

ACON 2025

September 19, 2025

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, September 22, 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 22, 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.

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 22, 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
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READING OF LAND ACKNOWLEDGEMENT

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

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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4.	ADOPTION OF THE MINUTES (<i>attached</i>)
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4.1.	Adoption of the Windsor City Council minutes of its meeting held September 8, 2025 (SCM 295/2025)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

"Legion Week" – September 21 to 27, 2025

"British Home Children's Day" – September 28, 2025

"Healthy Workplace Month" – October 2025

"National Disability Employment Awareness Month" – October 2025

"International Day of the Girl" – October 11, 2025

Flag Raising Ceremony

"Legion Week" – September 22, 2025

"Franco-Ontarian Day" – September 25, 2025

"International Day of the Girl" – October 10, 2025

Illumination

“Franco-Ontarian Day” – September 25, 2025

“British Home Children’s Day” – September 28, 2025

6. COMMITTEE OF THE WHOLE

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

7.1. Correspondence Item 7.1.1. (CMC 13/2025) (previously distributed)

Clerk’s Note: Item 7.1.2 through 7.1.4 – Correspondence Items *(attached)*

No.	Sender	Subject
7.1.2	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority on Thursday, October 2, 2025. Administrative Lead: City Planner Z2025 Note & File
7.1.3	Essex-Windsor Solid Waste Authority (EWSWA)	Resolution of EWSWA Board – Green Bin Program Promotion and Education Administrative Lead: Commissioner, Infrastructure Services & City Engineer EI2025 Note & File
7.1.4	Essex-Windsor Solid Waste Authority (EWSWA)	Resolution of EWSWA Board - Circular Materials Response Re: Single-Stream Recycling Administrative Lead: Commissioner, Infrastructure Services & City Engineer EI2025 Note & File

7.2. Response to CR356/2023 Green Bin Communication Plan – City Wide (C 116/2025) (previously distributed) Author: Stuart Diotte, Manager, Waste Collection Contracts, Environmental Services – Public Works Operations

- 7.3. Response to Inquiry Regarding Infrastructure Related Strategies to Discourage Unsafe Behaviours in the Public Roadway – City Wide **(C 120/2025) (previously distributed)**
Author: Rob Slater, Executive Initiatives Coordinator
- 7.4. Delegation of Authority Semi-Annual Summary Report for Period January 1, 2025 to June 30, 2025 (City Wide) **(C 127/2025) (previously distributed)** *Author: Pina Ciotoli, Executive Administrative Assistant*
- 8. CONSENT AGENDA (previously distributed)**
- CONSENT COMMITTEE REPORTS
- 8.2. City of Windsor Urban Forest Management Plan (UFMP) and Response to CQ 14-2022 **(SCM 213/2025) (S 82/2025)** *Author: Yemi Adeyeye, City Forester/Manager, Forestry & Natural Areas*
- Clerk's Note:** Appendix A & B available at www.citywindsor.ca due to size; and, Administration is providing the **previously distributed** additional information memo **(AI 22/2025)**
Author: Yemi Adeyeye, City Forester/Manager, Forestry & Natural Areas
- 8.3. Response to CQ32-2020: Regarding Tree Protection and Replacement Policies - City Wide **(SCM 256/2025) (S 88/2025)** *Author: Frank Garardo, Planner III - Policy & Special Studies*
- Clerk's Note:** See Item 8.2 Appendix A & B, available at www.citywindsor.ca due to size.
- 8.4. Zoning By-law Amendment Application for 7900 Anchor Drive & 8100 Twin Oaks Drive, Z-016/25 [ZNG-7310], Ward 9 **(SCM 276/2025) (S 98/2025)** *Author: Brian Nagata, Planner II - Development Review*
- 8.5. Zoning By-law Amendment Application for 0 & 1841 Longfellow Avenue, Z-017/25 [ZNG-7312], Ward 10 **(SCM 277/2025) (S 99/2025)** *Author: Brian Nagata, Planner II - Development Review*
- 8.7. Approval of a Plan of Condominium with Exemption under Section 9(3) of the Condominium Act, 4470 North Service Road East; File No.: CDM 001-25 [CDM-7316]; Ward 5 **(SCM 279/2025) (S 97/2025)** *Author: Justina Nwaesei, Senior Planner - Development*
- 8.8. Request to Extend MRLA's Consulting Services to Stage 2 of the Walkerville HCD - Ward 4 **(SCM 275/2025) (S 104/2025)** *Author: Tracy Tang, Planner III - Heritage (Acting)*
- 8.9. Response to CQ 28-2024 – Downtown Residential Parking Requirements **(SCM 282/2025) (C 85/2025)** *Author: Adam Szymczak, Senior Planner - Development*

- 8.10. Brownfield CIP Application - 844 Bridge Ave - Ward 2 **(SCM 283/2025) (S 94/2025)**
Author: Simona Simion, Planner III - Economic Development (Acting)
- 8.11. Demolition Application subject to Demolition Control - 1968 George Ave - Ward 5
(SCM 284/2025) (S 95/2025) *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 8.12. Downtown CIP - 257 Wyandotte St E - Ward 3 **(SCM 285/2025) (S 101/2025)** *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 8.13. Downtown CIP - 423-437 Ouellette Ave - Ward 3 **(SCM 280/2025) (S 102/2025)** *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 8.16. Minutes of the Age Friendly Windsor Working Group of its meeting held May 14, 2025
(SCM 268/2025) (SCM 198/2025)
- 8.17. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held June 12, 2025 **(SCM 269/2025) (SCM 226/2025)**
- 8.18. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held March 12, 2025
(SCM 270/2025) (SCM 241/2025)
- 8.20. 2024 Pathway to Potential (P2P) Annual Impact Report Update **(SCM 272/2025) (C 75/2025)** *Author: Charmaine Valbuena, Social Planning Coordinator*
- 8.21. Windsor Regional Employment Network (WREN) Update **(SCM 273/2025) (C 102/2025)** *Author: Tanya Antoniw, Executive Director, Employment & Social Services*

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

10. **PRESENTATIONS AND DELEGATIONS (previously distributed)**

PRESENTATIONS: (10 MINUTES)

- 10.1. Windsor Symphony Orchestra - Annual Update
 - a) Deborah Severs, Chair of the Board of Directors, and Lillian Scheirich, Concertmaster, Windsor Symphony Orchestra (in person)
- 8.15. Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide
(SCM 267/2025) (S 107/2025) *Author: Diane Wilson, Manager Social and Affordable Housing*

Clerk's Note: Appendix A, B & C available at www.citywindsor.ca due to size.

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

- a) Ed Starr, Partner, SHS Consulting (in person) and Matt Pipe, Manager of Housing Policy and Research, SHS Consulting (via Zoom)
- b) Sasha Dhillon, Head of Real Estate and Developments, Excellent Service Group (in person)

WRITTEN SUBMISSIONS:

Clerk's Note: The following written submission is ***attached***:

- a) Fiona Coughlin, CEO, Habitat for Humanity Windsor-Essex

DELEGATIONS: (5 MINUTES)

- 8.1. Windsor-Canada Utilities Ltd. – Annual General Meeting – City Wide (**C 130/2025**)
Author: Joshua Meloche, Senior Legal Counsel
Clerk's Note: Appendix B available at www.citywindsor.ca due to size
 - a) Paul Gleason, Chief Risk Officer & Corporate Secretary, Garry Rossi, President & Chief Executive Officer, and Matt Carlini, Chief Financial Officer, EnWin Utilities Ltd., available for questions (in person)
- 8.6. ZBA Application for 0 Salter Avenue, Z-009/25 [ZNG-7298], Ward 3 (**SCM 278/2025**) (**S 100/2025**) *Author: Brian Nagata, Planner II - Development Review*
 - a) Hal Kersey, President, HRK Realty Services Ltd. Agent for the Applicant, available for questions (in person)
- 8.19. Temporary Exhibition Look Again! Outside! Extension and Expansion - City Wide (**SCM 271/2025**) (**S 105/2025**) *Author: Michelle Staadegaard, Manager, Culture & Events*
 - a) Jennifer Matotek, Executive Director, Art Windsor-Essex (in person)
- 8.22. Response to CQ 6-2025 re: Good Neighbour Policy Exploration – City Wide (**SCM 274/2025**) (**S 106/2025**) *Author: Kelly Goz, Manager, Homelessness & Housing Support (Acting)*
 - a) Mark Dutka, Property Owner

- 8.14. Part Closure of north/south alley located between Brant Street and Wyandotte Street East, Ward 4, SAA-7198 **(SCM 281/2025) (SCM 190/2025) (S 70/2025) (AI 16/2025)**
Author: Brian Nagata, Planner II - Development Review

Clerk's Note: Administration is providing the ***previously distributed*** additional information memo

(AI 21/2025) *Author: Brian Nagata, Planner II - Development Review*

- a) Jeffrey Nanson, Mousseau, Deluca, McPherson, Prince LLP, on behalf of the Applicant Vito Maggio Holdings Inc., available for questions (in person)
- b) Patrick Clark, CLP Law, Agent on behalf of 1912944 Ontario Ltd. (via Zoom)

- 11.7. Roseland Golf Clubhouse - Demolition and Redevelopment - Ward 1 **(C 129/2025)**
Author: Karl Muegge, Project Coordinator

- a) Stephen Johnston, Founding Partner GGA Partners Inc., available for questions (in person)
- b) Sandeep Sampath Kumar, Area Resident, available for questions (in person)
- c) Catherine Archer, Area Resident (in person)

WRITTEN SUBMISSIONS:

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

- a) Olivia Curti Durocher, Area Resident
- b) Peter Marra, Area Resident
- c) Chris Kruba, Area Resident
- d) Catherine Archer, Area Resident

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

- 11.1. 2025 Second Quarter Operating Budget Variance Report **(C 104/2025)** *Author: Janice Guthrie, Commissioner of Finance & City Treasurer*
- 11.2. 2026 Capital Budget Pre-Approval - City Wide **(C 122/2025)** *Author: Fahd Mikhael, Manager of Design*
- 11.3. Banwell Road/E.C. Row Expressway Interchange and Corridor Improvements - Noise Bylaw (6716) Exemption - Ward 7 **(C 123/2025)** *Author: Patrick E. Robitaille, Project Administrator*
- 11.4. Abandonment of the Pillette No. 1 Drain (Grand Marais Branch Drain) – Ward 5 **(C 124/2025)** *Author: Tom Graziano, Engineer III / Drainage Superintendent*
- 11.5. Pass By-Law for Parent Outlet Drain Abandonment – Ward 7 **(C 125/2025)** *Author: Tom Graziano, Engineer III / Drainage Superintendent*

- 11.6. Pass By-Law for Repair and Improvement of the Dawson Drain – Ward 9 (**C 126/2025**)
Author: Tom Graziano, Engineer III / Drainage Superintendent
- 11.8. Surplus Declaration and Sale Authorization – 0 Chappus Street (abutting 1775 Chappus Street) – Ward 1 (**C 131/2025**) *Author: Stephanie Allen Santos, Coordinator of Real Estate Services*

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 September 8, 2025 (**SCM 290/2025**)
- 12.3. Report of the In-Camera Striking Committee of its meeting held September 8, 2025 (**SCM 291/2025**)
- 12.4. Report of the Striking Committee of its meeting held September 8, 2025 (**SCM 292/2025**)

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

- 13.1 **By-law 154-2025** - A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN PLAN 972 IN THE CITY OF WINDSOR, authorized by by-law 139-2013, dated August 26, 2013.
- 13.2 **By-law 155-2025** - A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN PLAN 1472 IN THE CITY OF WINDSOR, authorized by by-law 139-2013, dated August 26, 2013.
- 13.3 **By-law 156-2025** - A PROVISIONAL BY-LAW TO ABANDON THE PILLETTE NO. 1 DRAIN (GRAND MARAIS BRANCH DRAIN) IN THE CITY OF WINDSOR, see Item 11.4.
- 13.4 **By-law 157-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 22ND DAY OF SEPTEMBER, 2025.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

- 15.1. Moved by: Councillor Angelo Marignani
Seconded by: _____

WHEREAS on February 21, 2025, the 2025 Budget process was finalized which included a tax levy reduction as a result of the naturalization of parkland; and further,

WHEREAS Martinique Park was identified as one of the city parks which would be subject to naturalization;

THEREFORE BE IT RESOLVED THAT Administration **BE DIRECTED** to reverse the decision to naturalize Martinique Park as part of the 2026 Operating Budget process for consideration.

WRITTEN SUBMISSION:

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

- a) Dave Cooke, Area Resident
- b) Jillian Masse, Area Resident
- c) Deborah Carriere, Area Resident

16. THIRD AND FINAL READING OF THE BY-LAWS (*previously distributed*)

By-law 154-2025, 155-2025, and 157-2025

- 16.1 **By-law 119-2025** - A BY-LAW TO PROVIDE FOR A DRAINAGE WORKS IN THE CITY OF WINDSOR IN THE DAWSON DRAIN, see Item 11.6.

- 16.2 **By-law 120-2025** - A BY-LAW TO ABANDON THE PARENT OUTLET DRAIN, see Item 11.5.

Clerk's Note: By-laws 119-2025 and 120-2025 were inadvertently not differentiated for first and second readings at a previous meeting. As such, a clerk's correction has been made as part of the public record and the 3rd reading is now coming forward for the September 22, 2025, meeting of City Council.

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Transit Windsor Working Group
Wednesday, September 24, 2025
9:30 a.m., Room 522b, 350 City Hall Square West

Environment, Transportation, and Public Safety Standing Committee
Wednesday, September 24, 2025
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, September 24, 2025
Immediately following the Environment, Transportation & Public Safety Standing Committee meeting, Room 139, 350 City Hall Square West

Community Services Standing Committee - **CANCELLED**
Wednesday, October 1, 2025
9:00 a.m., Council Chambers

Environment & Climate Change Advisory Committee
Thursday, October 2, 2025
5:30 p.m., Room 140, 350 City Hall Square West

Development & Heritage Standing Committee
Monday, October 6, 2025
4:30 p.m., Council Chambers

Active Transportation Expert Panel
Wednesday, October 8, 2025
2:30 p.m., via Zoom

City Council Meeting
Monday, October 20, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT



Committee Matters: SCM 295/2025

Subject: Adoption of the Windsor City Council minutes of its meeting held September 8, 2025

City Council Meeting

Date: Monday, September 8, 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 10:01 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 28, 2025

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

That the minutes of the Meeting of Council held July 28, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 242/2025

5. NOTICE OF PROCLAMATIONS

None presented.

6. COMMITTEE OF THE WHOLE

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

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:

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(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 135-2025 through 153-2025 (inclusive)

Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence Report for Monday, September 8, 2025 City Council Meeting

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR340/2025

That the following Communication Items 7.1.1 through 7.1.7 as set forth in the Council Agenda **BE REFERRED** as noted;

No.	Sender	Subject
7.1.1	City Planner / Executive Director	Application and Draft Plan of Subdivision/Condominium, Atwan Development Inc., 4470 North Service Road, for approval of a plan of condominium for three structures containing a combined total of 41 industrial units within an industrial plaza. Administrative Lead: City Planner Z/15007 Note & File
7.1.2	City Planner / Executive Director	Application for Zoning By-law Amendment, Peter Botros, 619 Cabana Road West, to permit construction of three new multiple dwellings with six units each, with reduced minimum lot width for each proposed building. Administrative Lead: City Planner Z/15008 Note & File
7.1.3	City Planner / Executive Director	Application for Zoning By-law Amendment, Andi Shallvari, 475-479 Cabana Road West, to permit construction of two townhouse dwellings with 6 units each. Administrative Lead: City Planner Z/15009 Note & File

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No.	Sender	Subject
7.1.4	City Planner / Executive Director	Application for Zoning By-law Amendment, Orak Stucco, 1841 Longfellow Ave, to construct a two storey semi-detached dwelling with increased maximum gross floor area as a site-specific provision. Administrative Lead: City Planner Z/15011 Note & File
7.1.5	City Planner / Executive Director	Application for Zoning By-law Amendment, Preview Imaging Inc., 7900 Anchor Drive & 8100 Twin Oaks Drive, to add a site-specific provision to allow construction of a one to two storey addition to connect the existing two medical office buildings, and a one to two storey addition to part of the existing medical office building. Administrative Lead: City Planner Z/15010 Note & File
7.1.6	City Planner / Executive Director	Application for Zoning By-law Amendment, Sterling Ridge Residential Inc., 0 Salter Ave, to allow for the construction of a two storey, 8 unit Multiple Dwelling with a parking area. Administrative Lead: City Planner Z/15012 Note & File
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

Carried.

