with respect to hiring and firing and budget setting being extended to the Mayor.

Caroline Taylor, Area Resident

Caroline Taylor appears before City Council in support of the motion from Councillor Kieran McKenzie opposing Strong Mayor Powers as lacks use for its intended purpose of building homes faster and further advocates for the removal of singular power as it relates to an anti-democratic process.

Josh Sankarlal, Area Resident

Josh Sankarlal appears before City Council in support of the motion from Councillor Kieran McKenzie opposing Strong Mayor Powers as it further undermines local representation and democratic process.

Margaret Reimer, Area Resident

Margaret Reimer appears before City Council in support of the motion from Councillor Kieran McKenzie opposing Strong Mayor Powers as it undermines the democratic process.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR182/2025

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,

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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.

Carried.

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

Aye votes: Councillors Angelo Marignani, Renaldo Agostino, Jim Morrison, Fabio Costante, Kieran McKenzie, Gary Kaschak, Fred Francis, and Mark McKenzie.

Nay votes: Councillors Jo-Anne Gignac, Ed Sleiman and Mayor Drew Dilkens.

Abstain: None.

Absent: None.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

That the By-laws No.76-2025 through 82-2025 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

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

Decision Number: CR183/2025

That the petition presented by Councillor Mark McKenzie on behalf of area residents, requesting safety measures at the Ottawa Street and Windemere Road intersection to improve access to l'Envolée elementary school, **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Commissioner, Infrastructure Services & City Engineer for the purpose of an examination of the requested works or undertakings.

Carried

18. QUESTION PERIOD

18.3 CQ 7-2025

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

Decision Number: CR184/2025

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 7-2025:

Assigned to: Commissioner, Community Services

Our hearts go out to the Filipino community and the City of Vancouver following this weekend's senseless tragedy.

In light of this incident, and drawing from my experience hosting similar events, I ask that administration conduct a review of our current event safety planning policies. Specifically, I would like the review to include a risk assessment process for all of our public event spaces.

Given my background in managing street closures and public event logistics, I would also like to offer my participation and insights as part of this review process.

Carried.

Clerk's File: ACOQ2024

18.4 CQ 8-2025

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

Decision Number: CR185/2025

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 8-2025:

Assigned to: Commissioner, Human and Health Services (A)

It has come to my attention that a significant number of individuals are arriving in Windsor from other areas of the province and utilizing — and in some cases exploiting — our city's services for the unhoused. Furthermore and most concerning, many have outstanding warrants in other municipalities. Disturbingly, many of these municipalities have indicated no intention of retrieving these individuals to face their legal matters in their home municipalities.

The situation on our streets is reaching a tipping point: our budgets are strained, our residents are increasingly frustrated, and our service providers and city services are stretched to their limits.

I ask that administration report back on what measures can be implemented to prevent individuals with outstanding warrants in any jurisdiction from accessing our local services and any municipally funded programs and entities. We must ensure that our commitment to public safety, social responsibility, and effective intermunicipal cooperation is upheld. Windsorites deserve safe and clean streets.

Carried.

Clerk's File: ACOQ2024 & SS2025

21. ADJOURNMENT

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

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 4:11 o'clock p.m.

Mayor

City Clerk

Adopted by Council at its meeting held February 24, 2025 (CR147/2025)
SV/bm

REPORT OF THE STRIKING COMMITTEE
of its meeting held

February 24, 2025

Members in Attendance:

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

Also in attendance:

Joe Mancina, Chief Administrative Officer
Andrew Daher, Commissioner, Human and Health Services
Stacey McGuire, Acting Commissioner of Infrastructure Services/City Engineer
Janice Guthrie, Commissioner of Finance/City Treasurer
Michael Chantler, Acting Commissioner Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
Christopher Menard, Acting Mayor's Chief of Staff
Dana Paladino, Acting Senior Executive Director Corporate Services
Wira Vendrasco, City Solicitor

Declarations of Pecuniary Interest:

None declared.

Your Committee submits the following recommendation:

(1) The Sandra Janzen **BE APPOINTED** to the ***Environment and Climate Change Advisory Committee*** for the term expiring November 14, 2026 to replace Kiemia Rezagian, resigned.

MAYOR

CITY CLERK

SPECIAL MEETING OF COUNCIL – IN CAMERA
April 14, 2025

Meeting called to order at: 1:28 p.m.

Members in Attendance:

Councillor Renaldo Agostino
Councillor Fabio Costante (Acting Chair)
Councillor Fred Francis
Councillor Gary Kaschak
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Mark McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman

Members Absent:

Mayor Drew Dilkens
Councillor Jo-Anne Gignac

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
Anna Ciacelli, Deputy Clerk
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
Cory Elliott, Manager Arenas and Recreation Facilities (Item 3)

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

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Property matter – expropriation commencement, Section 239(2)(c)
2	Legal/property matter – expropriation settlement, Section 239(2)(e)(c)
3	Position/plan, Section 239(2)(k)(i)
4	Personal matter – about an identifiable individual/negotiations, Section 239(2)(b)(d)
5	Position/plan – negotiations, Section 239(2)(k)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Mark McKenzie,

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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 April 14, 2025 directly to Council for consideration at the next Regular Meeting.

1.That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director Corporate Services, Commissioner of Community and Corporate Services, Executive Director Engineering/Deputy City Engineer, Commissioner of Infrastructure Services, Manager Strategic Capital Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – expropriation commencement **BE APPROVED.**

2.That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Acting Senior Executive Director Corporate Services, Commissioner of Community and Corporate Services, Commissioner of Infrastructure Services, Manager Strategic Capital Budget Development and Commissioner of Finance/City Treasurer respecting a property matter – expropriation settlement **BE APPROVED.**

3.That the in-camera report from the Manager of Arenas and Recreation Facilities, Executive Director Parks Recreation and Facilities, Acting Senior Executive Director Community Services, Commissioner of Community and Corporate Services/Deputy CAO, Manager Development Revenue and Financial Administration and Commissioner of Finance and City Treasurer respecting a position/plan **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 Executive Director of Human Resources, Chief Building Official, City Solicitor, Commissioner of Economic Development/Deputy CAO and Commissioner of Finance/City Treasurer respecting a personal matter – about an identifiable individual/negotiations **BE APPROVED.**

5.That the confidential information respecting a position/plan – negotiations **BE RECEIVED** and further Administration **PROCEED** on the verbal direction of Council.

Motion Carried.

Moved by Councillor Renaldo Agostino, seconded by Councillor

Gary Kaschak,

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That the special meeting of council held April 14, 2025 BE ADJOURNED.

(Time: 2:13 p.m.)

Motion Carried.

Adopted by Council at its meeting held April 14, 2025 (CR148/2025)
SV/bm

STRIKING COMMITTEE – IN CAMERA
April 14, 2025

Meeting called to order at: 2:14 p.m.

