



## CITY OF WINDSOR MINUTES 07/28/2025

### City Council Meeting

Date: Monday, July 28, 2025

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

#### **Members Present:**

##### **Mayor**

Mayor Drew Dilkens

##### **Councillors**

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

**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 July 14, 2025**

Moved by: Councillor Renaldo Agostino  
Seconded by: Councillor Fred Francis

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

Report Number: SCM 235/2025

**4.2. Adoption of the Special Meeting of Council - Strategic Planning Session minutes held July 14, 2025**

Moved by: Councillor Renaldo Agostino  
Seconded by: Councillor Fred Francis

That the minutes of the Special Meeting of Council – Strategic Planning Session held July 14, 2025 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 238/2025

**5. NOTICE OF PROCLAMATIONS**

None presented.

## **6. COMMITTEE OF THE WHOLE**

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

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

- (a) communication items;
  - (b) consent agenda;
  - (c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
  - (d) hearing presentations and delegations;
  - (e) consideration of business items;
  - (f) consideration of Committee reports:
  - (g) Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and,
  - (h) consideration of by-laws 131-2025 through 134-2025 (inclusive)
- Carried.

## **7. COMMUNICATIONS INFORMATION PACKAGE**

### **7.1. Correspondence Report for Monday, July 28, 2025**

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

Decision Number: CR310/2025

That the following Communication Items 7.1.1 through 7.1.5 as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1	City of Windsor / Roseland Golf Course	Notice of Public Open House to discuss the design concept for the Roseland Golf Course Clubhouse.  Administrative Lead: Commissioner, Community Services SR/14629 Note & File
7.1.2	City Planner / Executive Director	Application for Zoning By-law Amendment, Windstar Homes Inc., 726 Josephine Avenue, to permit one new semi-detached dwelling as an additional permitted use, with increased maximum gross floor area, increased maximum lot coverage, and reduced rear yard setback.

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No.	Sender	Subject
		Administrative Lead: City Planner Z/14992 Note & File
7.1.3	City Planner / Executive Director	Application for Zoning By-law Amendment, Agbaba Holdings Corp., 2121 Riverside Drive West, to permit a three and a half storey, 46-unit multi residential dwelling as a site-specific permitted use. Administrative Lead: City Planner Z/14993 Note & File
7.1.4	Committee of Adjustment	Applications to be heard by the Committee of Adjustment / Consent Authority, Thursday, August 7, 2025. Administrative Lead: City Planner Z2025 Note & File
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

Carried.

Report Number: CMC 11/2025

**7.2. Response to CQ 7-2021 – Corporate Commercial Vehicles and Related Procedures – City Wide**

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

Decision Number: CR311/2025

That the report of the Occupational Health & Safety & Wellness Manager dated July 9, 2025 entitled "Response to CQ 7-2021 – Corporate Commercial Vehicles and Related Procedures – City Wide" **BE RECEIVED** for information; and further,

That City Council **RECEIVE FOR INFORMATION** the procedural changes noted in this report that enhance the Corporation's Driver Training Program.

Carried.

Report Number: CM 5/2025  
Clerk's File: AL2025

## **8. CONSENT AGENDA**

### **8.1. Windsor-Lakeshore Transmission Line Project - City Wide**

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

Decision Number: CR315/2025

That Council **SUPPORT** in principle the ERO 025-0659 Supporting Critical Transmission Infrastructure in Southwestern Ontario – The Windsor to Lakeshore Transmission Project; and,

That Council **DELEGATE** the issuance of a letter of support to the Chief Administrative Officer, satisfactory in technical content to the Commissioner of Economic Development / Deputy Chief Administrative Officer; and,

That Council **DIRECT** Administration to submit the attached letter to the Environmental Registry of Ontario (ERO Posting #025-0659 – Supporting Critical Transmission Infrastructure in Southwestern Ontario – The Windsor to Lakeshore Transmission Project) by the comment deadline of August 15, 2025.

Carried.

Report Number: C 90/2025  
Clerk's File: MU/14999

### **8.2. Windsor Canada Utilities Ltd. 1st Quarter 2025 Financial Statements - City Wide**

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

Decision Number: CR316/2025

That City Council **RECEIVE** for information the Windsor Canada Utilities Ltd. 1<sup>st</sup> Quarter 2025 Financial Statements attached as Appendix A.

Carried.

Report Number: C 100/2025  
Clerk's File: AF2025

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### 8.3. Minutes of the meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held March 12, 2025

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR317/2025 CSSC 282

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc. meetings held March 12, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 209/2025 & SCM 168/2025

Clerk's File: ACO2025

### 8.4. Minutes of the meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held April 9, 2025

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR318/2025 CSSC 283

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc. meetings held April 9, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 210/2025 & SCM 169/2025

Clerk's File: ACO2025

### 8.5. Report No. 122 of the Board of Directors Willistead Manor Inc. - 2024 Annual Report

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR319/2025 CSSC 284

That Report No. 122 of the Board of Directors Willistead Manor Inc. indicating:

That the Annual Report and Financial Statements on the affairs and operations of Willistead Manor Inc. for the year 2024, attached as Appendix A, BE ACCEPTED as presented; and,

That upon acceptance of the Willistead Manor Inc. 2024 Annual Report by City Council, copies BE FORWARDED to a list of appropriate parties as approved by the Board; and,

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That in accordance with Sections 6 (c) of the *City of Windsor Act, 1981*, an amount of \$61,657 BE PAID OVER to the City of Windsor Willistead Capital Restoration Reserve Fund.

**BE APPROVED.**

Carried.

Report Number: SCM 211/2025 & SCM 170/2025  
Clerk's File: ACO2025

**8.6. Report No. 123 of the Willistead Manor Inc. Board of Directors**

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR320/2025 CSSC 285

That Report No. 123 of the Board of Directors, Willistead Manor Inc. indicating:

That the following person BE APPOINTED to the Board of Directors of Willistead Manor Inc. for a two year term ending August 17, 2027:

Frank Perissinotti

Michael A. Clark

**BE APPROVED.**

Carried.

Report Number: SCM 212/2025 & SCM 194/2025  
Clerk's File: ACO2025

**8.7. Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building (Ward 4)**

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR321/2025 DHSC 749

That the Notice of Intent to partially demolish 711 Riverside Drive East, Commercial Building, to remove the existing rear one-storey garage addition and construct a new two-storey addition in its place **BE RECEIVED.**

Carried.

Report Number: SCM 218/2025 & S 83/2025  
Clerk's File: MBA/14987

**8.8. Rezoning – 3880 Matchett Road - Z-007/25 ZNG/7292 - Ward 2**

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

Decision Number: CR322/2025 DHSC 746

1. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

#### 3. WEST SIDE OF MATCHETT ROAD, NORTH OF CHAPPELL AVENUE

For the land comprising PLAN 656 LOT 53 N PT LOT 54 (PIN 01259-0411), the following additional provisions shall apply:

- a) *Gross Floor Area: maximum 480 m<sup>2</sup>*
- b) *Gross Floor Area* of more than 480 m<sup>2</sup> is prohibited
- c) Notwithstanding Section 11.1.5.5 and Section 5.65.1, the *maximum front yard* depth shall be 6.0 m.  
(ZDM 4; ZNG/7292); and,

2. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of PLAN 656 LOT 53 N PT LOT 54, (PIN 01259-0411), situated on the west side of Matchett Road, north of Chappell Avenue (3880 Matchett Road; Roll No. 050-480-04200) from RD1.2 to RD2.2x3.  
Carried.

Report Number: SCM 219/2025 & S 75/2025  
Clerk's File: Z/14570

#### 8.9. ZBA Application for 4641 Malden Road, Z-010/25 [ZNG-7301], Ward 1

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

Decision Number: CR323/2025 DHSC 747

- I. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

#### 1. NORTHEAST CORNER OF HALLIDAY AVENUE AND MALDEN ROAD

For the lands comprising of Lots 88 to 92, Plan 972 (PIN 01262-1355 LT), the following additional provision shall apply:

- a) For a *Single Unit Dwelling*, a central air conditioning system shall be provided.  
[ZDM 5; ZNG/7301]; and,



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

(14) a) Submission of an Erosion and Sediment Control Plan and a Relocation and Monitoring Plan in accordance with the Environmental Evaluation Report prepared by Terrastory Environmental Consulting Inc., dated January 2, 2025, to the satisfaction of the City Planner.

[ZNG/7301]; and,

- III. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 88 to 92, Plan 972 (PIN 01262-1355 LT), situated at the northeast corner of Halliday Avenue and Malden Road from DRD1.1 to H(14)RD1.3x(1).

Carried.

Report Number: SCM 220/2025 & S 80/2025  
Clerk's File: Z/14980

## **8.12. Closure of east/west alley located between Olive Road and Norman Road, Ward 8, SAA-7296**

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR326/2025 DHSC 751

- I. That the 7.62-metre-wide east/west alley located between Olive Road and Norman Road, and shown as Parts 1 & 2 on Drawing No. CC-1872 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure; and,
- II. That the north half of the Subject Alley, shown as Part 1 on Drawing No. CC-1872, **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. Easement, 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 the existing utility pole with guy wires and anchors supporting overhead utility lines.
  - b. Ontario Land Surveyor be directed to create a Part for the aforesaid easement per the instructions provided by Bell Canada through their comments included in the attached hereto Appendix "C"; and,

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- III. That the south half of the Subject Alley, shown as Part 2 on Drawing No. CC-1872, **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. Easement, 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 the existing utility pole with guy wires and anchors supporting overhead utility lines.
  - b. Ontario Land Surveyor be directed to create a Part for the aforesaid easement per the instructions provided by Bell Canada through their comments included in the attached hereto Appendix "C"; and,
- IV. That Conveyance Cost **BE SET** as follows:
- a. For alley conveyed to abutting lands zoned RD1.2, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- V. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1872; and,
- VI. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VII. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,
- VIII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003. Carried.

Report Number: SCM 223/2025 & S 76/2025  
Clerk's File: SAA2025

### **8.13. Ford City CIP Application - 998 Drouillard Road - Ward 5**

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

Decision Number: CR327/2025 DHSC 752

- I. That the request for incentives under the *Ford City CIP* Financial Incentive Program made by Artcite Inc. (c/o: Erin Fyfe) (the "Applicant"), the tenant of the property located at 998 Drouillard Road, owned by 2727692 Ontario Inc. (c/o: Michael DiFazio) (the "Owner") **BE APPROVED**, for the following incentive programs:

- i. *Retail Investment Grant* totalling a maximum amount of \$15,000 for one (1) ground floor retail unit; and
    - ii. *Municipal Development Fees Grant Program* to a maximum amount of \$1,000; and,
  - II. That funds in the maximum amount of \$16,000 under the *Retail Investment Grant* and the *Municipal Development Fees Grant* Programs **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed; and,
  - III. That grants **BE PAID** to the Applicant upon completion of improvements to the interior of the property located at 998 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
  - IV. That for grants that have lapsed, all funds **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; and,
  - V. That any unused portion of the CIP grants **BE RETURNED** to the CIP Reserve Fund 226.
- Carried.