Report Number: CMC 12/2025

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7.2. 2025 Sale of Lands for Tax Arrears - City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR341/2025

That the report of the Manager, Revenue and Collections dated August 8, 2025 entitled "2025 Sale of Lands for Tax Arrears - City Wide" **BE RECEIVED** for information.

Carried.

Report Number: C 110/2025

Clerk's File: APM2025

7.3. Update of Round 2 of the Arts, Culture and Heritage Fund 2025 – City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR342/2025

That the report of the Supervisor, Community Programming – Cultural Affairs dated August 21, 2025 entitled "Update of Round 2 of the Arts, Culture and Heritage Fund 2025 – City Wide" **BE RECEIVED** for information.

Carried.

Report Number: C 115/2025

Clerk's File: AF/14854

8. CONSENT AGENDA

8.1. Confirm and Ratify Report Regarding Fireworks at Optimist Memorial Park – Ward 4

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

Decision Number: CR343/2025

That the results of the email poll authorized by Mayor Drew Dilkens on August 11, 2025 approving the following **BE CONFIRMED AND RATIFIED**:

That City Council **APPROVE** the request from Jeff Sobocan on behalf of the Optimist Club of South Windsor to host a firework display at Optimist Memorial Park on August 30, 2025 (rain date August 31, 2025).

Carried.

8.3. New Multi-Residential Property Tax Subclass - City Wide

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

Decision Number: CR344/2025

That the report of the Manager, Revenue and Collections dated August 8, 2025 entitled "New Multi-Residential Property Tax Subclass - City Wide" **BE RECEIVED** for information.
Carried.

Report Number: C 111/2025
Clerk's File: AF2025

8.4. Applications for Tax Reductions under S. 357/358 of the Ontario *Municipal Act 2001* - City Wide

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

Decision Number: CR345/2025

That City Council **ACCEPT** Administration's recommendations with regards to approval of property tax relief for those applications for Tax Reduction, Cancellation and Refunds as outlined and included in Appendixes A through C; and,

That City Council **ACCEPT** the recommendation of the City Treasurer with regards to the write-off of taxes as outlined and included in Appendix D; and,

That City Council **SUPPORT** Administration's recommendation with regards to the denial of applications for Tax Reduction, Cancellation and Refund as outlined in Appendix E; and,

That the City Treasurer (or designate) **BE AUTHORIZED** to amend the City's Tax Master Collector's Roll for the 2018 through 2025 taxation years in the amount of \$189,518 (including the education portion) as outlined in Appendix F.
Carried.

Report Number: C 112/2025
Clerk's File: AF2025

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8.5. Tax Relief 2025 (for 2024 Taxes) - Extreme Poverty and/or Illness - City Wide

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR346/2025

That City Council **ACCEPT** Administration's recommendation with regards to approval of five (5) applications for total tax relief of \$10,905 (inclusive of education portion); and,

That City Council **SUPPORT** Administration's recommendation with regards to the denial of thirteen (13) applications for tax relief; and,

That City Council **ACCEPT** Administration's recommendation with regards to maintaining the home assessment value threshold at \$168,000 for the 2026 Tax Relief Program – for 2025 taxes.

Carried.

Report Number: C 113/2025

Clerk's File: AF2025

8.6. Minutes of the Windsor Licensing Commission of its meeting held May 21, 2025

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR347/2025 ETPS 1072

That the minutes of the Windsor Licensing Commission meeting held May 21, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 245/2025 & SCM 195/2025

Clerk's File: MB2025

8.7. Minutes of the Environment & Climate Change Advisory Committee of its meeting held May 22, 2025

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR348/2025 ETPS 1073

That the minutes of the Environment & Climate Change Advisory Committee meeting held May 22, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 246/2025 & SCM 214/2025
Clerk's File: MB2025

8.8. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held June 3, 2025

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

Decision Number: CR349/2025 ETPS 1074
That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board meeting held June 3, 2025 **BE RECEIVED**.
Carried.