Members in Attendance:

Councillor Fred Francis
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Ed Sleiman
Councillor Jim Morrison
Councillor Renaldo Agostino
Councillor Fabio Costante (Acting Chair)
Councillor Gary Kaschak
Councillor Mark McKenzie

Members Absent:

Mayor Drew Dilken
Councillor Jo-Anne Gignac

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
Anna Ciacelli, Deputy Clerk
Christopher Menard, Acting Mayor's Chief of Staff
Dana Paladino, Acting Senior Executive Director Corporate Services
Michael Chantler, Acting Senior Executive Director Community Services
Wira Vendrasco, City Solicitor

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

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Personal matter – about identifiable individual(s) –appointment of member(s) to the Community Public Art Working Group, Section 239(2)(b)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Gary Kaschak, seconded by Councillor Renaldo Agostino,
to moved back into public session.
Motion Carried.

Moved by Councillor Mark McKenzie, 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 Striking Committee Meeting held April 14, 2025 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 Working Group **BE RECEIVED.** (see open report of the Striking Committee).

Motion Carried.

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Moved by Councillor Ed Sleiman, seconded by Councillor

Fred Francis

That the special Striking Committee meeting held April 14, 2025 BE ADJOURNED.

(Time: 2:17 p.m.)

Motion Carried.

Adopted by Council at its meeting held April 14, 2025 (CR149/2025)
SV/bm

REPORT OF THE STRIKING COMMITTEE
of its meeting held

April 14, 2025

Members in Attendance:

Councillor Fred Francis
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Ed Sleiman
Councillor Jim Morrison
Councillor Renaldo Agostino
Councillor Fabio Costante (Acting Chair)
Councillor Gary Kaschak
Councillor Mark McKenzie

Members Absent:

Mayor Drew Dilkens
Councillor Jo-Anne Gignac

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 of Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
Christopher Menard, Acting Mayor's Chief of Staff
Dana Paladino, Acting Senior Executive Director Corporate Services
Michael Chantler, Acting Senior Executive Director Community Services
Wira Vendrasco, City Solicitor

Declarations of Pecuniary Interest:

None declared.

Your Committee submits the following recommendation:

(2) The Spencer Montcalm and Ustav Ghimire **BE APPOINTED** to the ***Community Public Art Working Group*** for the term expiring November 14, 2026.

MAYOR

CITY CLERK



Committee Matters: SCM 129/2025

Subject: Report of the Special meeting of Council - In-Camera of its meeting held April 28, 2025

SPECIAL MEETING OF COUNCIL – IN CAMERA
April 28, 2025

Meeting called to order at: 4:30 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/Deputy
 CAO
Neil Robertson, Acting Commissioner Economic Development
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
Wira Vendrasco, City Solicitor
Michael Chantler, Acting Senior Executive Director Community Services
Christopher Menard, Acting Mayor's Chief of Staff
Joe Baker, Manager Land Development and Growth (Item 1)
Matthew Johnson, Executive Director Economic Development and
 Climate Change (Item 1)
Lorie Gregg, Deputy Treasurer Taxation (Items 1 and 2)
Diane Wilson, Manager Social and Affordable Housing (Item 1)

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

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Property/plan matter – disposition of land/plan, Sections 239(2)(c)(k)
2	Plan/financial information, Sections 239(2)(j)(k) – VERBAL update

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 Mark McKenzie,
to move back into public session.
Motion Carried.

Moved by Councillor Kieran McKenzie, 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 April 28, 2025 directly to Council for consideration at the next Regular Meeting.

1. That the confidential report from the Manager Land Development and Growth, Executive Director Economic Development and Climate Change, City Solicitor, Deputy CAO/Commissioner of Economic Development and Commissioner of Finance/City Treasurer respecting a property/plan matter – disposition of land/plan **BE RECEIVED** and further Administration **PROCEED** on the verbal direction of Council.

2. That the confidential verbal update from the Commissioner of Finance/City Treasurer respecting a plan/financial information **BE RECEIVED** and further Administration **PROCEED** on the verbal direction of Council.

Motion Carried.

**Moved by Councillor Fred Francis, seconded by Councillor Jim Morrison,
That the special meeting of council held April 28, 2025 BE ADJOURNED.
(Time: 5:12 p.m.)
Motion Carried.**

From: Kristen Siapas <>
Sent: March 25, 2025 2:14 PM
To: clerks <clerks@citywindsor.ca>
Subject: Jackson Park Bandshell - Letter of Support

Jackson Park Bandshell Issue
Letter of Support - to be included in council package
Meeting of Council

To his worship, Mayor Dilkens, and members of City Council:

I am writing today on behalf of the arts community, specifically those of us who have ambitions in creating, producing and performing live music and theatre in our city. I am writing to wholeheartedly support the potential refurbishment of the Jackson Park Bandshell, as well as community consultation about its use.

I have been a director, performer, producer and promoter in this city's arts community for over 20 years. Over that time I have been very blessed to see various live performance projects come to life in this city, enriching the lives of our residents and visitors.

One of the major issues raised by members of our performing arts community is the need for adequate-sized performance space. Our fledgling groups are often too small for the larger venues. Even the Capitol Pentastar, which seats about 625, can be far too large for some. In addition, there are few to no outdoor stages available for our performance groups and musical acts to offer the kind of event that would be ideal on a stage the size of the bandshell.

My experience has given me the opportunity to work as a board member, performer and stage manager with the Windsor Theatre Festival, a group that performed at Festival Plaza for many years, producing a series of dramas and musicals as well as theatre for young audiences. Along with a stellar team of hardworking community members, I built the stage, I ran the show, and I sold the tickets. We presented these pieces in an outdoor tent space, before the current stage was built.

In 2021, I helped to produce Contact, a live performance piece that brought audience members through our downtown core and our riverfront. We partnered with the Downtown BIA and the University of Windsor to bring the show to life for audience members who followed us along on a live walking performance.

Personally, I am very grateful to have received a generous Arts, Culture and Heritage Fund grant from the City of Windsor in 2023 and 2024, for a Jazz in the Park project that saw a series of 4 live music performances across local parks. Our attendance grew as interest spread across the local community, and we saw crowds of 250-500 people at outdoor sunset performances in Lanspeary Park, Atkinson Park, Wigle Park, Mary E. Bibb Park, and Willistead Park.

I have seen personally the impact that live performance can have on our community, especially the type of outdoor performance that is accessible, that meets people where they are, and allows audience members to enjoy the beauty of our city as well as the rich arts and culture that we have to offer. I can personally attest to the value in having an event space of this size available to local artists.

In recent memory, I can recall the City's Showmobile set up in the Vision Corridor adjacent to Art Windsor-Essex, for a beautiful outdoor event celebrating the Mayor's Arts Awards. Such an event would surely be as spectacular to behold at the historic bandshell, with the sun setting in the background and the community joining together in celebration. In fact, I imagine many of the events where that mobile stage is used could also be presented on the stage in Jackson Park, enlivening the space, honouring its former glory, and breathing new life into our park.

I have no hesitation in saying that this city easily has the talent to support, and the interest in producing live events throughout the year at this venue. I can envision not only jazz concerts in the park, like the ones we enjoyed last summer, but live theatre, performance art, and opportunities to enhance events like Bright Lights Windsor in that adjacent space. A permanent space can provide the stability that our industry needs to thrive.

I urge you to proceed with the necessary steps to restore the bandshell to a usable state, to allow our City to explore the potential that would bring so much opportunity to our residents, our arts industry, and our community on the whole. The best way to honour the legacy of this historic location is by activating now and in the future, and using it as a tool to support and connect our community.

Thank you for your consideration.

Kristen Siapas

From: BEVERLY WATSON < >
Sent: May 5, 2025 3:29 PM
To: clerks <clerks@citywindsor.ca>
Subject: JACKSON PARK BANDSTAND

I would like to express my interest in the City retaining the bandstand. I grew up in the area and enjoyed many events using this venue. I think there are many bands and entertainment groups who would be so pleased to be able to use this for smaller productions. Perhaps it could be used as a fund raiser for many smaller entertainers and less costly than an inside stage area.

We have lost so many buildings in our city that we now regret, it would be a shame to have this end up in the same pile! Please spend some funds and refurbish this bandstand. I am sure it will pay us back many times over in the future.

Beverly Watson
Ward 7

City Council
Monday, May 12, 2025
Item 11.1 - Written Submission

From: Melanie Janisse < >

Sent: Thursday, May 8, 2025 9:55 AM

To: clerks@citywindsor.ca

Subject: Re: Notice of Council Meeting - Item 11.1 – RFP Update - Jackson Park Feasibility Study - Ward 3

I feel that the Jackson Park bandshell is a space worth the effort of a revitalization. The bandshell revitalized, would make a wonderful addition to the community, and could be accessible to those groups who might have a smaller budget or draw than those that the larger facility at the river might attract. I can imagine performances of all kinds happening at the site, and it being a gathering place for many. I feel like a smaller, second stage will only lend to connected events, which will help to align the Ouelette corridor as it changes and grows. Having a healthy river front as well as a healthy green space of this magnitude in the general downtown area are amazing anchors. I envision symphony events, Shakespeare plays, Bookfest creating readings throughout the park, a battle of the bands rekindled, sports awards received, comedy, children's events, the list goes on. This is a space that the entire community could use.

I was quite surprised at the amount of people at the park when I went yesterday, and see Jackson Park as a place people are accessing. In my mind, the traffic to the park indicates it as a place worth investing in. The winter is spectacular in this park, with the amazing effort of the city to create a holiday excursion with the lights on display. It shows what is possible on this site. I can see how the revitalization of the bandshell would help to foster a healthy and occupied spring/summer/fall park space. The entire park would benefit from more infrastructure like this bandshell to be incorporated into the plans. It almost completes the good work done already in the park, and fosters a pride of place that comes from the preservation and recognition of historical spaces, as well as an opportunity to see the potential for current usage.

Here is an op-ed piece that I wrote and a painting that I made of the bandstand, which I recently published on my personal blog:

<https://melaniejanissebarlow.substack.com/p/what-we-lose> (see attached)

Please, consider adding the voices of different groups that want to activate different areas of the city. We all don't need the same things, but if we can bring more development and refurbishment to the city that sees civic spaces from a variety of angles, we then are developing a city that we can all imagine living in together. I cannot say more about the historical significance that this site has, especially for our black community, and in this regard, it should be considered a part of the McDougall corridor's revitalization as well, not to mention a site with significant heritage aspects that need to be preserved at all costs. From what I can tell, the bandshell fits perfectly into the zeitgeist of current themes of revitalization, and I dearly hope that the Council will consider its protection and longevity. I, for one, would be grateful to see my childhood park memorialized in this way.

Best regards,
Melanie Janisse-Barlow

WHAT WE LOSE, WHAT WE CAN GAIN FOR TRYING

Martin Luther King, space activation, green space, Stevie Wonder, seeing potential



MELANIE JANISSE BARLOW

APR 18, 2025



4



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Share



Here sits the Jackson Park bandstand, located in Windsor, Ontario. It has been decommissioned for over thirty years. A couple of years ago, black activists in this community along with many others, lobbied the city council in Windsor to recommission this public space, which has significant historical narrative, including a visit from Martin Luther King Jr. It was a central element of Windsor's Emancipation Day celebrations. Stevie Wonder played on its stage. Diana Ross. You know? A few years ago the council voted to NOT recommission it.

Lets talk about a vision for a city. This is a PLACE. It is steeped in history. Steeped in activism. But also, it is a place of potential. It is architecturally spectacular. It is in a park that is begging to become a place for people. It is begging to be not only honoured, but activated. How do we activate space? How do we convince others to activate space? Needless to say, activating a space like this heals. It empowers our community. We become proud citizens by activating space such as this.

It is an understatement to say that we are in the midst of a global downturn. It is an understatement to say this. In America civic spaces are being muzzled, and controlled. Defunded. I would say that alongside of that, people are still having difficulty shaking of the effects of a global pandemic. We are more and more accustomed to being deep hidiers. Deep. I would suspect that there is also an agenda here to maximize the use of an even bigger bandstand near the river. It is a nice facility. There is no shade down there though. There is not the benefit of a green space to decant into after a play, a concert, a reading. There is just concrete. A LOT of concrete, sun beating down. Also: it has to be a biggish production to fully activate the space. I mean, we spent a shit ton of cash to encapsulate a decommissioned street car in glass nearby that space. Wha? Can't we find it in our city coffers to create a smaller more intimate venue to can only continue to enhance our city?

I think of successful park spaces. I think of the amphitheatre in High Park. I used to help out with a literary festival that used that open air stage in the centre of the park as their main venue. Shakespeare is regularly performed there, hundreds of people walking through the park in the dusk, and settling into the amphitheatre seats fashioned on a hill. Windsor hates a good 'Toronto does it better analogy', but c'mon.

Can't you *see it*? There has been big investment in Jackson Park over the past few years. The city approved a massive holiday light display, turning the park into one of the best walking spaces in the city during the winter months. They have invested in kiosks along the east side of the park, in the corridor heading straight to the amphitheatre. It feels like restoring this space is a missing puzzle piece to even more civic space. Even more success as a city finding itself. Many people think this city is trash. That the downtown is a write off. That we just don't get *it*. Recent transplants here, along with many, many locals are flummoxed by just how much potential there is to make this city a fantastically liveable city, but how it just can't get with an acculturated vision of itself. Self worth as a city. We have been shitkicked over the years, yes, this is true. It is real. It is hard to see how truly lovely this city really is through all of the sadness and loss this place has endured. But it is *there*. *It is inherent*.

IMO, this kind of resuscitation is exactly what kickstarts such a thing. Fit it on the budget. Fundraise for it. This lovely site deserves this. The community deserves this.

Can't you just see Jackson Park becoming as activated as Trinity Bellwoods Park? I know, I know, another Toronto reference. Shoot me. There are markets, festivals, events, and legions of people sitting and enjoying a green space, outside of the bustle of busy modern life. Little in-gatherings everywhere of people being with each other. Getting comfortable in a green space. BEING THERE, instead of a fast whip through without a sense of being able to settle in with a good book and a picnic basket. I see it happening a little in Jackson Park. I see it starting. Gatherings of families, shyly using the space. I feel like starting a wee revolution here. Shall we enact a Sunday at Trinny? Sunday on the mountain in Montreal? I think so. It all starts with a nice cotton picnic blanket, a picnic basket full of snacks to share and a handful of people who want to.

I wish for big things. I would love to see Bookfest on this beautiful old stage, tents of book publishers and sellers in tents lining the park. I know, I know, Word on the Street is so Toronto. I know. But can you see it? I can. Media City screenings? The Windsor Film Festival? The symphony? Local bands playing? Local theatre? C'mon Windsor. *See it*.



