

Final Consolidated City Council Meeting Agenda

Date: Monday, July 28, 2025

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

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

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

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 - Vacant

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 |
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| 1. | ORDER OF BUSINESS |

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| 2. | CALL TO ORDER - Playing of the National Anthem |
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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.

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| 3. | DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF |
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| 4. | ADOPTION OF THE MINUTES (<i>previously distributed</i>) |
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| 4.1 | Adoption of the Windsor City Council minutes of its meeting held July 14, 2025 (SCM 235/2025) |
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| 4.2. | Adoption of the Special Meeting of Council - Strategic Planning Session minutes held July 14, 2025 (SCM 238/2025) |
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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 Report for Monday, July 28, 2025 7.1.1 through 7.1.4 (CMC 11/2025) |
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Clerk's Note: Item No. 7.1.5 - Correspondence Item

| No. | Sender | Subject |
|-------|-----------------------|--|
| 7.1.5 | Ontario Land Tribunal | Notice of Proceeding and Decision regarding Case No. OLT-24-000854, 3903 Kathleen Street, Devon Place Incorporated. Administrative Lead: City Solicitor City Planner Senior Legal Council Commissioner, Corporate Services Commissioner, Economic Development Z2025 Note & File |

- 7.2. Response to CQ 7-2021 – Corporate Commercial Vehicles and Related Procedures – City Wide **(CM 5/2025)** - *Author: Julie Ryckman, Occupational Health & Safety & Wellness Manager*

8. CONSENT AGENDA (previously distributed)

- 8.1. Windsor-Lakeshore Transmission Line Project - City Wide **(C 90/2025)** - *Author: Matthew Johnson, Executive Director, Economic Development and Climate Change*
- 8.2. Windsor Canada Utilities Ltd. 1st Quarter 2025 Financial Statements - City Wide **(C 100/2025)** - *Author: Lorie Gregg, Deputy Treasurer, Taxation, Treasury and Financial Projects*

CONSENT COMMITTEE REPORTS

- 8.3. Minutes of the meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held March 12, 2025 **(SCM 209/2025) (SCM 168/2025)**
- 8.4. Minutes of the meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held April 9, 2025 **(SCM 210/2025) (SCM 169/2025)**
- 8.5. Report No. 122 of the Board of Directors Willistead Manor Inc. - 2024 Annual Report **(SCM 211/2025) (SCM 170/2025)**
- 8.6. Report No. 123 of the Willistead Manor Inc. Board of Directors **(SCM 212/2025) (SCM 194/2025)**
- 8.7. Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building (Ward 4) **(SCM 218/2025) (S 83/2025)** - *Author: Tracy Tang, Planner III - Heritage (Acting)*

- 8.8. Rezoning – 3880 Matchett Road - Z-007/25 ZNG/7292 - Ward 2 **(SCM 219/2025)**
(S 75/2025) - *Author: Adam Szymczak, Senior Planner - Development*
- 8.12. Closure of east/west alley located between Olive Road and Norman Road, Ward 8,
SAA-7296 **(SCM 223/2025)** **(S 76/2025)** - *Author: Brian Nagata, Planner II -
Development Review*
- 8.13. Ford City CIP Application - 998 Drouillard Road - Ward 5 **(SCM 224/2025)** **(S 84/2025)** -
Author: Kevin Alexander, Senior Planner-Special Projects
- Clerk's Note:** The following written submission is ***previously distributed***:
a) Kaitlyn DiPietro, Executive Director, Ford City BIA
- 8.14. Minutes of the Property Standards Committee of its meeting held May 20, 2025
(SCM 225/2025) **(SCM 196/2025)**

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. DELEGATIONS (5 Minutes) (*previously distributed*)

- 7.3. Auditor General Report Regarding "Investigation Results Regarding Service Delivery"
dated June 5, 2025 **(SCM 229/2025)** - *Author: Christopher O'Connor, Auditor General
for the Corporation of the City of Windsor*
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General,
available for questions (in person)
- 7.4. Auditor General Investigation Results Regarding "Tendered Work Report" dated April
16, 2025 **(SCM 230/2025)** - *Author: Christopher O'Connor, Auditor General for the
Corporation of the City of Windsor*
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General,
available for questions (in person)
- 7.5. Auditor General Communication Regarding "Work Plan and Project Planning Approach"
dated July 10, 2025 **(SCM 231/2025)** - *Author: Christopher O'Connor, Auditor General
for the Corporation of the City of Windsor*
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General,
available for questions (in person)
- 11.5. Auditor General Report Regarding "Comparator Research and Recommendations"
dated June 25, 2025 **(SCM 233/2025)** - *Author: Christopher O'Connor, Auditor General
for the Corporation of the City of Windsor*
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General,
available for questions (in person)