Report Number: SCM 224/2025 & S 84/2025  
Clerk's File: Z/13251

#### **8.14. Minutes of the Property Standards Committee of its meeting held May 20, 2025**

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

Decision Number: CR328/2025 DHSC 753  
That the minutes of the Property Standards Committee meeting held May 20, 2025 **BE RECEIVED** as presented.  
Carried.

Report Number: SCM 225/2025 & SCM 196/2025

#### **11.2. Surplus Declaration and Sale Authorization – 0 Betts Avenue (abutting 3085 Betts Avenue) – Ward 1**

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

Decision Number: CR330/2025  
I. That the following City of Windsor (the “City”) vacant parcel of land **BE DECLARED** surplus:

Part of Vacant Lot:

- Municipal address: 0 Betts Avenue – vacant land situate on the west side of Betts Avenue, abutting 3085 Betts Avenue
- Legal Description: Lots 339 on Registered Plan 1023, subject to easement R1403237; Windsor; to be further described on a new reference plan to be registered
- Approximate Lot size: 16.4 feet (5 m) x irregular
- Approximate Lot area: 1,867.54sq ft (173.5 m<sup>2</sup>)

Part Alley

- Municipal address: 0 Betts Avenue – closed alley situate on the west side of Betts Avenue abutting 0 Betts Avenue and 3085 Betts Avenue
- Legal Description: Alley on Registered Plan 1023 Sandwich West closed by R1401993 amended by R1409220 abutting lots 339 to 344 on Registered Plan 1023 except Parts 27 to 29 on Plan 12R-17882; subject to R1403237; Windsor; to be further described on a new reference plan to be registered
- Approximate Lot size: 93.49 feet (28.49m) x 7 feet (2.13m)
- Approximate Lot area: 654.43 sq ft (60.79m<sup>2</sup>)

(the “Subject Parcels”); and

- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal as required.

Carried.

Report Number: C 103/2025  
Clerk's File: APM2025

### **11.3. Surplus Declaration and Sale Authorization – 0 Wellington Avenue (abutting 1329 Wellington) – Ward 3**

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR331/2025

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

- Municipal address: 0 Wellington Avenue – vacant land situated on the west side of Wellington Avenue, abutting 1329 Wellington Avenue;
- Legal Description: Lot 121 on Registered Plan 68 Sandwich West; Part Lot 122 on Registered Plan 68 Sandwich West as in R1001225; Windsor
- Approximate Lot size: 65.5 feet (19.96 m) x 121.5 feet (37.03 m)
- Approximate Lot area: 7,958.25 sq ft (739.34 m<sup>2</sup>)  
(the “Subject Parcel”); and,

- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

Report Number: C 94/2025  
Clerk's File: APM2025

#### **11.4. RFP No. 41-25 – Front Loading Refuse Truck Replacement – City Wide**

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

Decision Number: CR332/2025 CR297/2025

- I. That City Council **APPROVE** the purchase of one (1) new, unused Front Loading Refuse Truck; and,
- II. That the Purchasing Manager **BE AUTHORIZED** to issue a purchase order to Mack Sales and Service of Stoney Creek Ltd. in the amount of \$535,956.00 (excluding HST) for the purchase of one (1) Front Loading Refuse Truck, subject to approval as to technical content by the City Engineer and in financial content to the City Treasurer.

Carried.

Report Number: C 87/2025  
Clerk's File: SW2025

#### **9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**

None requested.

#### **10. PRESENTATIONS AND DELEGATIONS**

##### **7.3. Auditor General Report Regarding “Investigation Results Regarding Service Delivery” dated June 5, 2025**

**Christopher O'Connor, Auditor General**

Christopher O'Connor, Auditor General appears before Council regarding the Administrative report dated June 5, 2025, entitled "Auditor General Report Regarding “Investigation Results Regarding Service Delivery” and is available for questions.

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

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Decision Number: CR312/2025

That the memo from the Office of the Municipal Auditor General dated June 5, 2025 entitled "Auditor General Report Regarding Investigation Results Regarding Service Delivery" **BE RECEIVED** for information.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 229/2025

Clerk's File: AF/14508

#### **7.4. Auditor General Investigation Results Regarding "Tendered Work Report" dated April 16, 2025**

##### **Christopher O'Connor, Auditor General**

Christopher O'Connor, Auditor General appears before Council regarding the report dated April 16, 2025, entitled "Auditor General Investigation Results Regarding "Tendered Work Report" and is available for questions.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR313/2025

That the report from the Office of the Municipal Auditor General dated April 16, 2025, entitled "Auditor General Investigation Results Regarding Tendered Work Report" **BE RECEIVED** for information.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 230/2025

Clerk's File: AF/14508

#### **7.5. Auditor General Communication Regarding "Work Plan and Project Planning Approach" dated July 10, 2025**

##### **Christopher O'Connor, Auditor General**

Christopher O'Connor, Auditor General appears before Council regarding the report dated July 10, 2025, entitled "Auditor General Communication Regarding Work Plan and Project Planning Approach" and is available for questions.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

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Decision Number: CR314/2025

That the memo from the Office of the Municipal Auditor General dated July 10, 2025 entitled "Auditor General Communication Regarding Work Plan and Project Planning Approach" **BE RECEIVED** for information.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 231/2025

Clerk's File: AF/14508

## 11.5. Auditor General Report Regarding "Comparator Research and Recommendations" dated June 25, 2025

### Christopher O'Connor, Auditor General

Christopher O'Connor, Auditor General appears before Council regarding the report dated June 25, 2025, entitled "Auditor General Report Regarding Comparator Research and Recommendations" and is available for questions.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR333/2025

That the report of the Auditor General dated June 25, 2025 entitled "Auditor General Report Regarding Comparator Research and Recommendations" **BE RECEIVED**; and,

That administration **BE DIRECTED** to work towards preparing a draft Auditor General By-law for Council's consideration.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 233/2025

Clerk's File: AF/14508

## 8.10. ZBA - 0 Randolph Ave - Z-008/25 ZNG/7297 - Ward 1

### Andi Shallvari, Property Owner

Andi Shallvari, Property Owner appears before Council regarding the Administrative report dated June 2, 2025, entitled "ZBA - 0 Randolph Ave - Z-008/25 ZNG/7297 - Ward 1" and is available for questions.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Ed Sleiman

Decision Number: CR324/2025 DHSC 748

- I. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:
  2. **EAST SIDE OF RANDOLPH AVENUE BETWEEN WEST GRAND BOULEVARD AND GRAND MARAIS ROAD WEST**  
For the lands comprising Lots 406 and 407, Plan 1295 and Part 1, Plan 12R29574, one *Semi-Detached Dwelling* shall be an additional permitted *main use*.  
[ZDM 8; ZNG/7297]; and,
- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 406 and 407, Plan 1295 and Part 1, Plan 12R29574, situated on the east side of Randolph Ave, south of Grand Marais Road West, known municipally as 0 Randolph Avenue, from RD1.4 to RD1.4x(2).

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 221/2025 & S 78/2025  
Clerk's File: Z/14979

## **8.11. Community Improvement Plans – Extension and Rescindment of Grant Approvals (City Wide)**

### **David Anstett, Property Owner**

David Anstett, Property owner appears before Council regarding the Administration report dated May 12, 2025, entitled "Community Improvement Plans – Extension and Rescindment of Grant Approvals (City Wide)" and is available for questions.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Angelo Marignani

Decision Number: CR325/2025 DHSC 750

- I. That all approvals to participate in Community Improvement Plan Grant Programs granted by Council Resolutions listed in Appendix A **BE EXTENDED** to June 30, 2026 and that each grant approval **EXPIRE** and **BE RESCINDED** should the project not be completed or other terms of the grant not be satisfied to the satisfaction of the City Planner as of July 1, 2026, save and except 9082 Tecumseh Rd East – U-Haul **BE EXTENDED** until December 31, 2027 and grant approval **EXPIRE** and **BE RESCINDED** should the project not be completed or other terms of the grant not be satisfied to the satisfaction of the City Planner as of January 1, 2028; and,
- II. Should CIP Grants identified in Appendix A expire as of July 1, 2026:



- 
- a. That any related funding allocated in the CIP Reserve (Fund 226) **BE UNENCUMBERED** and/or any related funding already transferred to a CIP capital project for these CIP Grants **BE RETURNED** to the CIP Reserve (Fund 226) and **UNENCUMBERED**.
  - b. That the approval for future tax increment grants **BE RESCINDED**; and,
- III. That all approvals to participate in the Community Improvement Plan Grant Programs granted by Council Resolutions listed in Appendix B **BE RESCINDED**, save and except for the approval to participate in the Community Improvement Plan Grant program for the property located at 3239 Russel Street **BE EXTENDED** until December 31, 2026; and,
- a. That funding in the amount of \$399,501.18 **BE RETURNED** to the CIP Reserve (Fund 226) and **BE UNCOMMITTED**;
  - b. That the approval for future tax increment grants **BE RESCINDED**, save and except for the approval to participate in the Community Improvement Plan Grant program for the property located at 3239 Russel Street **BE EXTENDED** until December 31, 2026; and,
- IV. That all approvals to participate in the Brownfield Property Tax Assistance Program under the Brownfield Redevelopment Community Improvement Plans as listed in Appendix C **BE RESCINDED**; and,
- V. That the length of the grant period for those items listed in Appendix C under the Brownfield Rehabilitation Grant Program **BE ADJUSTED**, if necessary, to ensure the total length of financial assistance is consistent with the original approvals.

Carried.

Report Number: SCM 222/2025 & S 73/2025  
Clerk's File: SPL2025

## **11.1. Municipal Flag Policy Update - City Wide**

### **Megan Ball, Chapter Lead, Windsor-Essex, PFLAG Canada**

Megan Ball, Chapter Lead, Windsor-Essex, PFLAG Canada appears before Council regarding the Administrative report dated May 14, 2025, entitled "Municipal Flag Policy Update - City Wide" and is available for questions.

### **Mel Lucier, Area Resident**

Mel Lucier, area resident appears before Council regarding the Administrative report dated May 14, 2025, entitled "Municipal Flag Policy Update - City Wide" and expresses the importance of raising the pride flag for the queer community, for the diversity and for the symbolism that Windsor is a

safe space full of acceptance; and concludes by expressing gratitude for the hard work to respect diversity and representation for all groups in this city.

**Derrick Biso, Director of Education & Operations, Trans Wellness Ontario**

Derrick Biso, Director of Education & Operations, Trans Wellness Ontario appears before Council regarding the Administrative report dated May 14, 2025, entitled "Municipal Flag Policy Update - City Wide" and speaks in support of the administrative recommendation as it relates to being more aligned with other municipalities, such as Chatham-Kent, where the risk and reputation is mitigated through a more thorough process, rather than the elimination of the program and service to the community; and concludes by requesting clarification related to the word equity within the report as it relates to a lack of inclusion for all affected groups.

**Rosanna DeMarco, Area Resident**

Rosanna DeMarco, area resident appears before Council regarding the Administrative report dated May 14, 2025, entitled "Municipal Flag Policy Update - City Wide" and speaks in support of all flag raisings in the City of Windsor and asks that Council approve the request to allow all groups to submit applications to the program.

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Jim Morrison

Decision Number: CR329/2025 CR241/2025

That Council **APPROVE** the updated Flag Policy attached as Appendix A to the Additional Information Memo dated July 11, 2025.

Carried.

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

Aye votes: Councillors Renaldo Agostino, Mark McKenzie, Ed Sleiman, Jo-Anne Gignac, Gary Kaschak, Jim Morrison and Mayor Drew Dilkens.

Nay votes: Councillors Kieran McKenzie, Fred Francis and Angelo Marignani.

Abstain: None.

Absent: None.

Report Number: C 78/2025 & AI 18/2025

Clerk's File: GM2025

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

### **11.6. Banwell Road Project, Financing Strategy**

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

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## City Council

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Decision Number: CR334/2025

That CR253/2025 passed on June 9, 2025 be amended by **DELETING** item III e.:

That the Chief Administrative Officer (CAO) and City Clerk **BE AUTHORIZED** to execute any agreements and any additional applications which are deemed necessary to undertake the Project with the required financing agreements being satisfactory in legal form to the City Solicitor and in technical and financial content to the City Treasurer; and,

**SUBSTITUTING** the following:

That one or more of the Mayor, the City Treasurer, the CAO and the City Clerk **BE AUTHORIZED** to execute any agreements and any additional applications which are deemed necessary to undertake the Project with the required financing agreements being satisfactory in legal form to the City Solicitor and in technical and financial content to the City Treasurer.

Carried.

Report Number: C 105/2025  
Clerk's File: SW/9581

## 11.7. 2024 Windsor Essex Point in Time Count

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Fred Francis

Decision Number: CR335/2025

That the report of the Manager (Acting), Homelessness & Housing Support dated July 22, 2025 entitled "2024 Windsor Essex Point in Time Count" **BE RECEIVED** for information; and,

That administration **BE DIRECTED** to send a letter to all Provincial Ministries including, the Minister of Municipal Affairs and Housing, the Health Minister and the Minister of Education, local Members of Provincial Parliament (MPP's) and Members of Federal Parliament (MP's) regarding Windsor's concerns with the OrgCode 2024 Windsor-Essex Point in Time Count survey and report and request an immediate meeting to address these issues; and,

That administration **BE DIRECTED** to explore opportunities to obtain clearer language in order to gain additional background data surrounding homelessness that will allow the municipality to better direct funding for supports; and,

That Administration **BE DIRECTED** to obtain more data regarding the numbers of unhoused people migrating to the City from the surrounding municipalities and the municipalities' contributions to current available support programs.

Carried.

Report Number: C 106/2025  
Clerk's File: GH/11710

## **12. CONSIDERATION OF COMMITTEE REPORTS**

### **12.2. Report of the Special Meeting of Council - In Camera of its meeting held July 14, 2025**

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

Decision Number: CR309/2025

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

Report Number: SCM 239/2025  
Clerk's File: ACO2025

### **12.3. Report of the Striking Committee of its meeting held July 14, 2025**

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

Decision Number: CR336/2025

That the report of the Striking Committee of its meeting held July 14, 2025 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 240/2025  
Clerk's File: ACO2025

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

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

That the following By-laws No. 131-2025 through 134-2025 (inclusive) be introduced and read a first and second time:

- 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

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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.

Carried.

## **14. MOVE BACK INTO FORMAL SESSION**

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Communication Items (as presented)
- 2) Consent Agenda (as amended)
- 3) Items Deferred Items Referred
- 4) Consideration of the Balance of Business Items (as amended)
- 5) Committee Reports as presented
- 6) By-laws given first and second readings as presented

Carried.

## **15. NOTICES OF MOTION**

None presented.

## **16. THIRD AND FINAL READING OF THE BY-LAWS**

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

That the By-laws No. 131-2025 through 134-2025 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

**17. PETITIONS**

None presented.

**18. QUESTION PERIOD**

None presented.

**21. ADJOURNMENT**

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

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 12:16 o'clock p.m.

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Mayor

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City Clerk

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**July 14, 2025**

**Meeting called to order at: 2:57 p.m.**

**Members in Attendance:**

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

**Members Absent:**

Councillor Mark McKenzie

**Also in attendance:**

Ray Mensour, Chief Administrative Officer  
Jelena Payne, Commissioner, Economic Development/Deputy CAO  
Andrew Daher, Commissioner, Corporate Services  
David Simpson, Commissioner, Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner, Finance/City Treasurer  
Michael Chantler, Commissioner, Community Services  
Dana Paladino, Acting Commissioner, Human and Health Services  
Wira Vendrasco, City Solicitor  
Christopher Menard, Acting Mayor's Chief of Staff  
Steve Vlachodimos, City Clerk  
Anna Ciacelli, Deputy Clerk  
Stephan Habrun, Acting Executive Director Transit Windsor (Item 2)  
Jim Leether, Senior Manager Environmental Services (Item 4)  
Brian Lima, Executive Director of Operations (Item 4)  
Denise Wright, Manager of Real Estate Services (Item 6)  
Joe Baker, Manager Land Development and Growth (Item 6)  
Lorie Gregg, Deputy Treasurer Taxation (Item 7)  
Alex Vucinic, Chief Information Officer/Executive Director IT (Item 7)

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Kate Tracey, Senior Legal Counsel (Item 7)

**Verbal Motion is presented by Councillor Fred Franics, seconded by Councillor Jo-Anne Gignac,  
to move in Camera for discussion of the following item(s):**

<b>Item No.</b>	<b>Subject &amp; Section - Pursuant to <i>Municipal Act</i>, 2001, as amended</b>
<b>1</b>	<b>Legal matter – litigation, advice subject to solicitor-client privilege – CQ 8-2025, Section 239(2)(e)(f)</b>
<b>2</b>	<b>Position/plan – agreement – approved at Environment Standing Committee – sitting as Transit Windsor Board at its meeting held June 25, 2025, Section 239(2)(k)</b>
<b>3</b>	<b>Personal matter – about an identifiable individual - naming, Section 239(2)(b)</b>
<b>4</b>	<b>Position/plan – agreement, Section 239(2)(k)</b>
<b>5</b>	<b>Property matter – disposition of land, Section 239(2)(c)</b>
<b>6</b>	<b>Property matter – acquisition of land, Section 239(2)(c)</b>
<b>7</b>	<b>Legal matter – potential litigation – advice subject to solicitor-client</b>



**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 Renaldo Agostino, to move back into public session.**

**Motion Carried.**

**Moved by Councillor Kieran McKenzie, seconded by Councillor Jim Morrison, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held July 14, 2025 directly to Council for consideration at the next Regular Meeting.**

1. That the in-camera report from the Commissioner of Human and Health Services, Senior Legal Counsel, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a legal matter, advice subject to solicitor-client privilege – C.Q. 8-2025 **BE RECEIVED FOR INFORMATION** and Administration **PROCEED** in accordance with the verbal instructions of Council.

2. That the confidential report from the Acting Executive Director of Transit Windsor, City Solicitor, Deputy Chief Administrative Officer/Commissioner Economic Development, Manager Performance Measurement and Business Case Development and Commissioner of Finance/City Treasurer respecting a position/plan – agreement **BE RECEIVED** and that the in-camera recommendation of the Environment, Transportation and Public Safety Standing Committee – In-camera, sitting as the Transit Windsor Board of Directors, of its meeting held June 25, 2025 **BE APPROVED**.

3. That the recommendation contained in the in-camera report from the Manager Development Revenue and Finance Administration, Executive Director Parks, Recreation and Facilities, Commissioner Community Services and Commissioner of Finance/City Treasurer respecting a personal matter – about an identifiable individual – naming **BE APPROVED**.

4. That the recommendation contained in the in-camera report from the Senior Manager Environmental Services, Acting Purchasing Manager, Executive Director Operations/Deputy City

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Engineer, Commissioner Infrastructure Services/City Engineer, Deputy Treasurer Financial Planning, City Solicitor, Commissioner Corporate Services, Commissioner of Finance/City Treasurer respecting a position/plan - agreement **BE APPROVED.**

5. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, Manager Transportation Operations, Executive Director Operations/Deputy City Engineer, Commissioner Infrastructure Services/City Engineer, Executive Director Parks, Recreation and Facilities, Chief Executive Officer Library Services and Culture, Commissioner Community Services, Deputy Chief Administrative Officer/Commissioner Economic Development, Manager Performance Measurement and Business Case Development and Commissioner of Finance/City Treasurer respecting a property matter – disposition of land **BE APPROVED.**

6. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Commissioner Corporate Services, Executive Director Parks, Recreation and Facilities, Commissioner Community Services, Commissioner Infrastructure Services/City Engineer, Deputy Chief Administrative Officer/Commissioner Economic Development and Commissioner Finance/City Treasurer respecting a property matter – acquisition of land **BE APPROVED AS AMENDED.**

7. That the recommendation contained in the in-camera report from the Deputy Treasurer Taxation, Treasury and Financial Projects, Manager Strategic Operating Budget Development Control, Manager of Purchasing, Chief Information Officer/Acting Executive Director Information Technology, City Solicitor and Commissioner of Finance/City Treasurer respecting a legal matter – potential litigation – advice subject to solicitor-client privilege/security **BE APPROVED.**

**Motion Carried.**

**Moved by Councillor Gary Kaschak, seconded by Councillor Angelo Marignani,  
That the special meeting of council held July 14, 2025 BE ADJOURNED.  
(Time: 3:40 p.m.)**

**Motion Carried.**

**REPORT OF THE STRIKING COMMITTEE**  
**of its meeting held**  
**July 14, 2025**

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**Members in Attendance:**

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

**Members Absent**

Councillor Mark McKenzie

**Also in attendance:**

Ray Mensour, Chief Administrative Officer  
Jelena Payne, Commissioner Economic Development/Deputy CAO  
Andrew Daher, Commissioner, Corporate Services  
David Simpson, Commissioner, Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner, Finance/City Treasurer  
Michael Chantler, Commissioner Community Services  
Dana Paladino, Acting Commissioner Human and Health Services  
Steve Vlachodimos, City Clerk  
Anna Ciacelli, Deputy Clerk  
Wira Vendrasco, City Solicitor  
Christopher Menard, Acting Mayor's Chief of Staff

**Declarations of Pecuniary Interest:**

None declared.

Your Committee submits the following recommendations:

(1) That the Councillor vacancy on the following Committees due to the resignation of former Councillor Fabio Costante **REMAIN VACANT** until after the Ward 2 By-election, at which time Council will consider filling the vacancy:

Community Services Standing Committee  
Environment, Transportation and Public Safety Standing Committee  
Windsor-Essex County Health Unit Board  
Olde Sandwich Towne Business Improvement Area Board of  
Management

(2) That Councillor Gignac **BE APPOINTED** to the ***Property Standards Committee*** to fill the vacancy of former Councillor Fabio Costante, for the term expiring November 14, 2026 or until successors are appointed.

MAYOR

CITY CLERK

**CR315/2025 - Item 8.1 - Appendix A**  
**(Letter to the Environmental Registry of Ontario)**

City of Windsor  
Office of the Chief Administrative Officer  
350 City Hall Square West  
Windsor, ON N9A 6S1

Ministry of Energy and Mines  
Energy Policy and Analytics Division  
77 Grenville Street, 6th Floor  
Toronto, ON M7A 2C1

**RE: Feedback on Proposal to Declare Windsor to Lakeshore Transmission Project a Priority under the Ontario Energy Board Act, 1998**

To Whom It May Concern:

On behalf of the City of Windsor, thank you for the opportunity to provide comments on the Ministry's proposal to declare the Windsor to Lakeshore Transmission Project a priority project under Section 96.1(1) of the *Ontario Energy Board Act, 1998*.

We recognize the significant growth occurring across the Windsor-Essex region, particularly in the electric vehicle (EV) and battery supply chain, agri-business, and advanced manufacturing sectors. Without strategic investment in expanded capacity, all forms of development—residential, commercial, and industrial—face significant risk. Industrial stakeholders have already identified electrical capacity as a potential constraint to investment. Furthermore, the City's commitment to supporting residential electric vehicle (EV) charging infrastructure, as endorsed by Council, cannot be realized without enhanced electrical supply.

The timely development of robust energy transmission infrastructure is vital to support this expansion, and the City of Windsor is broadly supportive of this proposal. Please accept the following feedback across key areas of municipal interest:

**Economic Development Alignment**

Windsor is in a transformative phase of economic renewal. With substantial investments such as the NextStar Energy EV battery plant, the region is experiencing a sharp rise in energy demand. The proposed transmission project will:

- Provide essential grid capacity to serve both new and existing industrial users, while enabling growth across the Canadian supply chain;
- Support energy reliability and cost predictability, key factors in attracting and retaining businesses;
- Reinforce regional competitiveness in securing investment;
- Advance the objectives of Windsor's Economic Development Strategy.

## **Infrastructure, Planning, and Asset Management**

From a municipal infrastructure standpoint, we encourage early and ongoing coordination between Hydro One and the City's engineering, planning, and asset management teams. Early engagement will:

- Prevent conflicts with existing and future public infrastructure;
- Facilitate alignment with Official Plans, master servicing plans and long-term growth areas;
- Allow for potential collaboration between infrastructure projects;
- Ensure that municipal infrastructure projects can proceed with minimal disruption.

We also note that rights-of-way, substation locations, and related infrastructure should be evaluated in the context of existing and planned road networks, utility corridors, and future development lands.

## **Energy and Environmental Goals**

As a municipality committed to climate action, Windsor is advancing both corporate and community-wide efforts to reduce emissions and promote energy efficiency. This project aligns with our broader energy transition objectives. In this context, we encourage:

- Strong environmental protections and proactive mitigation for impacts on farmland, watersheds, and natural features;
- Exploration of complementary solutions, including local energy storage and renewable generation;
- Continued coordination with municipalities on siting, design, and environmental considerations.

## **Indigenous Reconciliation and Inclusion**

The City fully supports the Ministry's commitment to reconciliation and the inclusion of Indigenous communities through equity partnerships and workforce opportunities. The Hydro One First Nation Equity Partnership Model is an important step forward. We encourage transparent reporting on outcomes and invite opportunities for municipalities to support these efforts in a complementary fashion.

## **Project Timeliness and Coordination**

Given the IESO's recommendation that the transmission line be in-service by 2032, the declaration of priority status is prudent. That said, timely execution will require:

- Coordination across municipal and provincial regulatory processes;
- Adequate resourcing to support expedited approvals;
- Clear communication and engagement with local stakeholders throughout the project lifecycle.

The City of Windsor supports, in principle, the designation of the Windsor to Lakeshore Transmission Line as a priority infrastructure project. Administration will continue to work collaboratively with Ministry of Energy and Mines and Hydro One to support route planning and necessary approvals, while also advancing negotiations related to community benefits.

Please do not hesitate to reach out to our office for further discussion or clarification.

Sincerely,

Ray Mansour  
Chief Administrative Officer  
City of Windsor



**To:** Mayor and Members of City Council

2025 06 26

**From:** Matt Carlini

**Re:** Windsor Canada Utilities Ltd. March 2025 Quarterly Financial Statements

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### **BACKGROUND AND BASIS OF REPORTING**

Enclosed are the financial reports for Windsor Canada Utilities Ltd. ("WCU") as at March 31, 2025.

WCU's financial statements are presented in accordance with International Financial Reporting Standards ("IFRS") which is a requirement, as WCU is a publicly accountable entity. WCU is not eligible to use Public Sector Accounting Standards, which is what the Corporation of the City of Windsor uses for external reporting. Within the Windsor Canada Utilities Ltd., consolidated operations are the operations of the local distribution company (ENWIN Utilities Ltd.) and ENWIN Energy Ltd.. The Ontario Energy Board ("OEB") regulates ENWIN Utilities Ltd. ("EWU"), and the regulator requires certain regulatory balances to be recognized and tracked for rate-setting purposes. These rate-setting accounts are considered for regulatory purposes as either regulatory assets or liabilities; however, those accounts are not recognized under IFRS.

In January 2021, the International Accounting Standards Board ("IASB") published the Exposure Draft *Regulatory Assets and Regulatory Liabilities*, which sets out proposals that aim to give investors better information about the financial performance of companies that are subject to rate regulation. The Exposure Draft is still in the consultation and review stages. It is anticipated that EWU will have the ability to recognize regulated assets and liabilities within the IFRS financial statements once this standard is published. The final standard is expected to be issued in the second half of 2025 with an effective date of January 1, 2028, however, early adoption may be an option for EWU. Until such time when this new standard is adopted,



EWU will maintain two sets of records to report regulated activities and to fulfil external financial reporting requirements.

## **DISCUSSION**

The objective of this report is to provide quarterly consolidated financial performance updates to the Mayor and members of City Council. Further financial analysis and explanations can be found under the 'Financial Matters' section.

## **RISK ANALYSIS**

The results reported to the City Council are for internal reporting purposes and are intended to provide an update of the company's financial performance relative to budget and prior year. The figures are not audited and do not contain all the note disclosure that would be present in a full audited financial statement.

## **FINANCIAL MATTERS**

### **Financial Highlights**

Overall, the performance of the group was consistent with budget in the first quarter of the year and is projected to outperform the budget by the end of the year. Net Income however is highly sensitive to changes in electricity pricing as well as other regulatory rate adjustments and those are currently increasing reported earnings on an IFRS basis.

As of the quarter-ended March 31, 2025, WCU is reporting Total Revenue of \$16.0 million, Operating Income of \$6.9 million, and Net Income of \$7.8 million under IFRS. The 2025 forecast shows revenue consistent with budget and operating expenses slightly greater than budget. Regulatory adjustments are expected to increase overall net income. These regulatory adjustments are often impacted by market conditions and could change throughout the year. Management will continue to monitor financial performance and liquidity throughout the year.

### **Liquidity and Financial Strength**

As at March 31, 2025, WCU is in a positive cash flow position. Cash is expected to slowly decrease throughout 2025 due to over \$27 million in anticipated capital investment, however WCU continues to experience a strong balance sheet and consistent credit profile.

A handwritten signature in blue ink, appearing to read 'M. Carlini', positioned above a horizontal line.

Matt Carlini  
Chief Financial Officer

A handwritten signature in black ink, appearing to read 'Garry Rossi', positioned above a horizontal line.

Garry Rossi  
President and CEO

encls      Appendix A – WCU Q1 2025 Consolidated Financial Review Statements

# Windsor Canada Utilities Ltd.

## Board Financial Review Statements

March 31, 2025

Unaudited

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Consolidated Statement of Cash Flows.....	iii

# Windsor Canada Utilities Ltd.

Consolidated Balance Sheet  
(In thousands of Canadian dollars)

March 31, 2025, with comparative information for 2024

	March 2025	March 2024	December 2024
<b>Assets</b>			
<b>Current assets:</b>			
Cash and cash equivalents	\$ 15,364	\$ 21,909	\$ 16,073
Investment	-	3,584	-
Accounts receivable	55,516	49,779	57,519
Due from related parties	7,872	4,141	3,926
Inventory	8,941	8,758	8,191
Other assets	4,028	2,547	1,987
	<b>91,721</b>	<b>90,718</b>	<b>87,696</b>
<b>Non-current assets:</b>			
Property, plant and equipment	275,587	262,437	273,747
Intangible assets	1,291	1,115	1,402
Investment, sinking fund	19,653	17,441	19,568
Investment in joint venture	232	180	234
Due from related parties - debentures and post-retirement	52,000	52,000	52,000
Deferred income taxes	1,388	2,687	1,388
	<b>350,151</b>	<b>335,860</b>	<b>348,339</b>
<b>Total assets</b>	<b>\$ 441,872</b>	<b>\$ 426,578</b>	<b>\$ 436,035</b>
<b>Liabilities</b>			
<b>Current liabilities:</b>			
Accounts payable and accruals	\$ 29,707	\$ 25,427	\$ 31,910
Payments in lieu of income taxes payable	2,066	2,074	2,749
Due to related parties	11,874	10,341	10,787
Current portion of customer deposits	1,459	1,350	1,591
Deferred revenue	472	4,117	-
	<b>45,578</b>	<b>43,309</b>	<b>47,037</b>
<b>Non-current liabilities:</b>			
Customer deposits	7,636	7,055	7,156
Deferred revenue - customer contributions	21,157	19,266	21,109
Long-term debt	102,563	102,546	102,558
Employee future benefits	49,049	48,500	48,876
	<b>180,405</b>	<b>177,367</b>	<b>179,699</b>
<b>Total liabilities</b>	<b>225,983</b>	<b>220,676</b>	<b>226,736</b>
<b>Equity</b>			
Common shares	81,842	81,842	81,842
Contributed surplus	516	516	516
Retained earnings	133,531	123,544	126,941
	<b>215,889</b>	<b>205,902</b>	<b>209,299</b>
<b>Total liabilities and equity</b>	<b>\$ 441,872</b>	<b>\$ 426,578</b>	<b>\$ 436,035</b>