Original bandshell in Jackson Park, built in 1950.

City Council
Monday, May 12, 2025
Item 11.1 - Written Submission

From: Denis Lauzon <>
Sent: May 8, 2025 11:01 AM
To: clerks <clerks@citywindsor.ca>
Subject: Jackson Park Bandshell

Dear Windsor City Council,

I am writing to declare my support for a motion being put forth to revitalize the bandshell at Jackson Park. It is high time that the city acknowledge the historic and cultural significance of this structure where countless budding Windsor musicians cut their eye teeth and honed their act in the annual Fireman's Battle of the Bands. Windsor has a proud heritage of outstanding musicians and it is my feeling that this is in large part due to Windsor's support of budding musicians back when the bandshell was operational...But also, it is a place where countless additional cultural events took place.

As such, it deserves to be restored and revitalized as a hub for ALL things cultural in Windsor. I sincerely hope that City Council will consider this request and give this issue the attention it deserves, and ultimately it is my hope that city council will approve such a project. It is a well known fact that Jackson Park is the HEART of the city, particularly in the wintertime with its incredible light display. Let's give the people of this city something to go there for in the SUMMERTIME!

SINCERELY
Denis Lauzon



May 7, 2025

Sent via Email to clerks@citywindsor.ca

Council Services Department
350 City Hall Square West, Room 530
Windsor, ON N9A 6S1

Dear Mr. Mayor and Councillors:

Re: Feasibility Study regarding the Restoration of The Jackson Park Bandshell

I offer the following in support of the initiative to procure a fulsome feasibility study of the City of Windsor's restoration of the Jackson Park bandshell.

Although my professional career took me in a very different direction, while a teenager I (along with countless others in Windsor and Essex County) dreamt of recognition and success in the world of music (and specifically in the galvanizing world of rock and roll). My pursuit of this dream led me to perform on the Jackson Park Bandshell stage on four occasions.

Suffice it to say those memories will always remain firmly and happily embedded in my mind and heart.

I believe that the restoration of a humble bandshell is not merely the rebuilding of a physical structure. Rather, it is the rekindling of our city's community, artistic and cultural spirit. It is about reclaiming a space where the Windsor community can come alive. A place where neighbors come together, united by their enjoyment of culture, history, music and hope.

And a place to enjoy the open air and the evening sky.

In short, I believe that an alive and vibrant cultural and performing arts community is essential to the well-being of our city; with the Jackson Park bandshell being a joyful and critical element thereof.

In an age in which so much divides us, the Jackson Park bandshell can be a symbol of what unites us.

Thank you very much for your consideration of my submission.

Respectfully,

GREG MONFORTON AND PARTNERS

A handwritten signature in blue ink, appearing to read "Greg Monforton", with a stylized flourish at the end.

GREG MONFORTON

GJM:kp

May 8, 2025

To the Mayor and esteemed members of City Council,

I am writing to express my ardent hope that you will recommission the Jackson Park Bandshell.

There are so many good arguments to be made for its restoration, I hardly know which one is best to begin with, so I'll say that I spoke with my 6-year-old daughter this morning about how this brilliant historical landmark has not been cared for, and when she asked me "Why?", I had no good reason to give her.

Why did we let this monument, this gathering space so humble and powerful it is practically sacred, be mistreated? The most plausible reason, I thought, was that other matters must have taken precedence, other costs more pressing, or perhaps, in short... we simply forgot about it. Nothing overtly malicious or intentional.

But to fail to act now, when so many prominent voices and organizations in our community are rallying, creating this groundswell movement, asking the powers that be to finally honour this important space, and calling for it be returned to us all, would be to change the "why" entirely, from one of accidental forgetting to purposeful neglect.

I'll leave it to others with authority in the matters of Black History, structural integrity, and acoustics to express the very solid arguments upon which the community support for this monument stands. What is within my domain to address as a professional singer-songwriter and musician is its importance as a musical venue.

For those who don't engage with the live music created in our community, you might be astonished to realize the diversity and abundance of active music artists in Windsor. Local festivals like Phog Fest and CJAM's Higher Ground regularly fill their lineups without requiring so much as one out-of-town band. There are hundreds of passionate musicians working in our community. Some of these players go on to take the world stage, but many remain here because they are of this region, and want to see it thrive.

Sadly, there is a lack of venues. It's challenging for business owners to operate a venue in this post-pandemic economy and culture, yet we all understand the importance of spaces for music. You need only look at our own symphony and Capitol Theatre, which receives direct financial support from the City to operate. If we can acknowledge that symphonic music is an important cultural resource for our people, we can also acknowledge other important cultural resources, like the Bandshell, that would serve all genres and all peoples of our richly diverse city.

We often mistake 'bigger' for 'better' in our culture, and I think we make a tremendous error in judgement when we place value primarily on what brings in the most money. The city has invested tremendous amounts in the Riverfront Plaza, yet the artists who can perform on such a massive stage are not from here, and the money they make leaves our community. It is so rare

that an actual Windsor artist ever gets to set foot on that stage these days. To argue that it is a venue for our community is laughable. It is a venue for corporate business alone. Period.

As a professional musician, people often wish for me to have a huge global career, and to become conventionally famous, and they wonder why it is that I stay in Windsor. For me, the reason is that there's more than one way to have a music career. We all have heard and internalized the mantra, "shop local". We all understand the importance of small businesses and regional economies.

Well, the same applies in the music industry. If we all listened only to Beyonce, Ed Sheeran, and Lady Gaga, the same thing happens as if we all only shop at Walmart, Amazon, and Costco. It's the destruction of our communities, the dumbing down of all things that make a region unique, and the amplification of disconnection and loneliness. We need to listen local. We need to exist local. And we can't do that at the Riverfront Plaza.

Restoring the Bandshell would cause shockwaves of positive energy and creative momentum across all branches of our creative community. There is not a single artistic discipline that can't participate in this space, and there is hardly a single citizen who would not be able to attend this inclusive, barrier-free space. The echoes of all the interactions that could take place here would enrich the health of our city for generations to come. It would create an abundance of reciprocal relationships: people feeling inspired to pay forward the great gifts they will receive here.

The moment to act is now. Please, let us act in a way that will make our future selves - and our children, and our grandchildren - proud.

A handwritten signature in black ink, reading "Crissi Cochrane". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Crissi Cochrane

Singer-songwriter, co-founder of Soul City Music Co-op

www.crissicochrane.com

ABOUT CRISSI COCHRANE

Since breaking out worldwide with more than 13 million Spotify streams of her 2014 album *Little Sway*, Crissi has become an independent artist to watch, beloved for her silky vocals, expert songwriting, and fierce musicianship. Originally entering the music industry as a folk/pop singer-songwriter living in Nova Scotia's picturesque Annapolis Valley, Crissi's music underwent a bold change upon relocating to Windsor Ontario in 2010, infusing her style with the echoes of Motown, retro pop, jazz, and soul. Crissi has shared stages with artists including Jesse Cook, Sarah Harmer, and Walk Off The Earth, has showcased at festivals including Canadian Music Week and the Junos, and her music has been heard in the hit TV show *Nashville*. She has received funding from FACTOR, SOCAN, the Ontario Arts Council, the City of Windsor, Windsor Endowment for the Arts, the Canadian Independent Recording Artists Association, for herself and others, bringing more than \$100,000 to active musicians in the Windsor region. She is also the co-founder of the Windsor music label, Soul City Music Co-op.

May 8th 2025

Your Worship Mayor Drew Dilkens, Members of City Council and Administration,

Support for the Preservation and Revitalization of the Jackson Park Bandshell

I am writing to express my strong support for the preservation and revitalization of the Jackson Park Bandshell, an iconic and historically significant structure within our community.

For many years, the bandshell has stood as a cornerstone of Jackson Park, serving as the host of internationally recognized events such as the Emancipation Celebrations and the cherished "Battle of the Bands." Its cultural and historical importance cannot be overemphasized, and it continues to symbolize a legacy that deserves both recognition and protection.

Beyond its historical value, the Jackson Park Bandshell holds tremendous potential to serve once again as a dynamic and inclusive public venue. With thoughtful investment, it can be restored and reimagined as a centrally located, open-air gathering space that fosters arts, culture, and community engagement.

Given this, I respectfully urge the City Council to pass a motion to reissue the Request for Proposals (RFP) for a feasibility study of the bandshell, this time with minor revisions to allow for participation from local firms who were previously unable to submit proposals. This reissuance, conducted within the existing or increased budget, would attract quality proposals, ensure broader community involvement, and bring us closer to realizing a shared vision for this historic site.

Should a funding increase not be feasible at this time, I alternatively request that the Council issue a directive instructing City Administration to remain actively engaged with the community to explore and secure alternative funding sources for this important initiative. Community partnerships, grants, and private sponsorships may provide viable options for moving the project forward.

Your thoughtful consideration and favourable support on this matter would be deeply appreciated.

Sincerely,



Victoria Soluade

RE: Save the Jackson Park Bandshell

Your Worship Mayor Drew Dilkens, Members of City Council and Administration,

I am writing in support of the Jackson Park Bandshell. The Bandshell has been an integral feature of Jackson Park, possessing a remarkably rich history that spans several decades. It is a true cultural icon whose story is deeply woven into the fabric of our community and our collective history. The Jackson Park Bandshell, and the tremendous celebrations that took place there, are truly a legacy that Windsor can be proud of.

Deeply tied to the history of the Emancipation Celebrations which commemorated the end of enslavement in Canada, the Jackson Park Bandshell represents a compelling and deep history that we must honour and preserve. It also represents a vibrant future as an active, engaged and thriving cultural gathering space.

Nestled amidst the beautiful backdrop of Jackson Park, a reactivated Bandshell would complement the tremendous efforts that have already made to revitalize that area – including the beautiful new City of Windsor Greenhouses, and the magnificent Bright Lights Windsor Annual celebrations. With a simple, clean and safe structure in place, there is no limit to the creativity and community that could abound. We invite you to envision this with us, and to continue to support the efforts to revive this wonderful, centrally located, outdoor, community venue!

I would like to express my appreciation for your prior approval of the Feasibility Study. I would now respectfully request that Council pass a motion to reissue an updated RFP for the feasibility study of the Jackson Park Bandshell, to allow for local firms who did not get the opportunity to respond previously to do so within the budgetary parameters indicated.

Thank you in advance for your consideration and for your continued support. And thank you for all that you do to make our city the beautiful place that it is!!

Sincerely,



Charlotte LeFrank,
Local Artist, Advocate and Proud Ward 4 Resident

BLACK HISTORY UNIVERSAL INSPIRATION

City Council
Monday, May 12, 2025
Item 11.1 - Written Submission

May 8, 2025

His Worship, Drew Dilkens,
Mayor, and Members of Council
c/o Council Services
350 City Hall Square West, Room 530
Windsor, Ontario N9A 6S1



Subject: Support for the Preservation of the Jackson Park Bandshell

Dear His Worship, Drew Dilkens, Mayor, and Members of Council

On behalf of the Amherstburg Freedom Museum, I am writing to express our strong support for the preservation and restoration of the Jackson Park Bandshell, a significant cultural and historical landmark in Windsor-Essex.

The Jackson Park Bandshell holds deep historical importance, particularly for the Black community in Windsor and Essex County, due to its connection to the Emancipation Celebrations held at Jackson Park. From the mid-1930s to the late 1960s, these annual events drew thousands from across North America to celebrate freedom, unity, and Black heritage. The bandshell served as a platform for world-renowned performers, leaders, and activists, reinforcing Windsor's pivotal role in the international civil rights movement.

Beyond its significance to this region's Black history, the bandshell has been an integral part of Windsor's performing arts scene, hosting events such as the "Battle of the Bands" and a variety of cultural gatherings. Preserving this site is not just about honoring our past, it is about ensuring future generations have access to a space that fosters artistic expression, cultural engagement, and community connection.

We urge Windsor City Council to take decisive action to restore and revitalize the Jackson Park Bandshell. Specifically, we request an increase in allocated funds to support the cost of a comprehensive Request for Proposals (RFP) for a Feasibility Study. If increasing the budget is not feasible, we ask that City Council issue a

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BLACK HISTORY UNIVERSAL INSPIRATION



directive requiring City Administration to remain engaged with the community and actively seek alternative funding sources to advance the project.

The Amherstburg Freedom Museum remains committed to advocating for the restoration of this historic venue and recognizes its vital role in preserving Windsor's rich cultural and artistic heritage. We strongly support efforts to revitalize the bandshell so that it may once again serve as a space for meaningful community gatherings, performances, and historical reflection.

Thank you for your time and consideration. We trust that you will recognize the immense value of preserving this important landmark and take meaningful steps to ensure its restoration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Monty Logan'.

Monty Logan
Chairman,
Amherstburg Freedom Museum
monty.logan@amherstburgfreedom.org

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Attn; Office of the City Clerk
Suite 530, 350 City Hall Square West,
Windsor, Ontario N9A 6S1

RE: May 12, 2025 Council Meeting - Item 11.1 - The Jackson Park Bandshell Feasibility Study - Ward 3

Mayor Drew Dilkens, Members of City Council, and Administration,

I am writing in support of the Jackson Park Bandshell.

The bandshell has been revered as an integral part of Jackson Park for many years, having hosted the internationally recognized and very well-attended **Emancipation Celebrations**, and the fondly remembered Fireman's Field Day, "**Battle of the Bands**" which was held every year over the Labour Day weekend.

Some early Rock n' Roll memories - As teenage musicians in the late 1960's/early 1970's, we spent our summer days and nights practicing for the big highly anticipated annual Labour Day '**Battle**' on that stage - with dreams of playing to the thousands of loyal fans that jammed the space - with hopes of winning the big prize! It was an amazing time, and I will never forget it. That experience made me want to pursue a career in music, and I did. The opportunity to perform on that exact stage played an important role in producing so many talented artists in our City and beyond, some who have gone on to perform to this day. We made friends on that stage back then, and they are still our friends today. It was a cultural hub, it was **OUR CULTURAL HUB**.

I would encourage you to watch our short CBC GEM featured documentary on the Jackson Park Bandshell at this link: www.youtube.com/watch?v=NK3srfne-_I

I have had multiple long-time friends contact me from clear across the country having watched the documentary, wanting to know why it still sits in ruin?, and when it will be restored and used once again?

The Bandshell represents a compelling and deep history that we must honour and preserve. It still has the potential to be a viable venue as a vibrant, thriving, active and engaging community space throughout the year - a centrally located, outdoor Cultural Hub. Imagine annual *Bright Lights Windsor* performance events on that stage, I can.

I hope that members of City Council can see that too and, as such, pass a motion to reissue the RFP for a feasibility study of the Jackson Park Bandshell, with minor adjustments, to allow for local firms who did not get the opportunity to respond to the

previous RFP to do so within the budgetary parameters indicated. Your favourable vote on this issue would be greatly appreciated.

Sincerely,

Scott Hughes,

A handwritten signature in black ink, appearing to read "Scott Hughes", with a long horizontal flourish extending to the right.

From: Patricia Neely-McCurdy <>
Sent: May 8, 2025 8:16 PM
To: clerks <clerks@citywindsor.ca>
Subject: The Jackson Park Bandshell Restoration

Patricia Neely-McCurdy

RE: Jackson Park Bandshell

Your Worship Mayor Drew Dilkens, Members of City Council and Administration,
I am writing in support of the Jackson Park Bandshell. The bandshell has been revered as an integral part of Jackson Park for many years, having hosted the internationally recognized Emancipation Celebrations and the fondly remembered Battle of the Bands.

The Jackson Park Bandshell represents a compelling and deep history that we must honour and preserve, and it still has the potential to be a viable venue as a vibrant, thriving, active and engaging community space. The bandshell could be a wonderful, centrally located, outdoor, community venue! I hope that members of City Council can see that too and, as such, pass a motion to reissue the RFP for a feasibility study of the Jackson Park Bandshell, with minor adjustments, to allow for local firms who did not get the opportunity to respond to the previous RFP to do so within the budgetary parameters indicated. Your favourable vote on this issue would be greatly appreciated.
Sincerely,

Patricia Neely-McCurdy

WRITTEN SUBMISSION

FROM: Harold Goldin, Area Resident, Ward 5

TO: Windsor City Council

Meeting: 12 MAY 2025

Agenda Item: 11.1 Council Report: C 22/2025 RFP Update - Jackson Park Feasibility Study

It is essential that the tool fit the job.

That requires a realistic RFP upset limit.

Enable a fair assessment of the Jackson Park Bandshell's true condition and its revitalization potential.

Respect its heritage value and the importance of its legacy to the Windsor Black Community.

Enrich the public's Jackson Park experience with a unique, historic performing arts venue.



Mr. Mayor, Members of Council,

Mentioning the Jackson Park Bandshell arouses a lot of nostalgia.

Perhaps you know an aging rock 'n' roller who fondly recalls the "Battle of the Bands" concerts held there decades ago. For them, and their fans, the Bandshell is part of the heritage of the performing arts community.

In Windsor's Black-Canadian community however, the feelings transcend mere fondness.

Black Community Roots – The Heritage Claim

Among our Black Canadian citizens, you will find a significant cohort of families who can trace their lineage to the 18th or 19th centuries. Among

their ancestors were Freeman, indentured servants and, yes, some who were the so-called "property" of New France colonizers.

In 1763 France ceded most of its vast North America territorial claim to Great Britain.

More than a decade later, with the end of the American Revolution, Black Loyalists moved north with the British evacuation. This added further to the Black population of the Canada colonies.

In 1833, the British Parliament legislated the "*...Act for the Abolition of Slavery throughout the British Colonies...*" When it became *effective on August 1, 1834*, the promise of freedom in British Canada led to a steady stream of self-emancipated Freedom Seekers fleeing the United States. Following the North Star along the Underground Railroad, they escaped from the brutality and injustice of chattel slavery.

Also, because it was a time when civil rights and equality did not exist under law in the so-called "free states," amid growing white hostility, many Freeman faced a real risk of abduction and extralegal enslavement. That drove many of them to seek safety across the northern border under British rule.

After the American Civil War, the United States enacted three Reconstruction Amendments to the U.S. Constitution, starting in 1865 with the 13th Amendment abolishing slavery. By that time it is estimated that around forty thousand Black Americans had already found safe haven under the Crown in British Canada. While there were those who chose to return to the United States to seek out lost family or aid the newly freed people, there were also those who chose to stay in Canada.

Thus the *powerful symbolism of Britain's Abolition Act and the date August 1st* became integral elements of the heritage and culture claimed by Black Canadians for almost two hundred years.

This unique heritage and culture are protected by the **Ontario Heritage Act (OHA)**.

Within the terms of **the Act**, the Jackson Park Bandshell fits the following criteria:

- 1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community***

2. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture*

A Legacy of Celebrating a Culture of Freedom

Year after year, from the mid 19th century to the early 20th, in cities, towns and villages across Canada, Black communities joyfully celebrated Emancipation Day at their churches and social halls with thanksgiving prayer services and various recreational events.

A major innovation occurred in Windsor in the early 1930s when descendents of both Freedom Seekers and Freeman started celebrating Emancipation Day in a broadly secular way.

Within a few years, they expanded and organized the celebration into a world famous three-day extravaganza, drawing immense crowds of visitors of all races from near and far.

The celebration of Emancipation Day soon spread beyond the Black Community. It evolved into a whole of Windsor multicultural festival. Along the way, the celebration garnered enthusiastic support from a host of elected officials, civic leaders, social organizations and businesses of the era. (*See the PROGRESS Program collection in Appendix One to learn how public support and commercial sponsorship grew over the years.*)



One Windsor-born man initiated all of this. He was a titanic entrepreneur, a networking powerhouse and an incomparable impresario.

His name was Walter Perry.

For nearly forty years, Mr. Perry and the Black Community produced **“The Greatest Freedom Show on Earth.”** (*See Appendix Two for online links to documentaries and publications.*)

During the heyday of the festival, on the first weekend in August, tens of thousands of visitors poured into the city, spending hundreds of thousands of dollars.



The festivities began with a grand parade of Canadian and American marching bands, drill teams, baton twirlers and floats that lasted two to three hours and stretched the length of Ouellette Ave. from the Detroit River to the gates of Jackson Park on Tecumseh Road.

Visitors arriving at the Park entered a thrilling midway with a multitude of carnival attractions and tantalizing culinary offerings.



On Saturday night on those glorious weekends in August, thousands of celebrants gathered to enjoy a stunning display of Black pride, the Miss Sepia Pageant.

Later, there was a star-studded variety show, featuring world famous performers and recording artists.

The celebration continued on Sunday with worship at the sunrise prayer services led by outstanding pastors from Christian congregations in Canada and the U.S.

Finishing off the day, celebrity guest speakers delivered inspirational messages calling for Black pride and racial harmony.



And one should never forget where that thrilling activity coalesced year after year; it was at Jackson Park's central entertainment venue – the Bandshell and the Great Grandstand.



Decline and Demolition by Neglect

Tragically, and in the minds of many within the Black Community, suspiciously, both were destroyed in a devastating fire in 1957.



The city rebuilt the Bandshell in 1959 (*See Appendix Three.*) It continued to be peacefully used as the main venue for the Emancipation Celebration until 1967.