- 8.10. ZBA - 0 Randolph Ave - Z-008/25 ZNG/7297 - Ward 1 **(SCM 221/2025) (S 78/2025)**
- *Author: Diana Radulescu, Planner II – Development Review*
- a) Andi Shallvari, Property Owner, available for questions (in person)
- 8.11. Community Improvement Plans – Extension and Rescindment of Grant Approvals (City Wide) **(SCM 222/2025) (S 73/2025)** - *Author: Simona Simion, Planner III – Economic Development (Acting)*
- a) David Anstett, Property Owner, available for questions (via Zoom)
b) Agnieszka Buchcic, Property Owner (via Zoom)
- 8.9. ZBA Application for 4641 Malden Road, Z-010/25 [ZNG-7301], Ward 1 **(SCM 220/2025) (S 80/2025)** - *Author: Brian Nagata, Planner II - Development Review*
- a) Robert Brown, Planning Consultant for the Applicant, Oakview Land Use Planning (in person)
- 11.1. Municipal Flag Policy Update - City Wide **(C 78/2025)** - *Author: Katherine Donaldson, Corporate Policy Coordinator*
Clerk's Note: Administration providing the ***previously distributed*** additional information memo **(AI 18/2025)**
- a) Megan Ball, Chapter Lead, Windsor-Essex, PFLAG Canada, available for questions (in person)
b) Mel Lucier, Area Resident (in person)
c) Rosanna DeMarco, Area Resident (in person)
d) Derrick Bisio, Director of Education & Operations, Trans Wellness Ontario (in person)
- Clerk's Note:** The following written submissions were ***previously distributed***:
a) Derrick Bisio, Director of Education & Operations, Trans Wellness Ontario
b) Nancy Campana, Co-Founder, Run for Rocky Legacy Project
c) Megan Ball, Chapter Lead, Windsor-Essex, PFLAG Canada
11. **REGULAR BUSINESS ITEMS** (Non-Consent Items) ***(previously distributed)***
- 11.2. Surplus Declaration and Sale Authorization – 0 Betts Avenue (abutting 3085 Betts Avenue) – Ward 1 **(C 103/2025)** - *Author: Stephanie Allen Santos Coordinator of Real Estate Services*
- 11.3. Surplus Declaration and Sale Authorization – 0 Wellington Avenue (abutting 1329 Wellington) – Ward 3 **(C 94/2025)** - *Author: Stephanie Allen Santos, Coordinator of Real Estate Services*
- 11.4. RFP No. 41-25 – Front Loading Refuse Truck Replacement – City Wide **(C 87/2025)**
- *Author: Chad Goebel, Fleet Manager*

- 11.6. Banwell Road Project, Financing Strategy (**C 105/2025**) - *Author: Lorie Gregg, Deputy Treasurer, Taxation, Treasury & Financial Projects*
- 11.7. 2024 Windsor Essex Point in Time Count (**C 106/2025**) - *Author: Kelly Goz, Manager, Homelessness & Housing Support (Acting)*

12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed)

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Special Meeting of Council – In Camera of its meeting held July 14, 2025 (**SCM 239/2025**)
- 12.3. Report of the Striking Committee of its meeting held July 14, 2025 (**SCM 240/2025**)

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

- 13.1. **By-law 131-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR119/2025, dated April 14, 2025.
- 13.2. **By-law 132-2025** - A BY-LAW TO AUTHORIZE A CERTAIN NEW CAPITAL WORK OF THE CORPORATION OF THE CITY OF WINDSOR (THE "MUNICIPALITY"); TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC") FOR FINANCING OF SUCH NEW CAPITAL WORK; TO AUTHORIZE TEMPORARY BORROWING FROM OILC TO MEET EXPENDITURES IN CONNECTION WITH SUCH CAPITAL WORK; AND TO AUTHORIZE LONG-TERM BORROWING FOR SUCH CAPITAL WORK THROUGH THE ISSUE OF DEBENTURES TO OILC, see Item 11.6.
- 13.3. **By-law 133-2025** – A BY-LAW TO AMEND BY-LAW NUMBER 392-2002, BEING A BY-LAW TO ESTABLISH AND REQUIRE PAYMENT OF FEES AND CHARGES, authorized by B3/2025, dated January 27, 2025.
- 13.4. **By-law 134-2025** - 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 JULY, 2025.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-laws 131-2025 and 134-2025 inclusive.

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

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

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

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

Transit Windsor Working Group
Wednesday, August 13, 2025
2:00 p.m., Room 522B, 350 City Hall Square West

Development & Heritage Standing Committee
Tuesday, September 2, 2025
4:30 p.m., Council Chambers

Community Services Standing Committee
Wednesday, September 3, 2025
9:00 a.m., Council Chambers

City Council Meeting
Monday, September 8, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT