

September 5, 2025

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, September 8, 2025 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

A special meeting of Council will be held on **Monday, September 8, 2025, immediately following the regular meeting of Council, in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, September 8, 2025, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. A resolution to meet in closed session must be adopted and shall contain the general nature of the matters to be considered. The resolution must be adopted by a majority of Council present during the open special meeting of the Striking Committee before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, September 8, 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
1.	ORDER OF BUSINESS

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

READING OF LAND ACKNOWLEDGEMENT

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

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
----	--

4.	ADOPTION OF THE MINUTES <i>(previously distributed)</i>
----	--

4.1.	Adoption of the Windsor City Council minutes of its meeting held July 28, 2025. (SCM 242/2025)
------	--

5.	NOTICE OF PROCLAMATIONS
----	--------------------------------

6.	COMMITTEE OF THE WHOLE
----	-------------------------------

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

7.1.	Correspondence 7.1.1. through 7.1.6. (CMC 12/2025) <i>(previously distributed)</i>
------	---

Clerk's Note: Item 7.1.7 – Correspondence Item (***attached***)

No.	Sender	Subject
7.1.7	Committee of Adjustment	Applications to be heard by the Committee of Adjustment / Consent Authority, Thursday, September 18, 2025. Administrative Lead: City Planner Z2025 Note & File

- 7.2. 2025 Sale of Lands for Tax Arrears - City Wide (**C 110/2025**) (***previously distributed***) – Author: Angela Lonsbery, Manager, Revenue and Collections

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

- 7.3. Update of Round 2 of the Arts, Culture and Heritage Fund 2025 – City Wide (**C 115/2025**) (***previously distributed***)– Author: Christopher Lawrence Menard, Supervisor, Community Programming – Cultural Affairs

8. CONSENT AGENDA (*previously distributed*)

- 8.1. Confirm and Ratify Report regarding Fireworks at Optimist Memorial Park – Ward 4 (**C 119/2025**) – Author: Steve Vlachodimos, City Clerk/Licence Commissioner
- 8.3. New Multi-Residential Property Tax Subclass - City Wide (**C 111/2025**) – Author: Angela Lonsbery, Manager, Revenue and Collections
- 8.4. Applications for Tax Reductions under S. 357/358 of the Ontario Municipal Act 2001 - City Wide (**C 112/2025**) – Author: Carolyn Nelson, Manager Property Valuation & Administration

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

- 8.5. Tax Relief 2025 (for 2024 Taxes) - Extreme Poverty and/or Illness - City Wide (**C 113/2025**) – Author: Carolyn Nelson, Manager Property Valuation & Administration

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

CONSENT COMMITTEE REPORTS

- 8.6. Minutes of the Windsor Licensing Commission of its meeting held May 21, 2025 (**SCM 245/2025**) (**SCM 195/2025**)

- 8.7. Minutes of the Environment & Climate Change Advisory Committee of its meeting held May 22, 2025 **(SCM 246/2025) (SCM 214/2025)**
- 8.8. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held June 3, 2025 **(SCM 247/2025) (SCM 216/2025)**
- 8.9. Minutes of the Transit Windsor Working Group of its meeting held May 27, 2025 **(SCM 248/2025) (SCM 232/2025)**
- 8.11. Response to CQ25-2024 – Illegal Car Rallies and Excessive Noise from Motor Vehicles – City Wide **(SCM 250/2025) (S 86/2025)** – *Author: Ian Day, Senior Manager Transportation*
- 8.12. Transit Windsor License Agreement with NextStar Energy Inc. - 10900 Twin Oaks Drive and 3455 Banwell Road **(SCM 251/2025) (S 92/2025)** – *Author: Stephan Habrun, Acting Executive Director, Transit Windsor*
- 8.14. Zoning By-Law Amendment – Z015-25 (ZNG/7309) - 726 Josephine Avenue, Ward 2 **(SCM 254/2025) (S 90/2025)** – *Author: Diana Radulescu, Planner II - Development Review*
- 8.16. Minutes of the International Relations Committee of its meeting held May 21, 2025 **(SCM 257/2025) (SCM 237/2025)**

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

- 8.2. Support for Invest WindsorEssex (IWE) Application to the Trade-Impacted Communities Program (TICP) **(C 109/2025)** – *Author: John Aquino, Asset Coordinator*
 - a) Gordon Orr, CEO and Gina Meret-Dybenko, Director, Marketing and Communications, Invest WindsorEssex, available for questions (in person)
- 8.10. Waste Collection By-law Amendments – City Wide **(SCM 249/2025) (S 81/2025)** – *Author: Stuart Diotte, Coordinator of Environmental Services*
 - a) Caroline Taylor, Area Resident (in person)

8.15. Official Plan Amendment 196 - Residential Corridor Designations (**SCM 255/2025**) (**S 90/2025**) – Author: Frank Garardo, Planner III - Policy & Special Studies

- a) Mark Lalovich, Chair, Housing Affordability Taskforce, Windsor-Essex County Association of Realtors (via Zoom)

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

- a) Mark Lalovich, Chair, Housing Affordability Taskforce, Windsor-Essex County Association of Realtors
b) Melissa Trudell, Area Resident
c) Mark Trudell, Area Resident
d) Sharon McKeown, Area Resident
e) Bryce Houston, Area Resident
f) Kristin Smith, Area Resident
g) Bill Mechanic, Area Resident
h) E. Stevens Abbitt, Area Resident
i) Ken Gosnell, Area Resident
j) Susan Gosnell, Area Resident
k) Charlie Culver, Area Resident
l) Aaron Ashley, Area Resident
m) Phil Boots, Area Resident
n) Jane Boots, Area Resident
o) J. Brescoe, Area Resident
p) Kevin Matte, Area Resident
q) Heather Matte, Area Resident
r) Colin Luby, Area Resident
s) Patrick Power, Area Resident
t) Deidre Ritsche, Area Resident
u) Cheryl Martin, Area Resident
v) Dennis Martin, Area Resident
w) Laura Pearn, Area Resident