That year, city councillors feared that the civil disorder in Detroit might spill over into Windsor. Advised by the Windsor Police Commission, they denied the Emancipation Celebration organizers a parade permit and the use of Jackson Park.

1967 was also the year Walter Perry passed.



His successor, Ted Powell, tried to sustain the energy and the spirit of the Emancipation Celebration for a few more years. But the efforts of Mr. Powell and others in the Black Community could not restore the festival's grandeur.

So the bright light of Windsor's great Emancipation Celebration gradually started to dim.

But it **never** went out!

[Dedicated Windsorites](#) have to this day continued to fuel the flickering lamp of the Emancipation Celebration.

Thanks to their efforts the people of Windsor can still enjoy commemorative activities and events on the first weekend of every August.



Leslie McCurdy, left, and Lana Talbot with the Black Council of Windsor-Essex, which is hosting Windsor's annual Emancipation Jubilee, are shown on July 26, 2024. PHOTO BY TREVOR WILHELM / Windsor Star



Jackson Park's historic but dilapidated bandshell, right, is shown facing the Windsor Stadium property on Tuesday, Feb. 6, 2024. PHOTO BY DAN JANISSES / Windsor Star

Sadly, the Jackson Park Bandshell isn't part of these annual celebrations.

It seems that our municipal government has relegated it to **demolition by neglect**; fenced in and languishing on a patch of barren parkland.

**Mr. Mayor, Members of Council,
please act to end this embarrassment to our city.**

Appendix One: PROGRESS Collection – Archives - University of Windsor

- [Windsor Emancipation Celebration Programs | Southwestern Ontario Digital Archive | University of Windsor](#)

Appendix Two: Mr. Emancipation and the Greatest Freedom Show on Earth

- [Windsor Mosaic – The African Canadian Community](#)
- [Interview with Preston Chase, Director, Mr. Emancipation: The Walter Perry Story](#)
Ontario Heritage Trust, ©2020
- [Mr. Emancipation: The Walter Perry Story](#) – The Walter Perry Freedom Foundation
©2020
- [The Greatest Freedom Show on Earth – Trailer](#) – Orphan Boy Films ©2015
- [The Greatest Freedom Show on Earth – Full Documentary](#) Orphan Boy Films ©2015
- [Mr. Emancipation: A Love Letter for My Community](#) – Windsor Life Magazine ©2019

Appendix Three: City Council and The Jackson Park Bandshell – 1959 and 2023

- [Jackson Park Bandshell – International Metropolis – December 2023](#)



City Council
Monday, May 12, 2025
Item 11.1 - Written Submission

May 8, 2025

Office of the City Clerk,
City of Windsor
350 City Hall Square West,
Room 530 Windsor,
Windsor, On. N9A 6S1

Re: Item 11.1, Council Report: C 22/2025, Subject: RFP Update - Jackson Park Feasibility Study - Ward 3 (please include this letter as a communication item in the Council package for the Council Meeting on May 12, 2025)

Dear Mayor Dilkens and members of City Council,

On behalf of the Windsor Region Society of Architects, I am writing to express our concern regarding the RFP issued for the Jackson Park Bandshell Consultant Proposal # 123-24. which closed on Friday, November 22, 2024 at Eleven-Thirty and Fifty-Nine (11:30:59) a.m. (E.S.T).

Specifically, our concern lies in subsection 6 of the Instructions to Proponents. Herein the RFP calls for qualifications that we believe are excessive and will inflate costs associated with the development and delivery of the feasibility study. Subsection 6 "Requirements and Deliverables of the Contract" call for the successful proponent to have "*a qualified cultural heritage conservation professional who is a member of the Canadian Association of Heritage Professionals (CAHP) with a demonstrated track record in conducting heritage assessments, particularly for facilities listed on municipal or national heritage registers*".

As a regional society regulated by the Ontario Association of Architects (OAA), under provincial statute law and the Architects Act, the profession is self-regulating. In turn the Architects Act defines the practice of architecture and sets out which types of buildings in Ontario are required to be designed by an OAA licence holder — this includes most public-use and large buildings. The Act also establishes legal liability for illegal practice (or the enabling of it). The principal object of the Association is to regulate the practice of architecture and to govern its members, holders of certificates of practice and holders of temporary licences in accordance with this Act, the regulations and the by-laws in order that the public interest may be served and protected. R.S.O. 1990, c. A.26, s. 2 (2).

To that point, it is our position that a number of professional firms possess the ability to respond to the RFP in question, by meeting the additional stipulations listed under the "Heritage Expertise" requirements. To demonstrate this claim we offer the following list of projects that have been completed in our community without a CAHP professional on staff. John Campbell Public School (1255 Tecumseh Road E.), Honourable W. C. Kennedy Collegiate (245 Tecumseh Road E.), Walkerville Collegiate (2100 Richmond St.), and Hugh Beaton Public School (2229 Chilver Rd.).

Architectural conservation plays a crucial role in preserving the historical and cultural significance of buildings and sites in a city. Architecture is most often a direct reflection of its time and the culture that made it, making preservation important to ensure this reflection can continue to enrich the community for generations to come.

In closing the WRSA is of the opinion that the services of a professional architect, licensed under the OAA, would more than suffice for the scope of work outlined in the RFP that was issued and, in addition, could provide an opportunity to be more fiscally responsible.

Sincerely,

Suzanne Stiers, Architect, M.Arch., OAA
Chair, Windsor Region Society of Architects



May 8, 2024

His Worship, Drew Dilkens, Mayor, and Members of Council
c/o Council Services
350 City Hall Square West
P.O. Box 1607
Windsor, Ontario N9A 6S1
clerks@citywindsor.ca

To Whom It May Concern:

On behalf of the Essex County Black Historical Research Society, I am pleased to express our support for a renewed, revised RFP for a feasibility study to explore the potential refurbishment of the Jackson Park Bandshell.

As the City's own comprehensive and meaningful community consultation process about the future of the Bandshell demonstrated in 2024, there is considerable interest in exploring the Jackson Park Bandshell's potential both as a community performing arts and gathering space and as a site for ongoing public engagement with Windsor's history.

A Bandshell that is structurally sound, safe, and available as performance space for community use would be a beneficial addition to the current assets in Jackson Park, where thousands of Windsorites already gather outdoors year-round for a variety of purposes. Simultaneously, it could serve to highlight an underrecognized but internationally significant aspect of our region's history.

The Bandshell is beloved by many in our community, not only because of the significance of the site in our City's arts and cultural heritage (e.g. "Battle of the Bands") but because of the role it played in the last several years of Windsor's renowned Emancipation celebrations, "The Greatest Freedom Show on Earth." Moreover, the Bandshell points to the much longer history of those annual celebrations in Jackson Park, even prior to the destruction of the original grandstand and Bandshell which the current structure replaced.

The Emancipation celebrations organized annually by Walter Perry ("Mr. Emancipation") and the British American Association of Colored Brothers (BAACB) for more than three decades were designed not merely to commemorate the Slavery Abolition Act of 1833 and the legacy of the Underground Railroad but to present people of African descent "in the light in which they deserve to be shown" and to "promot[e] amicable relations" between the Black community and other ethnocultural groups. It was an early, successful prototype for cultural festivals for which Windsor is celebrated to this day.

For decades, the Jackson Park Bandshell (both the original structure which was destroyed by fire and the current structure which has left to deteriorate) operated as the beating heart of the festival. Both the Bandshell and grandstand burned down in 1957. In 1959 the City approved the new Bandshell for Jackson Park, the east-facing structure that currently faces Windsor Stadium.

Some of the great speakers and performers who would have been on the original Bandshell, not the current one, included Adam Clayton Powell, Martin Luther King, Jr., Eleanor Roosevelt and Mary McLeod Bethune. Other

luminaries such as Mary Macleod Bethune, Eleanor Roosevelt, Joe Louis, Jesse Owens, Dorothy Dandridge, and numerous gospel choirs were also at Emancipation prior to the era of the new east-facing Bandshell.

However, those who utilized the stage of the current Bandshell included performers such as the Temptations, the Supremes (under their previous name, the Marvelettes,) and Stevie Wonder, along with Civil Rights luminaries such as Fred Shuttlesworth, Wyatt T. Walker, Myrlie Evers, Daisy Bates, and Benjamin Hooks.

Just as importantly, talent shows, gospel concerts, performing arts of all kinds, speeches, and of course the Miss Sepia contest (trailblazing Black beauty pageant that presented women of African descent as elegant, dignified, stylish and accomplished in defiance of all the usual stereotypes) all took place on the stage of the current Bandshell. It was at the heart of the Emancipation celebration that continued to bring thousands of people to Windsor to join in our Black community celebration even after the devastating fire of 1957. Emancipation was a vast economic engine that benefited everyone, and it was an annual celebration of immense cultural significance for which Windsor was renowned far and wide.

About the ECBHRS:

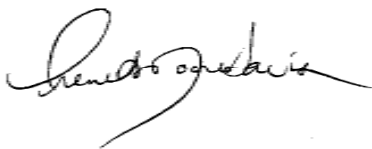
Founded in 2002, the Essex County Black Historical Research Society brings together individuals interested in the research, preservation, promotion, and advancement of the Black (African Canadian) history of Windsor-Essex County, Ontario.

Our organization, the Essex County Black Historical Research Society, has a keen interest not only in stimulating research regarding the history of people of African descent but ensuring that this history is disseminated to the public. We believe that Black history is an integral part of the story of Windsor and Essex County. To this end, on an ongoing basis, our organization has worked with our local school boards, the City of Windsor, Museum Windsor, Windsor Public Library, Tourism Windsor Essex Pelee Island, the University of Windsor, the Amherstburg Freedom Museum, the University of Michigan, the Harriet Tubman Institute (York University), Parks Canada, and many other organizations to increase public engagement with Black history across the region. Some of the methods whereby we share Black history widely with the community include presentations, public events, curriculum resources, display materials, social media, exhibits at local museums, galleries, and libraries, media interviews, and short documentaries. We believe that Black history is not merely about information-sharing but that it can have transformative impacts throughout communities and societies.

As the leading voice representing content experts on Black history in our region, the officers and members of the Essex County Black Historical Research Society urge the Mayor and Council to proceed with the feasibility study related to the potential use of the Jackson Park Bandshell.

If you have further questions for our organization, I may be reached most easily at irenemooredavis@gmail.com or ecbhrs@gmail.com or at (519) 890-4316.

Sincerely,

A handwritten signature in black ink, appearing to read 'Irene Moore Davis', with a stylized, flowing script.

Irene Moore Davis
President, Essex County Black Historical Research Society

SANDWICH FIRST BAPTIST CHURCH

3652 PETER STREET

WINDSOR, ONTARIO

MAY 08, 2025

TO WHOM IT MAY CONCERN

I AM WRITING ABOUT THE JACKSON PARK BANDSHELL, MANY TIMES I HAVE BEEN TO COUNCIL ABOUT THIS VERY THING AND SOMETIMES IT MAKES ME FEEL THAT NO ONE IS LISTENING.

WE AS A COMMUNITY NEED TO BE HEARD AND RESPECTED. AS THE STREETCAR HAS BEEN DISPLAYED AS PART OF OUR HERITAGE, KNOWING THAT LINDON CLARK BROOKS THE FIRST ELECTRICAL ENGINEER AND INVENTOR AND THE FIRST MOTORMAN ON THE WINDSOR ELECTRIC RAILWAY LINE HAS BEEN HONOURED, SO SHOULD WE BE ABLE TO RESTORE A BANDSHELL THAT HAS HONOURED SO MANY PROFESSIONAL PEOPLE THAT OTHERWISE WOULD NOT HAVE BEEN IN OUR CITY,

PLEASE SHOW US RESPECT, WE HAVE COME A LONG WAY, AND WE KNOW THAT YESTERDAY ISNT TODAY, BUT TO BRING THE BANDSHELL BACK IN IT'S ORIGINAL STATE, WOULD BE VERY COSTLY, THE SAME AS THE STREETCAR, THE NEW ICE RINK, WE KNOW THERE IS WORK TO BE DONE, BUT THE RESTORATION OF THIS PROJECT, TO BE SOUND AND WORTHY IS ALL THAT WE ARE ASKING.

TO LIVE IN A MANSION, WONDERFUL. TO LIVE IN A SAFE HOME IS MARVELOUS. THIS IS HOW I SEE THE BANDSHELL, WE ARE NOT LOOKING FOR THE MANSION, JUST A SAFE HOME TO PLAY MUSIC, DO PERFORMANCES AND JUST HAVE A PLACE WHERE WE CAN COME TOGETHER AND ENJOY THE OPEN SPACE AND THE SWEET SOUNDS OF MUSIC.

LANA E. TALBOT

HERITAGE CO-ORDINATOR

SANDWICH FIRST BAPTIST CHURCH

May 9, 2025

I support the restoration of the Jackson Park Bandshell believe its preservation and revitalization will benefit the community, in addition to helping to keep a part of nationally significant piece of history alive (the history of Emancipation Day celebrations in Windsor). It is my hope that that Council will increase the allocated funds to cover the actual cost of a proper Request for Proposals (RFP) for a Feasibility Study.

Tonya Sutherland-Stewart
Director of Archival Development
Jackson Park Project

From: Devin Turner < >
Sent: May 9, 2025 11:45 AM
To: clerks <clerks@citywindsor.ca>; Costante, Fabio <fcostante@citywindsor.ca>; mayoro <mayoro@citywindsor.ca>
Subject: RE: Jackson Park Bandshell

Your Worship Mayor Drew Dilkens, Members of City Council and Administration,

I am writing in support of the Jackson Park Bandshell. The bandshell has been revered as an integral part of Jackson Park for many years, having hosted the internationally recognized Emancipation Celebrations and the fondly remembered "Battle of the Bands".

The Jackson Park Bandshell represents a compelling and deep history that we must honour and preserve, and it still has the potential to be a viable venue as a vibrant, thriving, active and engaging community space. The bandshell could be a wonderful, centrally located, outdoor, community venue! I hope that members of City Council can see that too and, as such, pass a motion to reissue the RFP for a feasibility study of the Jackson Park Bandshell, with minor adjustments, to allow for local firms who did not get the opportunity to respond to the previous RFP to do so within the budgetary parameters indicated. Your favourable vote on this issue would be greatly appreciated.
Sincerely,

Devin Nathan-Turner