## Windsor Canada Utilities Ltd.

Consolidated Statement of Income  
(In thousands of Canadian dollars)

March 31, 2025, with comparative information for 2024

	YTD - March 31, 2025			YTD - March 30, 2024		2025 Annual	2025
	Actuals	Budget	Variance	Actuals	Variance	Budget	Forecast
<b>Distribution revenue:</b>							
Residential	\$ 7,753	\$ 7,741	\$ 12	\$ 7,342	\$ 411	\$ 30,964	\$ 30,976
General service - small	5,316	5,142	174	4,814	502	21,166	21,341
General service - large	1,120	1,203	(83)	1,022	98	4,943	4,860
Street lighting	469	466	3	449	20	1,865	1,867
	<b>14,658</b>	<b>14,552</b>	<b>106</b>	<b>13,627</b>	<b>1,031</b>	<b>58,938</b>	<b>59,044</b>
<b>Net service revenue</b>							
Services provided to WUC	5,271	5,695	(424)	5,151	120	22,780	22,292
Services provided to City	719	778	(59)	642	77	3,113	3,102
	5,990	6,473	(483)	5,793	197	25,893	25,394
Cost of services - MSA	(5,689)	(6,126)	437	(5,483)	(206)	(24,505)	(24,166)
Cost of services - depreciation - MSA	(182)	(209)	27	(200)	18	(834)	(694)
	<b>119</b>	<b>138</b>	<b>(19)</b>	<b>110</b>	<b>9</b>	<b>554</b>	<b>534</b>
Other income	1,262	1,301	(39)	239	1,023	5,386	5,385
<b>Total revenue</b>	<b>16,039</b>	<b>15,991</b>	<b>48</b>	<b>13,976</b>	<b>2,063</b>	<b>64,878</b>	<b>64,963</b>
<b>Operating expenses:</b>							
Distribution operation and maintenance	3,055	3,422	367	3,143	88	14,234	14,024
Billing and collection	1,184	971	(213)	888	(296)	3,986	4,305
Community relations	65	99	34	59	(6)	429	432
Administration and general	1,468	1,005	(463)	820	(648)	4,351	4,577
Property and tools and maintenance	677	564	(113)	541	(136)	2,081	2,231
Salaries and benefits	2,045	2,135	90	1,889	(156)	8,399	8,116
Regulatory	142	154	12	123	(19)	617	605
Employee future benefits	471	474	3	449	(22)	1,896	1,908
	<b>9,107</b>	<b>8,824</b>	<b>(283)</b>	<b>7,912</b>	<b>(1,195)</b>	<b>35,993</b>	<b>36,198</b>
<b>Operating income / EBITDA</b>	<b>6,932</b>	<b>7,167</b>	<b>(235)</b>	<b>6,064</b>	<b>868</b>	<b>28,885</b>	<b>28,765</b>
<b>Other income/expenses:</b>							
Share of joint venture's net loss (gain)	2	14	12	37	35	(63)	(65)
Depreciation and amortization	2,994	2,835	(159)	1,812	(1,182)	12,733	12,173
Net finance expense	305	210	(95)	(885)	(1,190)	847	1,130
Loss (gain) on sale of PP&E	28	-	(28)	72	44	-	25
	<b>3,329</b>	<b>3,059</b>	<b>(270)</b>	<b>1,036</b>	<b>(2,293)</b>	<b>13,517</b>	<b>13,263</b>
<b>Income before tax</b>	<b>3,603</b>	<b>4,108</b>	<b>(505)</b>	<b>5,028</b>	<b>(1,425)</b>	<b>15,368</b>	<b>15,502</b>
Provision for PILs of corporate taxes	939	1,216	277	1,613	674	4,457	3,939
Deferred income taxes	-	-	-	(10)	(10)	13	13
	<b>939</b>	<b>1,216</b>	<b>277</b>	<b>1,603</b>	<b>664</b>	<b>4,470</b>	<b>3,952</b>
<b>Net income - MIFRS</b>	<b>2,664</b>	<b>2,892</b>	<b>(228)</b>	<b>3,425</b>	<b>(761)</b>	<b>10,898</b>	<b>11,550</b>
Regulatory adjustment (IFRS)	5,177	713	4,464	1,150	4,027	2,852	7,316
<b>Net income - IFRS</b>	<b>\$ 7,841</b>	<b>\$ 3,605</b>	<b>\$ 4,236</b>	<b>\$ 4,575</b>	<b>\$ 3,266</b>	<b>\$ 13,750</b>	<b>\$ 18,866</b>

# Windsor Canada Utilities Ltd.

Consolidated Statement of Cash Flows  
(In thousands of Canadian dollars)

March 31, 2025, with comparative information for 2024

	March 2025	March 2024	December 2024	Forecast 2025
<b>Cash flows from operating activities:</b>				
Total IFRS net income (loss) for the year	\$ 7,841	\$ 4,575	\$ 10,971	\$ 18,866
Adjustments for:				
Depreciation and amortization	3,171	3,080	12,604	12,852
Amortization of deferred revenue customer contribution	(153)	(140)	(565)	(654)
Remeasurement of employee future benefits	-	-	(275)	-
Gain on investment	(85)	(892)	(1,976)	(284)
Loss on sale of property, plant and equipment	25	72	670	22
Amortization of debt issuance costs	4	4	16	17
Share in joint venture's net loss (gain)	2	37	(17)	(65)
Net finance expense	263	(876)	(1,230)	1,088
Income tax expense	939	1,613	2,671	6,576
	12,007	7,473	22,869	38,418
Changes in:				
Accounts receivable	2,003	(869)	(8,611)	1,884
Due from related parties	(3,946)	866	1,082	(5,122)
Inventory	(750)	69	637	(750)
Other assets	(2,043)	(762)	(200)	(2,042)
Deferred income taxes	-	(10)	1,290	-
Accounts payable and accruals	(2,205)	(4,693)	1,791	(2,204)
PIL of income taxes	(1,443)	(419)	380	(1,634)
Due to related parties	1,087	950	1,396	685
Deferred revenue	472	-	(4,118)	-
Customer deposits	350	1,128	1,467	350
Employee future benefits	173	201	852	-
	(6,302)	(3,539)	(4,034)	(8,833)
Interest paid	(1,108)	(1,116)	(4,468)	(4,393)
Interest received	846	1,992	5,698	3,305
Income taxes paid	(179)	(201)	(1,383)	(6,576)
	5,264	4,609	18,682	21,921
<b>Cash flows from investing activities:</b>				
Acquisition of PP&E and intangible assets	(5,098)	(4,091)	(26,498)	(27,653)
Acquisition of investments	-	-	(1,200)	-
Deferred revenue - customer contributions	201	30	2,526	2,908
Proceeds from investments	-	-	3,740	-
Proceeds on sale of PP&E	174	127	589	171
	(4,723)	(3,934)	(20,843)	(24,574)
<b>Cash flows from financing activities:</b>				
Dividends paid	(1,250)	(1,000)	(4,000)	(5,000)
	(1,250)	(1,000)	(4,000)	(5,000)
<b>Net decrease in cash and cash equivalents</b>	<b>(709)</b>	<b>(325)</b>	<b>(6,161)</b>	<b>(7,653)</b>
Cash and cash equivalents, beginning of period	16,073	22,234	22,234	16,073
<b>Cash and cash equivalents, end of period</b>	<b>\$ 15,364</b>	<b>\$ 21,909</b>	<b>\$ 16,073</b>	<b>\$ 8,420</b>

**REPORT NO. 122**  
of the  
**BOARD OF DIRECTORS,**  
**WILLISTEAD MANOR INC.**  
of its meeting held April 9, 2025

---

**Present:** D. Sanborn – Chair  
A. Abu-Zahra  
MJ. Dettinger  
J. Evans  
C. Gaudette  
R. Gauthier  
R. Jasey  
D. Langstone  
E. Morasset  
C. Pitman

Your Board submits the following recommendations:

Moved by R. Jasey, seconded by MJ. Dettinger,  
That the Annual Report and Financial Statements on the affairs and  
operations of Willistead Manor Inc. for the year 2024, attached as *Appendix A*, **BE**  
**ACCEPTED** as presented.  
Carried.

Moved by R. Gauthier, seconded by J. Evans,  
That upon acceptance of the Willistead Manor Inc. 2024 Annual Report by  
City Council, copies **BE FORWARDED** to a list of appropriate parties as approved by  
the Board.  
Carried.

Moved by Colleen Gaudette, seconded by Erica Morasset,  
That in accordance with Sections 6 (c) of *the City of Windsor Act, 1981*, an  
amount of \$ 61,657. **BE PAID OVER** to the City of Windsor Willistead Capital  
Restoration Reserve Fund.  
Carried.

\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Executive Secretary**

**NOTIFY:**

Name	Address	City/Prov/Pstcd	Telephone	FAX
Board of Directors Willistead Manor Inc.				

## Appendix A: Extension of CIP Grant Approvals

Council Approval Date	Council Resolution	Address	Project Description	CIP Program	CIP Grant Amount (\$)	Estimated CIP Tax Increment Grant Total Value Lifespan of Grant (\$)
April 19, 2021	CR153/2021	1534 Howard Ave	Remediation and redevelopment for residential use	Brownfield CIP	0	84,278
September 6, 2022	CR 14/2022 CR 387/2022	669 Tuscarora St	Remediation and redevelopment for residential use	Brownfield CIP	0	313,552
February 27, 2023	CR 99/2023	325 Devonshire Rd	Remediation and redevelopment for commercial use	Brownfield CIP	0	1,419,489
August 4, 2020	CR405/2020	840 Wyandotte St E	Remediation and redevelopment for mixed use	Brownfield CIP	0	560,434
February 1, 2021	CR60/2021	1370 Argyle Rd	Remediation and redevelopment for residential use	Brownfield CIP	31,500	426,200
February 1, 2016	CR86/2016	9082-9152 Tecumseh Rd E	Remediation and redevelopment for commercial use	Brownfield CIP	0	1,657,310
October 4, 2021 September 9, 2024	CR433/2021  CR371/2024	3251 Riverside Dr E	Remediation and redevelopment for residential use	Brownfield CIP	30,000	1,992,124



February 3, 2020 and July 22, 2024	CR57/2020 and CR329/2024	119-149 Chatham Street	Façade improvements and renovation to Invest Windsor Essex	Downtown CIP	50,000	131,872
February 8, 2021 and July 22, 2021	CR151/2021 and CR329/2024	511 Pelissier Street	Create new residential units within existing building.	Downtown CIP	50,000	158,750
November 1, 2021 and July 22, 2024	CR495/2021 and CR329/2024	754 Ouellette Avenue	Façade improvements and renovation of existing building to pharmacy.	Downtown CIP	35,000	19,961
December 20, 2021	CR558/2021	1100 University Avenue West	Façade improvements	University Avenue West and Wyandotte Street West CIP	30,000	191,380
January 31, 2022	CR42/2022	1200 University Avenue West	Façade improvements and building renovations for a medical office	University Avenue West and Wyandotte Street West CIP	0	274,218
July 5, 2021 and July 22, 2024	CR311/2021 and CR329/2024	364 to 374 Ouellette Avenue	Convert upper storeys of existing office building to residential	Downtown CIP	80,000	332,780
January 16, 2023	CR14/2023	880 Ouellette Avenue	Convert existing office building to residential	Downtown CIP	50,000	140,765

March 20, 2023	CR142/2023	261-267 Pelissier Street	Convert upper storeys of existing office building to residential	Downtown CIP	50,000	40,450
<b>Total</b>					<b>\$406,500</b>	<b>\$7,743,563</b>

## Appendix B: Rescindment of CIP Grant Approvals

Brownfield Redevelopment CIP							
Council Approval Date	Council Resolution	Address	Project Description	Reason to Rescind	CIP Program Name	Grant Funds to be Returned to CIP Reserve Fund 226	Estimated CIP Tax Increment Grant
September 26, 2022	CR419/2022	1460 Lauzon Rd 2830065 Ontario Ltd	Redevelopment for Commercial Use	Expired	Brownfield CIP	9,175	N/A
August 4, 2020	CR404/2020	1867 Tecumseh Rd W Rose City Mini Storage	Self Storage Facility	Expired	Brownfield CIP	285.88	N/A
2018	CR663/2018	Lennon and West Grand Enwin Utilities Ltd	Addition to Parkland	Phase II Environmental Site Assessment Study not submitted	Brownfield CIP	30,000	N/A
						<b>\$39,460.88</b>	<b>N/A</b>

**Sandwich Town CIP**

<b>Council Approval Date</b>	<b>Council Resolution</b>	<b>Address</b>	<b>Project Description</b>	<b>Reason to Rescind</b>	<b>CIP Program Name</b>	<b>Grant Funds to be Returned to CIP Reserve Fund 226</b>	<b>Estimated CIP Tax Increment Grant</b>
Apr 22, 2024	CR159/2024 DHSC 595	3431, 3433, and 3435 Bloomfield Road Vaibhay Desai WECH	Development and Building Fees and Revitalization Grant Program	Project is not in deficit based on other government funding and the grant is not required.	Sandwich CIP	74,985.91	270,144
April 19, 2021	CR147/2021 DHSC 260	3150-3156 Sandwich Street 2594756 Ontario Limited (C/O: Kyle McDonald)	Commercial/ Mixed-Use Building Façade, Commercial/Mixed-Use Building Loan, Development and Building Fees, and Revitalization Grant Grants	The owner never completed the project as per the approved drawings.	Sandwich CIP	62,506	116,950
June 8, 2020	CR347/2020 DHSC 171	3311 Peter Street, 1603965 Ontario Inc.	Development and Building Fees, and Revitalization Grant Program	The property was sold to a new owner	Sandwich CIP	11,823	15,610
May 4, 2020	CR213/2020 DHSC 144	3203 Peter Street, Mason	Neighbourhood Residential Rehabilitation, Development and	The owner never completed the	Sandwich CIP	26,010	N/A

		Girardot House	Building Fees. and Revitalization Grant Program	project as per the approved drawings			
May 6, 2019	CR217/2019 DHSC 37	3239 Russel Street, Bruce Li	Development and Building Fees, and Revitalization Grant Program	The project was approved in 2019 and has Site Plan Approval, but no progress has been made on the development	Sandwich CIP	35,946.82	272,280
July 5, 2021	CR307/2021	511 Brock	Development and Building Fees Grant Program	Unused balance remaining of grant	Sandwich CIP	4,769.80	N/A
<b>Total:</b>						<b>\$216,041.53</b>	<b>\$674,984</b>

Main Streets CIP							
Council Approval Date	Council Resolution	Address	Project Description and Reason to Rescind	Reason to Rescind	CIP Program Name	Grant Funds to be Returned to CIP Reserve Fund 226	Estimated CIP Tax Increment Grant
December 20, 2021	CR43/2022 DHSC363	1093 Drouillard 2156567 Ontario Ltd., (c/o Kyle McDonald)	Building Façade Improvement Grant	The property was sold to a new owner	Main Streets CIP	15,000	N/A
January 31, 2022	CR44/2022 DHSC 364	2778 Richmond St. 2156567 Ontario Ltd., (c/o Kyle McDonald)	Building Façade Improvement Grant	Owner has not responded to email regarding project completion	Main Streets CIP	15,000	N/A
January 18, 2021	CR33/2021 DHSC 235	1008 Drouillard Road 2594756 Ontario Ltd. (C/O: Kyle MacDonald)	Building Façade Improvement Grant	Owner has not responded to email regarding project completion	Main Streets CIP	15,000	N/A
January 6, 2020	CR25/2020 DHSC123	1053-1055 Drouillard (Marina Juliana and Andrea Rino James Maffessanti)	Building Façade Improvement Grant	The property was sold to a new owner	Main Street CIP	30,000	N/A

December 20, 2021	CR560/2021 DHSC 347	1378 Ottawa Street	Building Façade Improvement Grant	The owner never completed the project as per the approved drawings	Main Street CIP	30,000	N/A
July 5, 2021	CR306/2021 DHSC 293	1012 Drouillard Road	Building Façade Improvement Grant	The owner has not taken advantage of the grant	Main Street CIP	22,500	N/A
Total:						<b>\$127,500</b>	

Ford City CIP							
Council Approval Date	Council Resolution	Address	Project Description	Reason to Rescind	CIP Program Name	Grant Funds to be Returned to CIP Reserve Fund 226	Estimated Tax Increment Grant
December 20, 2021	CR43/2022 DHSC363	1093 Drouillard 2156567 Ontario Ltd., (c/o Kyle McDonald)	Retail Investment, Municipal Building Fees, and Building/Property Improvement Tax Increment Grant Program	The property was sold to a new owner	Ford City CIP	18,902	10,400
January 31, 2022	CR44/2022 DHSC 364	2778 Richmond St. 2156567 Ontario Ltd., (c/o Kyle McDonald)	Retail Investment and Municipal Building Fees, and Building/Property Improvement Tax Increment Grant Program Grants	Owner has not responded to email regarding project completion	Ford City CIP	15,040	12,750
January 18, 2021	CR33/2021 DHSC 235	1008 Drouillard Road 2594756 Ontario Ltd. (C/O: Kyle MacDonald)	Retail Investment, Municipal Building Fees, and Building/Property Improvement Tax Increment Program Grants	Owner has not responded to email regarding project completion	Ford City CIP	16,503	N/A



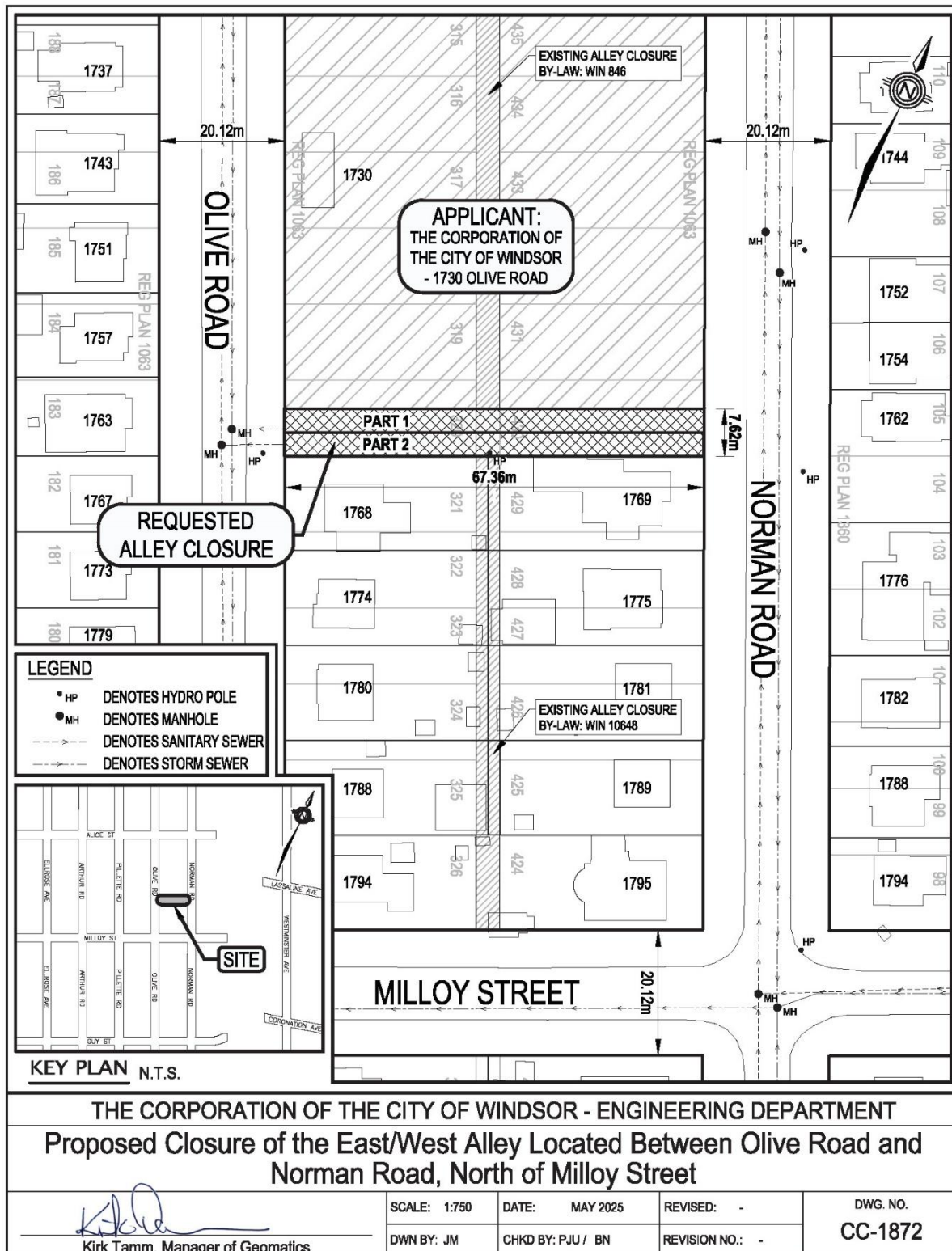
January 6, 2020	CR25/2020 DHSC123	1053-1055 Drouillard (Marina Juliana and Andrea Rino James Maffessanti)	Retail Investment, Municipal Building Fees and Building/Property Improvement Tax Increment Grant Program	The property was sold to a new owner	Ford City CIP	2,000	N/A
July 7, 2021	CR306/2021 DHSC 293	1012 Drouillard Road (2609998 Ontario Inc.. C/O Nicole Baillargeon and Sinisa Simic)	Building/Property Improvement Tax Increment Grant Program	Not applicable	Ford City CIP	N/A	29,720
<b>Total:</b>						<b>\$52,445</b>	<b>\$52,870</b>

## Appendix C: Adjustments to Brownfield CIP Approvals

Brownfield Redevelopment CIP				
Council Approval Date	Council Resolution	Address	Project Description	Adjustment Required
February 1, 2016	CR86/2016	9082 Tecumseh Rd E	Remediation and redevelopment for storage facility (U-Haul)	Approval to participate in Tax Assistance Program rescinded  Tax Cancellation By-law not required by Minister of Finance  Brownfield Rehabilitation Grant Program approval extended to a maximum of 13 years
August 4, 2020	CR405/2020	840 Wyandotte St E	Remediation and redevelopment for Mixed Use	Approval to participate in Tax Assistance Program rescinded  Tax Cancellation By-law not required by Minister of Finance  Brownfield Rehabilitation Grant Program approval extended to a maximum of 12 years
February 1, 2021	CR60/2021	1370 Argyle Rd	Remediation and redevelopment for Residential Adaptive Reuse	Approval to participate in Tax Assistance Program rescinded  Tax Cancellation By-law not required by Minister of Finance
April 19, 2021	CR153/2021	1534 Howard Ave	Remediation and redevelopment for Residential use	Approval to participate in Tax Assistance Program rescinded  Tax Cancellation By-law not required by Minister of

Brownfield Redevelopment CIP				
Council Approval Date	Council Resolution	Address	Project Description	Adjustment Required
				Finance Brownfield Rehabilitation Grant Program approval extended to a maximum of 13 years
September 6, 2022	CR387/2022	669 Tuscarora	Remediation and redevelopment for Residential use	Approval to participate in Tax Assistance Program rescinded Tax Cancellation By-law not required by Minister of Finance Brownfield Rehabilitation Grant Program approval extended to a maximum of 13 years
February 27, 2023	CR 99/2023	325 Devonshire Rd	Remediation and redevelopment for Commercial use	Approval to participate in Tax Assistance Program rescinded Tax Cancellation By-law not required by Minister of Finance Brownfield Rehabilitation Grant Program approval extended to a maximum of 13 years

# **APPENDIX "A"** **Drawing No. CC-1872**



## APPENDIX "C"

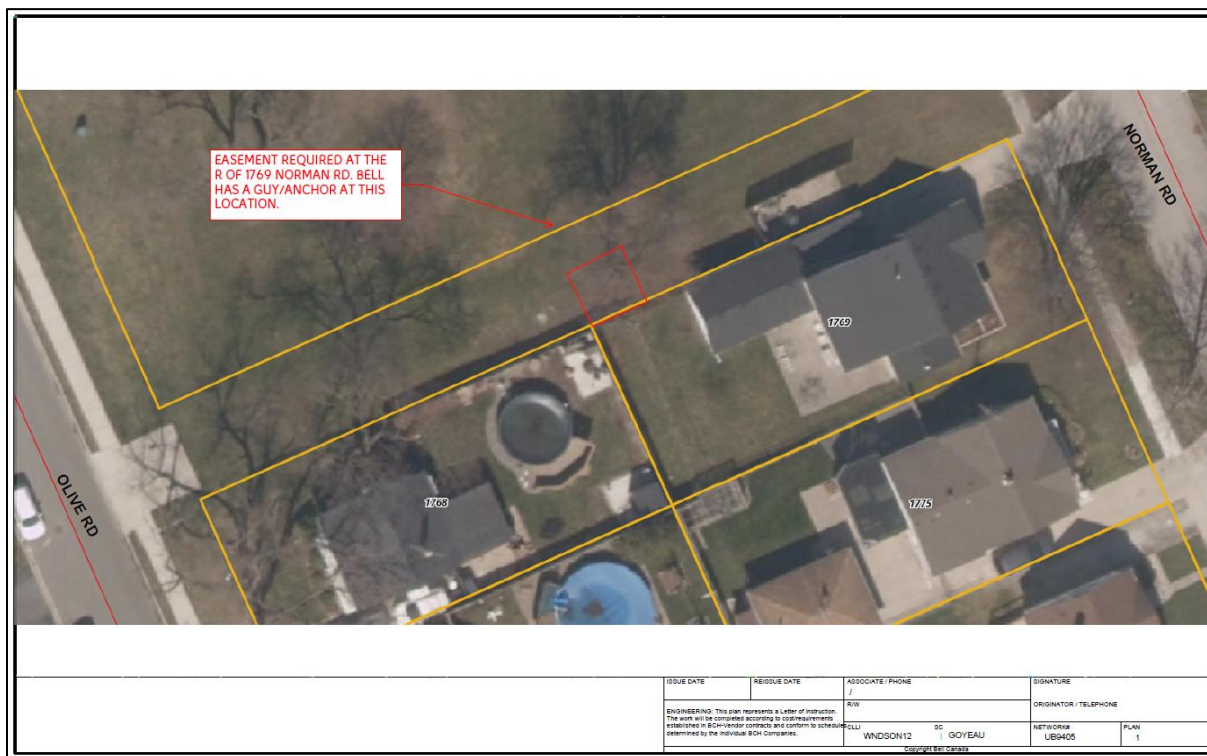
### Consultations with Municipal Departments and Utility Companies

#### BELL CANADA

Bell Canada would like to confirm that an easement over the lands or a 3.0 m wide corridor to be measured 1.5 m on either side of the aerial cable and pole, then to extend from the pole to a minimum of 1.0 m past any anchor installation and to be measured 0.5 m on either side of the guy as can be accommodated would satisfy our needs.

Bell Canada kindly requests that the easement be granted from the City of Windsor prior to the sale of these lands into private ownership. Please find attached to this e-mail, Bell's standard Schedule and a sketch showing the approximate location of our facilities.

**[Shadae Joseph - Right of Way Control Centre]**



#### COGECO CONNEXION INC.

Cogeco does not require an easement at this location

**[Mike Weingust - Network Delivery Specialist]**

**ENBRIDGE GAS INC.**

No comments provided

**ENGINEERING (DEVELOPMENT & ROW)**

The proposed closure is approx. 3.6 m (12 ft) wide and 67 m (220 ft) long and is made of grass.

There are no sewers running through the alley.

There are no hydro poles, guy wires, or overhead wires located in this alley.

There is a concrete approach at the east end of the alley adjacent to 1768 Olive Road. Subject to the alley closure, reinstatement of the concrete barrier curb and boulevard restoration may be required of the applicant.

1769 Norman Avenue has a fence encroaching into the alley.

This subject alley has no usefulness by CR146/2005; therefore, Engineering has no objections to the closure.

**[Shannon Mills - Technologist III]****ENGINEERING (OPERATIONS)**

No comments provided

**ENVIRONMENTAL SERVICES**

No comments provided

**ENWIN UTILITIES LTD. (HYDRO)**

No Objection provided adequate clearances are achieved and maintained.

Please note the following.

1. ENWIN has single phase 16kV primary conductor on the Bell pole line at the rear of the properties on Olive Rd.
2. ENWIN has single phase 120/240V overhead secondary conductors on the Bell pole line at the rear of the properties on Olive Rd.

Prior to working in these areas, we would suggest notifying your contractor and referring to the *Occupational Health and Safety Act* and Regulations for Construction Projects to confirm clearance requirements during construction.

Also, we suggest referring to the *Ontario Building Code* for permanent required clearances for New Building Construction.

**[Keegan Morency Kendall - Hydro Engineering Technologist]**

**ENWIN UTILITIES LTD. (WATER)**

ENWIN Water has no objections.

**[Bruce Ogg - Water Project Review Officer]**

**LEGAL & REAL ESTATE SERVICES**

As per the Street and Alley closing policy, the alley parcels will be offered to the abutting residential Property owners for \$1.00 plus deed preparation and proportionate share of survey costs.

**[Stephanie Santos - Coordinator Real Estate Services]**

**MANAGED NETWORK SYSTEM INC. (MNSi)**

No comments provided

**PARKS**

Natural Areas has no concerns or comments with the alley closure.

**[Karen Alexander - Naturalist & Outreach Coordinator]**

Forestry has no concerns with this alley closure application.

If and when this area is to be developed the Department will request a detailed tree inventory.

**[Marc Edwards - Supervisor Parks]**

**PLANNING (DEVELOPMENT)**

No comments provided

**PLANNING (LANDSCAPE)**

I have no comments to offer from a Landscape Architecture perspective. There does however appear to be an encroachment into the alley from the property owner of 1769 Norman Road.

**[Ryan Gardiner-Upton - Landscape Architect]**

**ROGERS**

No comments provided

**TELECON (TELUS)**

TELUS has no underground infrastructure in the area of your proposed work.

**[Princess Marie - Damage Prevention Coordinator]**

## **TRANSPORTATION PLANNING**

Transportation Planning has no objections to the proposed alley closure.

**[Elara Mehrilou - Transportation Planner I]**

## **WINDSOR FIRE**

No issue with fire

**[Michael Coste - Chief Fire Prevention Officer]**

## **WINDSOR POLICE**

The Windsor Police Service has no concerns or objection with this requested closure. It is required for land assembly purposes and the outcome from it presents no issues/problems with police service delivery.