Report Number: SCM 247/2025 & SCM 216/2025
Clerk's File: MB2025

8.9. Minutes of the Transit Windsor Working Group of its meeting held May 27, 2025

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

Decision Number: CR350/2025 ETPS 1075
That the minutes of the Transit Windsor Working Group meeting held May 27, 2025 **BE RECEIVED**.
Carried.

Report Number: SCM 248/2025 & SCM 232/2025
Clerk's File: MB2025

8.11. Response to CQ25-2024 – Illegal Car Rallies and Excessive Noise from Motor Vehicles – City Wide

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

Decision Number: CR352/2025 ETPS 1077
That the report of the Environment, Transportation & Public Safety Standing Committee of its meeting held July 30, 2025 entitled "Response to CQ 25-2024 – "Illegal Car Rallies and Excessive Noise from Motor Vehicles-City Wide" **BE RECEIVED** by Council for information; and,

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That administration **BE DIRECTED** to provide an update in early in Q1 of 2026 related to the data presented, including an analysis of the data from the implementation of initiatives in other municipalities, particularly Vaughan, Ontario, with consideration of enacting any administrative penalties that could be emulated if there is an ongoing need to address these issues in our community.

Carried.

Report Number: SCM 250/2025 & S 86/2025

Clerk's File: SP2025

8.12. Transit Windsor License Agreement with NextStar Energy Inc. - 10900 Twin Oaks Drive and 3455 Banwell Road

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR353/2025 TWB 17

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

- I. **APPROVE** Transit Windsor entering into a license agreement with NextStar Energy Inc. in accordance with the following terms and conditions:
 - a. Transit Windsor will be granted non-exclusive access to the lands municipally known as 10900 Twin Oaks Drive and 3455 Banwell Road (collectively, the "Premises") in order to maintain its municipal transit service Route 250;
 - b. Transit Windsor will be granted exclusive use of the area identified in Appendix A attached hereto;
 - c. For a total annual cost of \$1.00 (CAD), plus HST;
 - d. The term shall be a period of three (3) years, commencing upon execution of the license agreement (the "Term"); and,
 - e. Following the initial Term, the license agreement will renew automatically on a year-to-year basis, unless written notice is provided by either party no later than 30 days prior to the expiry of the then current term; and further,
- II. **AUTHORIZE** the Acting Executive Director of Transit Windsor to sign the agreement, satisfactory in form to the City Solicitor, in technical content to the Deputy CAO/Commissioner, Economic Development, and financial content to the City Treasurer.

Carried.

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Report Number: SCM 251/2025 & S 92/2025

Clerk's File: APM/14908

8.14. Zoning By-Law Amendment – 2015-25 (ZNG/7309) - 726 Josephine Avenue, Ward 2

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR355/2025 DHSC 755

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

4. EAST SIDE OF JOSEPHINE AVENUE, BETWEEN WYANDOTTE STREET WEST AND ROONEY STREET

For the lands comprising of the north Part Lot 18 and the south Part Lot 17, Registered Plan 1042, one *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

- a) *Lot Width:* minimum 12.5 m
- b) *Lot Area:* minimum 410 m²
- c) *Lot Coverage:* maximum 48.0%
- d) *Rear Yard Depth:* minimum 7.20 m
- e) *Gross Floor Area:* maximum 460 m²

[ZDM 3; ZNG/7309]

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the north Part Lot 18 and the south Part Lot 17, Registered Plan 1042, situated on the east side of Josephine Ave between Wyandotte Street West and Rooney Street, from RD1.3 to RD1.3x(4).

Carried.

Report Number: SCM 254/2025 & S 91/2025

Clerk's File: Z/14992

8.16. Minutes of the International Relations Committee of its meeting held May 21, 2025

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR357/2025 DHSC 758

That the minutes of the International Relations Committee meeting held May 21, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 257/2025 & SCM 237/2025
Clerk's File: MB2025

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

8.2. Support for Invest WindsorEssex (IWE) Application to the Trade-Impacted Communities Program (TICP) (CITY WIDE)

Gordon Orr, CEO and Gina Meret-Dybenko, Director, Marketing and Communications, Invest WindsorEssex

Gordon Orr CEO and Gina Meret-Dybenko Marketing and Communications, Invest WindsorEssex appear before City Council regarding the administrative report dated August 8, 2025, entitled "Support for Invest WindsorEssex (IWE) Application to the Trade-Impacted Communities Program (TICP)" and are available for questions.