8.13. Zoning Amendment - Z014-2025 [ZNG-7308] - 2121 Riverside Drive W- Ward 2 (**SCM 253/2025**) (**S 89/2025**) – Author: Frank Garardo, Planner III - Policy & Special Studies

Clerk's Note: Appendices D & J available at www.citywindsor.ca due to size

- a) Jackie Lassaline, Lassaline Planning Consultants (in person)
b) Marko Agbaba, Property Owner, President, Agbaba Holdings Inc. (in person)
c) Ratan Samuel, RAE Investments Inc. (via Zoom)

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

- a) Marko Agbaba, Property Owner, President, Agbaba Holdings Inc.
b) Vincent Chan, Area Resident
c) Chris Asmar, Area Resident
d) Dennis Ducharme, Area Resident
e) Steve & Ann-Marie Belanger, Area Residents
f) Rick Oliver, Area Resident
g) Mike Stobo, Area Resident

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

- 11.1. Extension of the Services Agreement for Parking Enforcement with Canadian Corps of Commissionaires Ottawa Windsor Division - City Wide **(C 114/2025)** – *Author: Bill Kralovensky, Manager, Transportation Operations*

12. CONSIDERATION OF COMMITTEE REPORTS (attached)

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held July 28, 2025 **(SCM 259/2025)**
- 12.3. Report of the In-Camera Striking Committee of its meeting held July 28, 2025 **(SCM 265/2025)**
- 12.4. Report of the Striking Committee of its meeting held July 28, 2025 **(SCM 266/2025)**

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

- 13.1. **By-law 135-2025** - A BY-LAW TO AMEND BY-LAW 176-2024, BEING A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.88 METRE NORTH/SOUTH ALLEY AND THE 4.88 METRE EAST/WEST ALLEY NORTH OF CLAIRVIEW AVENUE, EAST OF DIEPPE STREET, SOUTH OF RIVERSIDE DRIVE EAST AND WEST OF GENEVIEVE AVENUE, CITY OF WINDSOR, authorized by CAO 146/2025, dated July 30, 2025.
- 13.2. **By-law 136-2025** - A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CAO 152-2025, dated July 28, 2025.
- 13.3. **By-law 137-2025** - A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CAO 129/2025, dated June 25, 2025.
- 13.4. **By-law 138-2025** - A BY-LAW TO REPEAL BY-LAW NUMBER 6366, AS AMENDED BY BY-LAW 10277, BEING A BY-LAW RESPECTING THE TRANSPORTING, STORING, HANDLING AND USE OF EXPLOSIVES IN THE CITY OF WINDSOR, authorized by CR291/2025, dated July 14, 2025.
- 13.5. **By-law 139-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR324/2025, dated July 28, 2025.

- 13.6 **By-law 140-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR322/2025, dated July 28, 2025.
- 13.7 **By-law 141-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR323/2025, dated July 28, 2025.
- 13.8 **By-law 142-2025** - A BY-LAW TO REPEAL BY-LAW NUMBER 49-2018, AS AMENDED BY BY-LAW 58-2019, BEING A BY-LAW RESPECTING THE ISSUANCE OF VARIOUS PERMITS AND THE SCHEDULING OF INSPECTIONS IN THE CITY OF WINDSOR, authorized by CR292/2025, dated July 14, 2025.
- 13.9 **By-law 143-2025** - A BY-LAW RESPECTING THE ISSUANCE OF VARIOUS PERMITS AND THE SCHEDULING OF INSPECTIONS, authorized by CR292/2025, dated July 14, 2025.
- 13.10 **By-law 144-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE BUILDING CODE ACT AND REGULATIONS IN WINDSOR, authorized by CR292/2025, dated July 14, 2025.
- 13.11 **By-law 145-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 9148 BEING A BY-LAW TO REGULATE TRAFFIC WITHIN THE LIMITS OF THE CITY OF WINDSOR, authorized by CAO166/2025, dated August 20, 2025.
- 13.12 **By-law 146-2025** - A BY-LAW TO REGULATE NUISANCE INDOOR AND OUTDOOR ILLUMINATION IN THE CITY OF WINDSOR, authorized by CR211/2025, dated May 26, 2025.
- 13.13 **By-law 147-2025** - A BY-LAW TO REPEAL BY-LAW NUMBER 9-2019, AS AMENDED BY BY-LAW 140-2020, BEING A BY-LAW ESTABLISHING STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF ALL PROPERTY IN THE CITY OF WINDSOR, authorized by CR245/2025, dated May 26, 2025.
- 13.14 **By-law 148-2025** - A BY-LAW TO ESTABLISH STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF ALL PROPERTY IN THE CITY OF WINDSOR, authorized by CR245/2025, dated May 26, 2025.
- 13.15 **By-law 149-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.69 METRE EAST/WEST ALLEY EAST OF CHURCH STREET, SOUTH OF TECUMSEH ROAD WEST, AND WEST OF DOUGALL AVENUE, CITY OF WINDSOR, authorized by CR400/2024, dated September 23, 2024.

- 13.16 **By-law 150-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.69 METRE EAST/WEST ALLEY EAST OF CHURCH STREET, SOUTH OF TECUMSEH ROAD WEST AND WEST OF DOUGALL AVENUE, CITY OF WINDSOR, authorized by CR400/2024, dated September 23, 2024.
- 13.17 **By-law 151-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 3.5 METRE NORTH/SOUTH ALLEY NORTH OF WYANDOTTE STREET EAST, EAST OF CLOVER STREET, SOUTH OF CLAIRVIEW AVENUE, AND WEST OF ADELAIDE AVENUE, CITY OF WINDSOR, authorized by CR402/2024, dated September 23, 2024.
- 13.18 **By-law 152-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 3.5 METRE NORTH/SOUTH ALLEY NORTH OF WYANDOTTE STREET EAST, EAST OF CLOVER STREET, SOUTH OF CLAIRVIEW AVENUE, AND WEST OF ADELAIDE AVENUE, CITY OF WINDSOR, authorized by CR402/2024, dated September 23, 2024.
- 13.19 **By-law 153-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 8TH DAY OF SEPTEMBER, 2025.
- 14. **MOVE BACK INTO FORMAL SESSION**
- 15. **NOTICES OF MOTION**
- 16. **THIRD AND FINAL READING OF THE BY-LAWS**

By-laws 135-2025 through 153-2025 inclusive
- 17. **PETITIONS**
- 18. **QUESTION PERIOD (*previously distributed*)**
- 18.1. Summary of Outstanding Council Questions as of August 20, 2025 (**SCM 260/2025**)
- 18.2. Outstanding Council Directives as of September 8, 2025 (**SCM 261/2025**)
- 19. **STATEMENTS BY MEMBERS**

20. UPCOMING MEETINGS

Committee of Management for Huron Lodge
Tuesday, September 9, 2025
2:00 p.m., Room 522b, 350 City Hall Square West

Environment & Climate Change Advisory Committee
Thursday, September 11, 2025
5:30 pm, Room 140, 350 City Hall Square West

Windsor Accessibility Advisory Committee
Tuesday, September 16, 2025
10:00 a.m., via Zoom

Age Friendly Windsor Working Group - **CANCELLED**
Wednesday, September 17, 2025
9:30 a.m., via Zoom

City Council Meeting
Monday, September 22, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT



Committee Matters: SCM 259/2025

Subject: Report of the In-Camera Meeting of Council Held July 28, 2025

**SPECIAL MEETING OF COUNCIL – IN CAMERA
July 28, 2025**

Meeting called to order at: 12:33 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 Mark McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman

Also in attendance:

Ray Mensour, Chief Administrative Officer
Neil Robertson, Acting Commissioner, Economic Development
Andrew Daher, Commissioner, Corporate Services
Stacey McGuire, Acting 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
Kelly Goz, Manager Homelessness and Housing Support (Item 4)
Colleen Middaugh, Manager of Corporate Projects (Item 4)
Kirk Whittall, Executive Director Housing and Children Services (Item 4)
Linda Higgins, Manager Intergovernmental Funding (Item 4)
Jason Pillon, Project Coordinator (Item 4)
Kate Tracey, Senior Legal Council (Item 5)
Lori Gregg, Deputy Treasurer Taxation (Item 5)
Vincenza Mihalo, Executive Director Human Resources (Items 6 and 8)

Elizabeth Hill, Chief Executive Officer, Pesce & Associates Human Resources Consultants (Item 6) (virtual)
Michelle Staadegaard, Manager of Culture and Events (Item 7)
Norbert Wolf, Manager of Employee Relations (Item 8)
James Chacko, Executive Director Parks, Recreation, Facilities (Item 8)

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

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i>, 2001, as amended
1	Property matter – acquisition of land, Section 239(2)(c)
2	Property matter – lease, Section 239(2)(c)
3	Legal matter – proposed agreement, Section 239(2)(e)
4	Property/plan matter – housing update, Section 239(2)(c)(k)
5	Legal matter – amendments to Shareholder’s Declaration/advice subject to solicitor-client privilege, Section 239(2)(f)
6	Personal matter – labour relations, Section 239(2)(b)(d))(f)(k)
7	Personal matter – about an identifiable individual – update, Section 239(2)(b) - VERBAL
8	Personal matter – labour negotiations, Section 239(2)(d) – VERBAL

Motion Carried.

Declarations of Pecuniary Interest:

Mayor Dilkens declares an interest on Item 6 and abstains from voting and discussion on this matter as the subject affects a family member.

Discussion on the items of business.

Mayor Dilkens declares an interest on Item 6 and leaves the meeting at 1:41 p.m. and Councillor Gignac assumes the Chair.

Mayor Dilkens returns to the meeting at 1:51 p.m. and Councillor Gignac returns to her seat at the Council table.

**Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Angelo Marignani, to move back into public session.
Motion Carried.**

**Moved by Councillor Jim Morrison, seconded by Councillor Gary Kaschak,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held July 28, 2025 directly to Council for consideration at the next Regular Meeting.**

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

2. That the recommendation contained in the in-camera report from the City Solicitor, Commissioner of Corporate Services, Manager Process Engineering and Maintenance, Commissioner of Infrastructure Services/City Engineer, Manager Strategic Capital Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter –lease **BE APPROVED.**

3. That the recommendation contained in the in-camera report from the Acting Commissioner of Economic Development, Deputy Treasurer Financial Planning, Manager of Development, Executive Director Engineering/Deputy City Engineer, City Solicitor, Commissioner of Infrastructure Services/City Engineer,

Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a legal matter – proposed agreement **BE APPROVED.**

4. That the recommendation contained in the in-camera report from the Executive Director Housing and Children's Services, Executive Director Engineering/Deputy City Engineer, City Solicitor, Commissioner of Infrastructure Services/City Engineer, Commissioner of Human and Health Services and Commissioner of Finance/City Treasurer respecting a property/plan matter – housing update **BE APPROVED.**

5. That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Commissioner of Corporate Services, Executive Director Housing and Children's Services, Commissioner of Human and Health Services and Commissioner of Finance/City Treasurer respecting a legal matter – amendments to Shareholder's Declaration/advice subject to solicitor-client privilege **BE APPROVED AS AMENDED.**

6. That the recommendation contained in the in-camera report from the Executive Director of Human Resources, Commissioner of Corporate Service, Commissioner of Finance/City Treasurer and Deputy CAO and Commissioner of Economic Development respecting a personal matter – labour relations **BE APPROVED.**

Mayor Drew Dilkens discloses an interest and abstains from voting on this matter.

7. That the confidential verbal report from the Commissioner of Community Services respecting a personal matter – about an identifiable individual – update **BE RECEIVED** and Administration **PROCEED** in accordance with the verbal direction of Council.

8. That the confidential verbal report from the Commissioner of Community Services and the Executive Director of Human Resources respecting a personal matter – labour negotiations **BE RECEIVED** and Administration **PROCEED** in accordance with the verbal direction of Council.

Motion Carried.

**Moved by Councillor Fred Francis, seconded by Councillor Jo-Anne Gignac,
That the special meeting of council held July 28, 2025 BE ADJOURNED.
(Time: 2:27 p.m.)
Motion Carried.**



Committee Matters: SCM 265/2025

Subject: Report of the in-Camera Meeting of the Striking Committee of its Meeting Held July 28, 2025

**STRIKING COMMITTEE – IN CAMERA
July 28, 2025**

Meeting called to order at: 2:25 p.m.

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
Councillor Mark McKenzie

Also in attendance:

Ray Mensour, Chief Administrative Officer
Neil Robertson, Acting Commissioner Economic Development
Andrew Daher, Commissioner, Corporate Services
Stacey McGuire, Acting 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

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

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i>, 2001, as amended
-----------------	---

- | | |
|----------|--|
| 1 | Personal matter – about identifiable individual(s) –appointment of St. Clair College Student Council representative to Transit Windsor Working Group, Section 239(2)(b) |
|----------|--|

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Renaldo Agostino, to moved back into public session.

Motion Carried.

**Moved by Councillor Fred Francis, seconded by Councillor Jo-Anne Gignac,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held July 28, 2025 directly to Council for consideration at the next Regular Public Meeting or Special meeting of Council.**

1. That the confidential discussions regarding the appointment of a St. Clair College Student Council representative on the Transit Windsor Working Group **BE RECEIVED.** (see open report of the Striking Committee).

**Moved by Councillor Gary Kaschak, seconded by Councillor Jim Morrison
That the special Striking Committee meeting held July 28, 2025 BE ADJOURNED.**

(Time: 2:27 p.m.)

Motion Carried.



Committee Matters: SCM 266/2025

Subject: Report of the Striking Committee of its Meeting Held July 28, 2025

**REPORT OF THE STRIKING COMMITTEE
of its meeting held
July 28, 2025**

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
Councillor Mark McKenzie

Also in attendance:

Ray Mensour, Chief Administrative Officer
Neil Robertson, Acting Commissioner Economic Development
Andrew Daher, Commissioner, Corporate Services
Stacey McGuire, Acting 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 Souravdeep Singh **BE APPOINTED** to the ***Transit Windsor Working Group***, representing St. Clair College Student Council, for the term ending November 14, 2026 or until successors are appointed.

(2) That Councillor Renaldo Agostino **BE APPOINTED** to the ***Windsor Essex Community Housing Corporation Board of Directors*** to replace former Councillor Fabio Costante for the term expiring November 14, 2026 or until successors are appointed.

MAYOR

CITY CLERK

COMMITTEE OF ADJUSTMENT/CONSENT AUTHORITY AGENDA RECORD

PLEASE BE ADVISED THIS MEETING IS CONDUCTED ELECTRONICALLY.

The following applications are scheduled to be heard electronically by the Committee of Adjustment/Consent Authority on Thursday, September 18, 2025 in the order stated below commencing at 3:30 PM or shortly thereafter.

ITEM	ROLL #	FILE #	APPLICANT	LOCATION	REQUEST
1	3739070120291000000	A-068/25	GORDON JOSEPH PARENT DEBORAH LYNNE PARENT	4174 LISANN CRT	RELIEF: Proposed construction of detached garage requesting relief for increased maximum accessory building height.
2	3739070500065000000	A-069/25	HAUSOLOGY INC	1711 FORD BLVD	RELIEF: Requesting relief from minimum lot width for both the retained and severed lots.
3	3739070500065000000	B-054/25	HAUSOLOGY INC	1711 FORD BLVD	CONSENT: Create a New Lot.
4	3739080510036020000	A-070/25	2434233 ONTARIO LTD	2190 DAYTONA AVE	RELIEF: Request for relief from the maximum gross floor area for a semi-detached dwelling, and from the maximum gross floor area and height requirements for an accessory dwelling unit (ADU).
5	3739080510037030000	A-071/25	2434233 ONTARIO LTD	2174 DAYTONA AVE	RELIEF: Request for relief from the maximum gross floor area for a semi-detached dwelling, and from the maximum gross floor area and height requirements for an accessory dwelling unit (ADU).
6	3739080510037010000	A-072/25	2434233 ONTARIO LTD	2182 DAYTONA AVE	RELIEF: Request for relief from the maximum gross floor area for a semi-detached dwelling, and from the maximum gross floor area and height requirements for an accessory dwelling unit (ADU).
7	3739080510036010000	A-073/25	2434233 ONTARIO LTD	2198 DAYTONA AVE	RELIEF: Request for relief from the maximum gross floor area for a semi-detached dwelling, and from the maximum gross floor area and height requirements for an accessory dwelling unit (ADU).
8	3739030280051000000	A-074/25	GINO LOMAZZO ELIA SARNO	1056 MARENTETTE AVE	RELIEF: Requesting relief for increased maximum Front Yard Paving and Surfacing in Residential Districts.
9	3739070020091020000	A-075/25	1001265204 ONTARIO INC	768 CHARLOTTE ST	RELIEF: Requesting relief for increased maximum Front Yard Paving and Surfacing in Residential Districts.

10	3739070290056010000	A-076/25	2454315 ONTARIO INC	3290 RIBERDY RD	RELIEF: Proposed single unit dwelling requesting relief from reduced minimum lot width and lot area as well as increased maximum main building height.
11	3739010050021000000	A-078/25	EDWIN ANTON COPE	4347 RIVERSIDE DR E	RELIEF: Request for relief from the minimum front yard depth requirement for a single unit dwelling
12	3739050380030000000	B-055/25	1256567 ONTARIO LTD.	1235 HURON CHURCH RD	CONSENT: Create a new lot.

In addition, if you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed applications, you must make a written request to the Committee of Adjustment at the address shown below with the specific file number. Please email requests to COAdjustment@citywindsor.ca . **NOTE:** To access the Agenda Record, Comments for the upcoming meeting, and past Committee of Adjustment Minutes, please visit our website at: [Committee of Adjustment Meeting Agenda \(citywindsor.ca\)](http://Committee of Adjustment Meeting Agenda (citywindsor.ca))

MEO & ASSOCIATES INC.

Architectural & Engineering Consultants, Project Managers

825 Kingsway Drive | Burlington, Ontario, Canada L7T 3H8 | tel 905-632-6952
web www.meogroup.net | e-mail mpiskovic@meoassociates.com

August 7, 2025

Marko Agbaba
2121 Riverside Drive West
Windsor, ON N9B 1A8

This letter is to confirm a matter that was raised at the DHSC meeting on August 5, 2025, namely: can the “as-of-right” townhouse scenario with 48 bedrooms be constructed at 2121 Riverside Drive in compliance with the Ontario Building Code (OBC)?

Based on our previous experience, and a review of this site plan and conceptual floor layouts, we confirm that we can design a building with four townhouse units, each with two additional accessory dwelling units (ADUs), for a total of 48 bedrooms and 48 bathrooms, all in compliance with the OBC.

The two end townhouse units will have windows on exterior walls to serve the bedrooms. For the two middle units, three of the four bedrooms will receive natural light through clerestory windows that borrow light from adjacent common spaces that have direct access to exterior windows. The adjacent spaces will be designed to provide sufficient natural light for both their use and for the bedrooms that rely on borrowed light, as required by the OBC.

The Ontario Building Code does not require all bedrooms to be located on exterior walls, nor does it prohibit interior bedrooms. The use of transferred light is an acceptable solution under the OBC and is regularly used. In fact, this is the approach we used in your townhouse project at 1066 California Avenue, for which the City of Windsor issued a building permit, and that is currently under construction.

Please let me know if you have any questions or if further clarification is needed.

Yours Truly,

MEO & ASSOCIATES INC.



PER: Michael J. Piskovic, Architect, OAA

2121 Riverside – Townhouse Complex

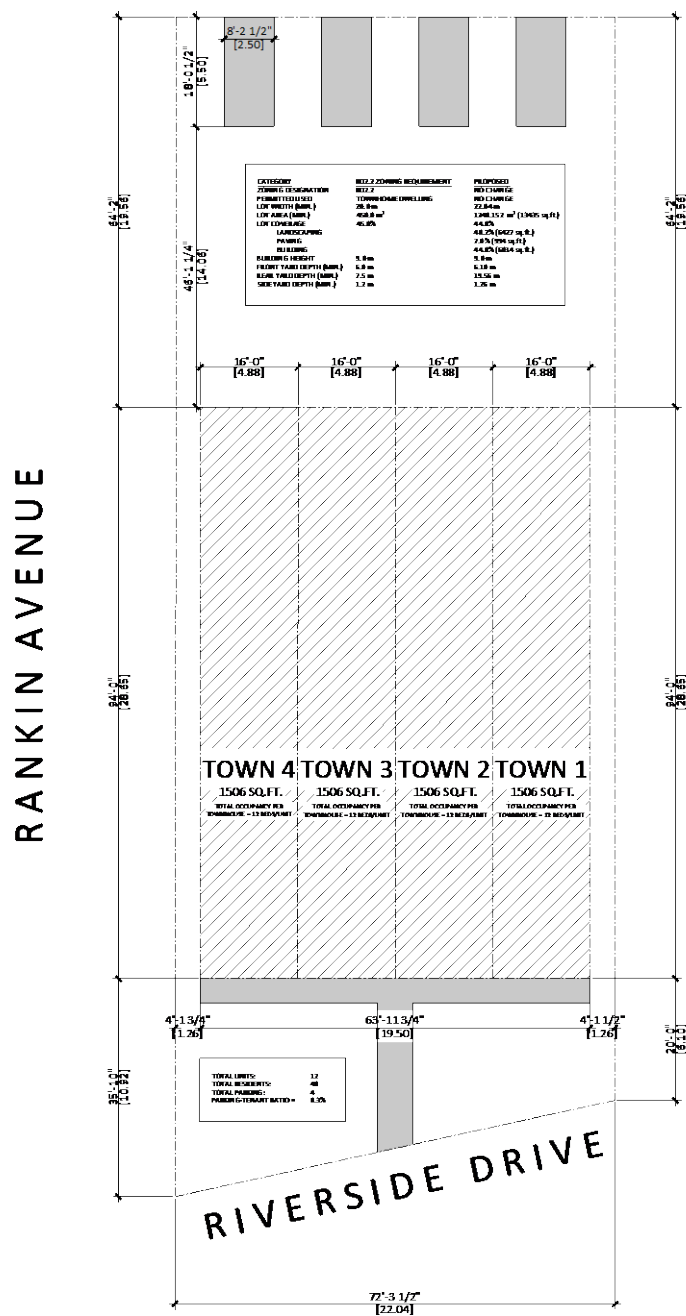
4 Towns (+2 ADUS each)

12 Units – 48 Bedrooms + 48 Bathrooms

TOWNHOUSE BYLAW REVIEW			
REGULATIONS:	RD2.2	SITE	COMPLIES
LOT WIDTH (min)	20 m	22.04 m	YES
LOT AREA (min)	200 m ² /unit 800 m min	1,248 m ²	YES
LOT COVERAGE (max)	50% with ADU	44.8 %	YES
BLDG HEIGHT (max)	9 m	9 m	YES
FRONT YARD (min)	6 m	6.1 m	YES
REAR YARD (min)	7.5 m	7.5 m	YES
SIDE YARD (min)	1.2 m	1.2 m	YES
PARKING SPACES	4 (1 space per townhouse lot)	4 spaces	YES

TOWNHOUSE VS MULTIPLE BUILDING COMPARISON		
REGULATIONS:	MULTI-UNIT BLDG	TOWNHOUSE (x4)
OCCUPANCY (density)	46 Residents in individual Studio Apartments	4 residents in each unit 3 units in each townhouse unit 4 townhouse units 48 Residents Total
Bathrooms	46 bathrooms	48 bathrooms
LOT COVERAGE (max)	44%	44.8 %
BLDG HEIGHT (max)	11.71 m (2.7 m variance)	9 m
FRONT YARD (min)	7.41 m (established bldg. line)	6.1 m (minimum setback)
REAR YARD (min)	18.5 m	7.5 m
SIDE YARD (min)	1.83 m	1.2 m
LOADING SPACES	0	0
PARKING SPACES	12 spaces on site	4 spaces (1 space on each lot)
BIKE PARKING	3 legal (+39 bonus = 42)	0
REZONING OR VARIANCE	YES	NO
SITE PLAN CONTROL	YES	NO
OPEN HOUSE REQUIRED	YES	NO

Site Plan



AGABA HOLDINGS CORPORATION		1/12/25		1/12/25	
222 RIVERSIDE DRIVE W.		1/12/25		1/12/25	
RIVERSIDE DRIVE TOWNHOME		1/12/25		1/12/25	
SITE PLAN		1/12/25		1/12/25	
cq design group		510.857.4243		510.857.4243	

Renderings







Vice-President, Finance & Operations

Assumption Hall, Room 128
400 Huron Church Road
Windsor, Ontario N9C 2J9
T 519-253-3000 (x 2092)

March 6, 2025

City of Windsor
Development & Heritage Standing Committee
350 City Hall Square West
Windsor, Ontario N9A 6S1

Re: Proposed River Vista Project , 2121 Riverside Dr

Dear Sir/Madam:

We are pleased to learn of the intentions of the River Vista project regarding a proposed new housing construction on Riverside Drive.

The University of Windsor strongly believes that the city would benefit from additional housing inventory, especially those that bring a level of diversity, accessibility and affordability to the post-secondary students who wish to reside in close proximity to the University's main campus. Being a comprehensive University with student populations from Undergraduate to PhD, and drawing students from both locally and abroad, we have seen that students are demanding a wider variety of housing options, sizes and models that suit their particular needs. The University of Windsor is firmly committed to the continued increase of affordable housing in Windsor.

Undeniably, having quality, diverse and accessible housing inventory plays a key role in our community, and we would certainly be delighted to see these types of plans take shape to the benefit of both the University and broader Windsor-Essex communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gillian Heisz'.

Gillian Heisz
Vice-President, Finance & Operations

CC: Charlie Simpkins, Director, Strategic Initiatives & Business Enterprise

From: Vincent Chan < >

Sent: September 2, 2025 14:52

To: clerks <clerks@citywindsor.ca>

Subject: Written Submission – Item 8.13 – Zoning Amendment Z 014-2025 [ZNG-7308] – 2121 Riverside Drive West

Dear City of Windsor Clerks,

My name is Vincent and I am the owner of 202 Randolph Place, located just around the corner from the proposed development at 2121 Riverside Drive West.

After watching the Development & Heritage Standing Committee meeting on August 5, 2025, I want to state clearly that I am **strongly in favour** of the proposed development. It is a visually striking building that, in my view, will significantly enhance Riverside Drive — an upgrade that is much needed.

That being said, I found the arguments around density raised by Planning to be very concerning. For example, 185 Randolph (directly across from my home) was approved for a 48-bedroom building that is now under construction. I struggle to understand why Planning would support a building with 48 residents on Randolph Place — a narrow residential street — yet recommend denial for a building with 46 residents on a larger corner lot along Riverside Drive, a major corridor. This inconsistency is troubling, and I hope our Planning process can be improved to avoid discrepancies like this in the future.

In conclusion, I fully support DHSC's decision to approve the proposed development at 2121 Riverside Drive West, and I encourage Council to do the same.

Sincerely,
Vincent Chan

September 2 2025

Dear Council,

The recent discussion and open house at 2121 Riverside brought upon a refreshing revitalization of the west Riverside Drive area. Thus far, for the past 60 years, we've driven by staid and simple 3 storey apt buildings and recently, 2 huge 10 plus storey apt. buildings.

Mr. Agbaba's proposal now brings about a refreshing, neighbourhood-accented dynamic design to the area. I only hope that perhaps Mr. Agbaba or another developer will eye out the dilapidated stretch of Rankin Ave from University to Riverside Drive for enhancing residential living in that area.

I urge Council to approve this development,

Chris Asmar

City Council
Monday, September 8, 2025
Item 8.13 - Written Submission

Sept. 2 – 2025

Dear Council,

I'm writing you all to indicate my support for the proposed building at 2121 Riverside Dr West.. I feel it will add a much needed facelift to that area in light of what is on Rankin Ave itself and the present apartment buildings on Riverside Drive West now. The building has a very classy design and when I was at the open house last summer, all the neighbours I met, were in favour of it.

Thank you
Dennis Ducharme

City Council
Monday, September 8, 2025
Item 8.13 - Written Submission

From: Ann-Marie Bélanger < >
Sent: September 3, 2025 11:21
To: clerks <clerks@citywindsor.ca>
Cc: Steve Belanger < >
Subject: re: Submission - re: Item 8.13 – Zoning Amendment Z 014-2025 [ZNG-7308] - 2121 Riverside Drive West

Dear Mayor Dilkens and Members of Council,

We are writing in support of the proposed development at 2121 Riverside Drive. My husband and I are long-time homeowners and own two properties directly across the street from the proposed site on Rankin Avenue.