**[Barry Horrobin - Director of Planning & Physical Resources]**



## THE CORPORATION OF THE CITY OF WINDSOR POLICY

Service Area:	<b>Office of the City Clerk</b>	Policy No:	
Department:	<b>Council Services</b>	Approval Date:	
Division:		Approved By:	
		Effective Date:	
Subject:	<b>Flag Policy</b>	Procedure Ref.:	
Review Date:		Pages:	
Prepared By:		Date:	

### 1. **POLICY**

- 1.1 To establish guidelines for the display of flags at municipal facilities and events, for the illumination of the City Hall Building at 350 City Hall Square West and guidelines related to Corporate Proclamation requests.

### 2. **PURPOSE**

- 2.1 To provide a uniform and harmonized protocol for the raising, displaying and half-staffing of flags at all properties and facilities owned and operated by the City of Windsor and at events conducted by the City at other locations
- 2.2 To provide a uniform and harmonized protocol for the illumination of the City Hall Building at 350 City Hall Square West.
- 2.3 To provide a uniform and harmonized protocol for the Corporate Proclamations.

### 3. **SCOPE**

- 3.1 This policy applies to all flag raisings at properties and facilities owned and operated by the City of Windsor, as well as the locations of all city-run events, except those that take place where the policies of another government body would take precedence.
- 3.2 This policy applies to illuminations at the City Hall Building at 350 City Hall Square West as well as official Corporate Proclamations.

### 4. **RESPONSIBILITY**

- 4.1 **The Chief Administrative Officer** or their designate will be authorized to order the lowering of flags at properties and facilities owned and operated by the City of Windsor.
- 4.2 **The Chief Administrative Officer** or their designate will provide notification to the Senior Manager of Communications & Customer Service and the 311 Call Centre accordingly when flags are ordered to a half-staff position.
- 4.3 **The City Clerk** or their designate will be responsible for reviewing and approving requests subject to the conditions outlined in Section 5 of this policy.

- 4.4 The City Clerk** or their designate will be responsible to review this policy every 3 years.

## **5. GOVERNING RULES AND REGULATIONS**

### **5.1 CITY OF WINDSOR FLAG**

- (a) The City of Windsor Flag will be flown at all city buildings or facilities where there are sufficient flagpoles to do so. Either in the event, that only one flagpole exists on the property, the Canadian Flag or City of Windsor Flag may be displayed.
- (b) The City of Windsor Flag may be displayed indoors, in the Council Chambers, the Mayor's Office and functions where such flags are required.
- (c) The City of Windsor Flag should be flown or displayed properly and treated with dignity and respect.
- (d) The City of Windsor Flag shall not be used for commercial purposes by any organization.
- (e) The City of Windsor reserves the right to refuse, deny or restrict the use of the City Flag with respect to where or how it will be flown or displayed.

#### **5.1.1 PROCLAMATIONS, ILLUMINATIONS AND REQUESTS TO FLY**

##### **OTHER FLAGS**

The Municipality shall continuously fly the following flags:

- (a) National Flag of Canada;
- (b) Ontario Flag;
- (c) City of Windsor Flag;
- (d) Franco-Ontarian Flag; and

Special Requests for flag raisings, proclamations and the illumination of 350 City Hall Square may be submitted for groups and organizations whose mandates, programs or activities:

- are directly related to the City of Windsor by way of a relevant funding or partnership agreement; or
- correspond with relevant days of awareness, celebration, importance, commemoration or promotion, as recognized by the Ontario Provincial Government and/or the Canadian Federal Government, or a Ministry or Department thereof, as amended on their webpages at

the following addresses:

<https://www.canada.ca/en/canadian-heritage/services/important-commemorative-days.html>

<https://www.ontario.ca/page/ontarios-celebrations-and-commemorations>

- Upon visits from official delegations, as described in section 5.1.3 (i-m)

Any requests that do not meet these qualifications will be denied.

### **5.1.2 SPECIAL REQUESTS – PROCEDURE**

Special requests from agencies or organizations located in the City of Windsor for flag raisings, proclamations, or building illuminations at 350 City Hall Square West—or any City-owned property—will be reviewed and processed by the Office of the City Clerk and forwarded to the Mayor for approval.

- (a) All requests must be submitted in writing using the designated forms at least four weeks prior to the requested date and must include all required information.
- (b) There will be no presentations or delegations at City Council in relation to these requests.
- (c) Flags flown by special request will temporarily replace the City of Windsor flag for the approved duration or for a period determined appropriate by the City Clerk.
- (d) The City of Windsor will not approve or display any flag, proclamation, or illumination that is inappropriate, offensive, or that promotes discrimination, prejudice, or political or religious movements. Only requests that correspond with officially recognized days of awareness, celebration, importance, commemoration or promotion by the provincial or federal governments—or their respective ministries or departments—will be considered. All other requests will be declined.

### **5.1.3 PROTOCOL**

- (a) Flags will be flown and displayed in accordance to the manner outlined by the Federal Government which can be found at the following website: <https://www.canada.ca/en/services/culture/canadian-identity-society/anthems-symbols/national-flag.html>
- (b) Where the City of Windsor Flag is flown or displayed with the Canadian Flag, the Canadian Flag will take the place of honour, which is to the left of the observer of the flags and the City of Windsor Flag on the right.
- (c) Where the City of Windsor Flag is flown or displayed with the Canadian

Flag and Province of Ontario Flag, the Canadian Flag will occupy the centre position to the observer of the flag, the Province of Ontario Flag to the left and the City of Windsor Flag to the right.

- (d) When using flags with a speaker's podium, the flags may be positioned either directly behind, or to the left of the podium from the observer's view of the speaker. Furthermore, flags shall be positioned in accordance to the manner outlined by the Federal Government as outlined in sections 5.1.2(b) and 5.1.2(c) of this policy.
- (e) When hung indoors without a flagpole, flags must be hung horizontally or vertically.
- (f) Under the discretionary authority of the Prime Minister, exceptional circumstances may be declared to approve the half-staffing of the Canadian Flag on the Peace Tower, and/or on all or some federal buildings and establishments in Canada or abroad. The half-staffing of The City of Windsor Flag will follow the same guidelines and will adhere to the half-staffing timeframe outlined by the Federal Government.
- (g) In the event that multiple flags are flown together, the flags should be identical in size and flown from separate flagpoles, which must also be the same height and shall follow the same half-staffing protocol.
- (h) When multiple flags are to be raised and lowered, and where it is not possible to perform this task at the same time, the flags will be raised and lowered in accordance to rank, with the Canadian Flag first, followed by the Province of Ontario Flag, followed by the City of Windsor Flag.
- (i) Where an official representative of a Canadian province is visiting the City of Windsor on an official visit, that particular provincial flag may be flown at all municipal buildings and facilities where it is feasible to do so.
- (j) Where an official representative of a country recognized by Canada, is visiting the City of Windsor on an official visit, that country's flag may be flown at all municipal buildings and facilities where it is feasible to do so.
- (k) Where an official delegation is visiting Windsor from a recognized twin city, that country's flag may be flown at the City Hall Building at 350 City Hall Square West.
- (l) A flag intended to recognize a significant event or activity sponsored or supported by the City including special commemorations, coupled with other available methods of recognition including building illumination. (i.e. Summer Games, Major Sporting Tournament)

- (m) The City of Windsor reserves the right to fly flags to commemorate an event it deems appropriate at various properties such as, but not limited to, the Raid on Dieppe Memorial or Vietnam Memorial.
- (n) Flags will be destroyed and disposed of in a dignified manner and replaced as soon as they show signs of wear.

#### **5.1.4 HALF-STAFFING FOR MOURNING**

- (a) The flying of flags at half-staff represents a period of official mourning or commemoration.
- (b) To honour the deceased, flags will be flown at half-staff from the time of death notification until sunset on the day of the memorial service.
- (c) Flags flown at municipally owned and operated buildings and facilities shall be lowered to a half-staff position, where it is feasible to do so, as a sign of mourning upon the death of the following persons:
  - i) His Majesty the King and members of the Royal Family;
  - ii) A past or present Canadian Prime Minister;
  - iii) A past or present day elected area representative of the Federal, Provincial and Municipal governments;
  - iv) Past or present Mayor and Members of Council;
  - v) Present day employees of the Corporation of the City of Windsor
  - vi) As directed by Proclamation from the Governor General of Canada or Lieutenant Governor of Ontario;
  - vii) As directed by the Mayor and City Council or Chief Administrative Officer.
- (d) Flags flown at municipal buildings and facilities shall be lowered to a half-staff position from sunrise to sunset to observe the following days:
  - i) Workers' Day of Mourning (April 28);
  - ii) National Day of Remembrance for Victims of Terrorism (June 23);
  - iii) Second Sunday in September, Firefighters' National Memorial Day, unless half-staffing occurs near the place where a memorial is being observed, then half-staffing can occur according to the prescribed order of service, until sunset;
  - iv) Last Sunday in September, Police and Peace Officers' National Memorial Day, unless half-staffing occurs near the place where a memorial is being observed, then half-staffing can occur according to the prescribed order of service until sunset;
  - v) National Day of Truth and Reconciliation (September 30);
  - vi) Remembrance Day (November 11) unless half-staffing occurs at a place where remembrance is being observed, then half-staffing can occur at 11:00 a.m. or according to the prescribed order of service, until sunset;

- vii) National Day of Remembrance and Action on Violence Against Women (December 6)
  - viii) Any other national day of remembrance as recognized by federal or provincial governments.
- (e) In the event of the death of a current municipal employee including those employed by Windsor Police and Windsor Fire Services, flags will be lowered to half-staff at that person's immediate workplace in accordance of Section 6.1.2(b) of this policy. Should that workplace not fly flags, the flags flown at 350 City Hall Square West will be lowered to half-staff to honour the deceased employee.
- (f) The Mayor, Acting Mayor or Chief Administrative Officer may approve the lowering of flags to half-mast:
- i) To recognize the passing of a citizen of the City of Windsor or a person of national or international stature who has had a significant impact on the community.
  - ii) In response to a tragic or catastrophic event anywhere in the world.
- (h) When lowering to half-staff, the flag should be raised fully to the top of the flagpole and then lowered immediately to the half-staff position.
- (i) In the event of multiple flags being flown together, all will be flown at half-staff.
- (j) The half-staff position will depend on the height of the flagpole itself; however, the flag should be lowered to the approximated centre position of the flagstaff not to be confused as a flag that has accidentally fallen.

#### **5.1.5 CITY OF WINDSOR CENOTAPH**

- (a) All flags to be flown at the City of Windsor Cenotaph will have a direct association to the Allied War efforts during World War I, World War II and the Korean War.

### **6. RECORDS, FORMS AND ATTACHMENTS**

- 6.1.** Records for this policy shall be prepared and retained in accordance with Records Retention By-Law 21-2013, as amended.