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: CR339/2025

- I. That City Council **SUPPORT** Invest WindsorEssex's (IWE) application to the Trade-Impacted Communities Program (TICP) Stream 2 grant; and,
- II. That the Chief Administrative Officer **BE AUTHORIZED** to issue a letter of support to IWE for the submission of their application to the TICP Stream 2 grant; and,
- III. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute a Memorandum of Understanding with IWE as required for the submission of their application to the TICP Stream 2 grant, including the in-kind and salary recovery details noted in the Financial Matters section of this report, satisfactory in technical content to the Commissioner, Economic Development, in legal form to the City Solicitor or designate and in financial content to the City Treasurer or designate; and,
- IV. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign any agreements or documents arising as a result of IWE's successful application to the TICP

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Stream 2 grant, satisfactory in technical content to the Commissioner, Economic Development, in legal form to the City Solicitor or designate and in financial content to the City Treasurer or designate; and,

V. That in the event the grant application is not successful, **CONSIDER** the Memorandum of Understanding between IWE and the Corporation of the City of Windsor null and void.
Carried.

Report Number: C 109/2025
Clerk's File: GM/14960

8.10. Waste Collection By-law Amendments – City Wide

Caroline Taylor, Area Resident

Caroline Taylor, area resident, appears before City Council and expresses concern with the recommendation in the administrative report dated June 4, 2025, entitled “Waste Collection By-law Amendments – City Wide” relating to the lack of enforcement, or urgency surrounding repeat offenders in her neighbourhood; and concludes by indicating that trash laid out at the road for weeks attracts rodents and has a bad smell that disrupts the quality of life for her and her neighbours and urges City Council to revisit the budget to allow more funding for by-law enforcement officers in order to address this growing problem.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR351/2025 ETPS 1076

I. That Waste Collection By-law 2-2006 **BE AMENDED** as listed and attached in Appendix “A” of this report (collectively, the “Amendments”); and further,

II. That the City Solicitor **BE DIRECTED** to prepare the necessary documents to amend By-law 2-2006.
Carried.

Report Number: SCM 249/2025 & S 81/2025
Clerk's File: AB2025

8.15. Official Plan Amendment 196 - Residential Corridor Designations

Mark Lalovich, Chair, Housing Affordability Taskforce, Windsor-Essex County Association of Realtors

Mark Lalovich, Chair, Housing Affordability Taskforce, Windsor-Essex County Association of Realtors appears before City Council regarding the administrative report dated July 8, 2025, entitled “Official Plan Amendment 196 - Residential Corridor Designations” and speaks in support

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of the Administrative recommendation in the report as it relates to making room for more missing-middle housing types needed in our communities; access to transit, infrastructure, and community amenities; accommodate gentle density without overwhelming existing neighbourhoods; and concludes by suggesting that progressing towards housing targets allows our city to be competitive in the coming years and he encourages Administration to look to expand the approach more broadly across the 50 km of mixed-use corridors already identified in the official plan; and that the City look to provide targeted development charge relief for projects in designated growth areas.

Moved by: Councillor Fred Francis

Seconded by: Councillor Jim Morrison

Decision Number: CR356/2025 DHSC 756

1. That Official Plan Amendment 196 **BE APPROVED** and Volume 1: The Primary Plan of the City of Windsor Official Plan ("Official Plan") **BE AMENDED** as follows:

- That Schedule D – Land Use of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designations of the subject lands from "Mixed Use Corridor" to "Residential Corridor" as shown on Appendix A.

Carried.