When we first received the notice from the City, we found the letter somewhat misleading. It stated the property was zoned for four units, when in fact, the zoning already allowed for over 40 units. This caused initial confusion, but after learning more about the project's scope at the Development and Heritage Standing Committee meeting on August 5, we are excited about the development and the potential it brings to enhance our community.

We believe thoughtfully designed density adds vitality to the neighbourhood, especially when it complements and supports existing infrastructure like Atkinson Park, which serves as a true community hub.

In light of this, we respectfully request that some of the property taxes from the 2121 Riverside development be allocated toward Atkinson Park improvements, including:

- *Upgrades to the skateboard park, which is well-used and showing signs of wear*
- *A water fountain near the soccer fields, to support athletes and families*
- *Addressing after-hours use of the pool, as individuals frequently jump the fence to swim at night, creating ongoing safety and liability concerns*
- *Returning the Harry Potter Garden back to the City, as the original caretakers have either moved away or may no longer be able to maintain it. It has unfortunately become overrun with weeds*

This is a timely opportunity to invest in the broader community as it grows. Long-time residents and new neighbours alike deserve well-maintained and vibrant public spaces.

Thank you for your time and for considering this recommendation as part of the broader vision for our West End neighbourhood.

Sincerely,
Steve & Ann-Marie Belanger
Neighbour & Community Supporters

Written Submission- Item 8.13 zoning amendment 2014-2025(ZNG 7308) 2121 Riverside Drive West,,I strongly support the proposed development to build a student apartment building at 2121 Riverside West, It will be a new building concept and will enhance the Riverside Drive Riverfront, It is very most needed, Rick Oliver former owner 2081 Riverside Drive West



3020 DEZIEL DRIVE, WINDSOR, ONTARIO, N8W 5H8 PHONE 519.966.6432 FAX 519.966.4469 WWW.WINDSORREALESTATE.COM

July 3, 2025

His Worship Mayor Drew Dilkens
Office of the Mayor
City of Windsor
350 City Hall Square West
Windsor, ON N9A 6S1

RE: Proposed Development Charge Increases and Residential Corridor Policy

Dear Mayor Dilkens,

I am writing to you today on behalf of the members of the Windsor-Essex County Association of REALTORS® (WECAR) to provide our feedback on two policy proposals currently before the City of Windsor. Specifically, WECAR would like to outline its concerns regarding the proposed increase to municipal development charges (DCs), and second, we would like to offer our strong support for the planned introduction of new Residential Corridor designations under Official Plan Amendment 196 and some recommendations for further strengthening this provision.

Concerns Regarding the Proposed Development Charge Increases

As you know, the City's Development Charge Taskforce is currently considering updating Windsor's DC by-law. As part of this work, the city commissioned a study from a consultant which has recommended that DCs be increased by over 75% on most forms of residential housing in the Windsor and specifically the South Sandwich development area. At a time when Windsor is challenged by the dual threat of a housing affordability crisis and U.S. trade disruption, this change would make Windsor one of the highest housing tax jurisdictions in southwestern Ontario adding tens of thousands of dollars to the cost of a new home.

Windsor's local economy is facing some strong headwinds. After several years of very impressive growth and economic activity, our unemployment rate has increased to over 10% (one of the highest in Ontario) and our automotive sector is being challenged by ongoing Canada-U.S. trade negotiations volatility. In the face of these issues, Windsor must remain competitive in attracting investment and building affordable housing for the workers and families. The proposed DC increases, however, risk doing the opposite. They would add tens of thousands of dollars to the cost of building new homes, making affordability worse at a time when many buyers are struggling to enter the market.

Similarly, the steep increase in development charges would hit local home builders particularly hard who are experiencing a significant slowdown in sales activity. Adding tens of thousands of dollars to the cost of a new home in Windsor will make it even harder for local home builders to sell their existing developments.

Given the proposed increase in DCs, it is worth noting that Windsor's Development Charge Reserve Fund currently sits at a healthy \$35.6 million - an increase of over 80% since 2021. With such a strong fiscal position, WECAR submits that dramatic increases are neither necessary nor appropriate at this time.

Finally, a steep increase in DCs will make it even harder for Windsor to meet our housing supply targets. While housing starts reached a high in 2024, this should not be interpreted as evidence that Windsor's market can absorb further cost pressures. Housing construction in 2023 was at a historic lows and starts in the first quarter of 2025 starts are already significantly lagging. If we want to keep housing growth on track, now is the time for restraint not additional financial burdens on new housing supply.

Support for Residential Corridors with Recommendations for Expansion

While we have concerns with respect to proposed DC increases, WECAR strongly supports the City's initiative to introduce Residential Corridor designations as a way to increase housing choice, particularly the "missing middle" forms such as triplexes, townhomes, and low-rise apartments. Concentrating residential development along arterial and collector roads with access to transit and infrastructure is both smart growth and fiscally responsible.

With that in mind, we encourage Council to strengthen this policy in two critical ways. First, the proposed corridor areas should be expanded to include all Mixed-Use Corridors identified under the Mayor's Housing for Windsor Plan. These areas are ideally situated to accommodate additional residential density and represent a missed opportunity if excluded. Including them now would reflect a more ambitious and forward-looking approach that aligns with the City's own intensification goals and the Provincial Planning Statement, 2024.

Specifically, we note that the current amendment would only extend the corridor designation to Cabana Rd West, Lauzon Road and Wyandotte Street East or just 3 kilometres or just 6% of the City's Mixed-Use Corridors (total 49.75 kms) identified for intensification. Given the challenges Windsor is facing with respect to affordability, housing supply and future growth, WECAR encourages the city to be more ambitious and expand the corridor designation to more parts of the city.

Second, WECAR recommends that development charges be reduced or fully exempted for new residential projects located within the proposed Residential Corridors. Waiving or discounting these charges would directly incentivize the type of infill and gentle density that the City's planning goals seek to achieve. It would also send a clear and positive message to builders and homeowners that Windsor is committed to improving housing affordability and welcoming new investment.

There is a strong precedent for this approach. The Region of Niagara, for example, implemented a Smart Growth Development Charge Reduction Program that offers a 50% reduction in DCs for projects located in brownfield areas within urban boundaries provided the development meets certain sustainability and intensification criteria. This program has proven effective in encouraging housing in established areas without requiring costly expansions to servicing infrastructure.

Other Ontario municipalities, such as the City of London and the Region of Waterloo, have also introduced targeted DC relief in areas earmarked for intensification, particularly around transit corridors and urban growth centers. These policies are based on a recognition that the long-term fiscal and social benefits of urban infill including more efficient infrastructure use, increased housing supply, and compact growth, outweigh the short-term revenue from charges.

For Windsor, the Residential Corridors represent an ideal opportunity to apply this kind of incentive. Many of the candidate streets—such as Wyandotte Street East and Cabana Road West—already have access to public transit, and the proposed policy aims to increase density along precisely those corridors where infrastructure already exists. Reducing or exempting DCs in these areas would help unlock projects that are currently marginal in their financial viability and would support the creation of more diverse, family-oriented housing options such as townhomes, and fourplexes.

As Windsor prepares for future economic growth, including new manufacturing investments tied to the EV and battery industries, it is vital that the city put in place policies that will attract and accommodate the workers and families who will power that growth. A targeted DC exemption for Residential Corridors is one such policy, and we urge Council to act boldly in adopting it.

WECAR wants to thank you for your leadership in supporting a strong and resilient Windsor in the face of such economic challenges. We are committed to working collaboratively with you and Council on these important files. We would welcome an opportunity to meet with you soon to discuss how we can support your plans as Mayor to keep Windsor strong. A member of the WECAR staff will reach out to your office to coordinate a meeting time.

Thank you for considering our feedback. Please accept our best wishes.

Sincerely,

Julianna Biondo
2025 President
Windsor-Essex County Association of REALTORS®

cc: Windsor City Council
Jason Reynar, Chief Administrative Officer
Thom Hunt, Commissioner of Planning & Building Services
Frank Garardo, Planner III – Policy and Special Studies

September 5, 2025

City Council
Monday, September 8, 2025
Item 8.15 - Written Submission

RE: [Proposed Official Plan Amendment 196 \(File OPA/7311\): Residential Corridor Designation](#)

ATTN: Mayor Dilkens, Councillor Gignac and all members of Council

As impacted residents, we are writing to express that we are STRONGLY OPPOSED to the proposed land use changes from mixed-use to residential use only on Wyandotte Street in Riverside. The current proposal will decrease the potential number of dwellings built in our neighbourhood, reduce opportunities to access walkable services and retail, and will inhibit growth of the existing BIA. Overall, this change will stunt the growth and progress of our neighbourhood and what makes it unique.

We are asking for your support to PRESERVE RIVERSIDE MAINSTREET. Maintaining the current mixed-use zoning for the subject parts of Wyandotte will only serve to benefit our local residents and economy, as mixed-use areas:

- Increase walkability to retail/grocery shops, services, restaurants, and other amenities.
- Reduce traffic congestion and reliance on cars/long commutes.
- Build culture and community and enhance safety by bringing people out/together in public spaces.
- Increase development of the local economy by attracting businesses and creating jobs.

Maintaining current zoning also supports the *City of Windsor Housing Solutions Made for Windsor Plan* and associated commitments by:

- Increasing housing and infill of walkable neighborhoods
- Encouraging new developments that complement and respect the integrity of our City's unique and vibrant established neighbourhoods
- Increasing opportunities for adding new amenities for residents
- Maintaining quality of life for residents and reducing sprawl

The benefits and reasons to undertake this rezoning are not clear. In fact, this move seems to contradict the City's goals (i.e. by encouraging single family homes and small multi-unit dwellings to transition to higher density housing at a LATER time). The subject areas are currently mostly residential, and mixed-use zones already allow for ALL forms of housing included in residential zones, with the added benefits and opportunities of mixed-use. Increased housing would be better achieved by capitalizing on mixed-use and incentivizing multi-unit dwelling builds (especially those with built in services and amenities for residents).

Removing mixed-use zoning removes opportunities for those who invested in living close to Wyandotte for the benefits, opportunities and convenience that a Mainstreet provides. There are no clear issues with the current zoning, and no community groups have asked for this change; however, by taking away mixed-use zones, it takes away the opportunity to build more neighbourhoods that are connected, vibrant and serve a growing City with the most efficient urban planning principles.

Windsor's Mainstreets are cultural and social gems that need your protection as they are irreplaceable - literally. Today's building codes don't allow Mainstreets. Instead, they encourage taking up valuable land with concrete and asphalt plazas that don't build communities.

September 5, 2025

We hope you see the value of PRESERVING RIVERSIDE MAINSTREET to support future growth, prosperity and a vibrant community, and that you will support residents by OPPOSING this proposal.

Thank you for your consideration.

Sincerely,

Melissa Trudell, Windsor Resident

Mark Trudell, Windsor Resident

Sharon McKeown, Windsor Resident

Bryce Houston, Windsor Resident

Kristin Smith, Windsor Resident

Bill Mechanic, Windsor Resident

E. Stevens Abbitt, Windsor Resident

Ken Gosnell, Windsor Resident

Susan Gosnell, Windsor Resident

Charlie Culver, Windsor Resident

Aaron Ashley, Windsor Resident

Phil Boots, Windsor Resident

Jane Boots, Windsor Resident

J. Brescoe, Windsor Resident

Kevin Matte, Windsor Resident

Heather Matte, Windsor Resident

Colin Luby, Windsor Resident

Patrick Power, Windsor Resident

Deidre Ritsche, Windsor Resident

Cheryl Martin, Windsor Resident

Dennis Martin, Windsor Resident

Laura Pearn, Windsor Resident