Report Number: SCM 255/2025 & S 90/2025

Clerk's File: Z/14994

8.13. Zoning Amendment - Z014-2025 [ZNG-7308] - 2121 Riverside Drive W- Ward 2

Jackie Lassaline, Lassaline Planning Consultants

Jackie Lassaline, Lassaline Planning Consultants appears before City Council regarding the administrative report dated July 7, 2025, entitled "Zoning Amendment - Z014-2025 [ZNG-7308] - 2121 Riverside Drive W- Ward 2" and provides an overview of the proposed development, its features, materials, design and heritage attributes; and concludes by highlighting the alternative potential land use, as of right, should the proposed development not be approved.

Marko Agbaba, Property Owner, President, Agbaba Holdings Inc.

Marko Agbaba, Property Owner, President, Agbaba Holdings Inc. appears before City Council regarding the administrative report dated July 7, 2025, entitled "Zoning Amendment - Z014-2025 [ZNG-7308] - 2121 Riverside Drive W- Ward 2" and provides an overview of community involvement and support for this proposed development; and concludes by highlighting the much less appealing alternative potential land use, as of right, should the proposed development not be approved.

Ratan Samuel, RAE Investments Inc.

Ratan Samuel, RAE Investments Inc. appears before City Council and expresses concern with the administrative recommendation in the report dated July 7, 2025, entitled “Zoning Amendment - Z014-2025 [ZNG-7308] - 2121 Riverside Drive W- Ward 2” related to the proposed development’s location, lack of adequate parking, and potential noise disruption to the existing neighbourhood.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Kieran McKenzie

Decision Number: CR354/2025 DHSC 754

That the application to amend the City of Windsor Zoning by-law 8600 by changing the zoning on the lands of Part of Lot 1, Registered Plan 1163, Town of Sandwich as in R940402; City of Windsor, known municipally as 2121 Riverside Drive West from “Residential RD2.2 zone” to a site specific “Residential RD2.2 zone” to permit a multiple dwelling with 46 dwelling units **BE APPROVED.**

Carried.

At the request of Councillor Jo-Anne Gignac, a recorded vote is taken on this matter.

Aye votes: Councillors Angelo Marignani, Renaldo Agostino, Jim Morrison, Kieran McKenzie, Gary Kaschak, Mark McKenzie, Ed Sleiman.

Nay votes: Councillors Jo-Anne Gignac, Fred Francis and Mayor Drew Dilkens.

Abstain: None.

Absent: None.

Report Number: SCM 253/2025 & S 89/2025

Clerk’s File: Z/14993

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. Extension of the Services Agreement for Parking Enforcement with Canadian Corps of Commissionaires Ottawa Windsor Division - City Wide

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: CR358/2025

- I. That City Council **APPROVE** the extension of the Services Agreement for Parking Enforcement for one (1) year to Canadian Corps of Commissionaires Ottawa Windsor Division as provided in the current contract at a cost of \$758,221.20 (excluding HST) to be adjusted on January 1, 2026, by the inflationary factor as per the terms of the contract; and further,

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- II. That the CAO and City Clerk **BE AUTHORIZED TO EXECUTE** an extension to the agreement with Canadian Corps of Commissionaires Ottawa Windsor Division for the provision of parking enforcement services as per the Services Agreement for Parking Enforcement, at a cost of \$758,221.20 (excluding HST) to be adjusted on January 1, 2026 by the inflationary factor as per the terms of the contract; satisfactory in form to the City Solicitor, in financial content to City Treasurer, and in technical content to the City Engineer; and further,
- III. That City Council **SUPPORT** a total expenditure of \$786,998 in 2026 (including inflationary factor and non-refundable tax); and, that the City Treasurer **BE DIRECTED** to bring forward a contractual expenditure increase of \$59,272 as a priority budget increase as part of the 2026 budget process.

Carried.

Councillor Angelo Marignani was absent from the meeting when the vote was taken on this matter.

Report Number: C 114/2025

Clerk's File: ST/13323

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Report of the Special In-Camera Meeting of Council of its Meeting Held July 28, 2025

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR337/2025

That the report of the Special In-Camera meeting held July 28, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 259/2025

Clerk's File: ACO2025

12.3. Report of the In-Camera Meeting of the Striking Committee of its Meeting Held July 28, 2025

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR338/2025

That the report of the In-Camera Striking Committee of its meeting held July 28, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 265/2025

Clerk's File: ACO2025

12.4. Report of the Striking Committee of its Meeting Held July 28, 2025

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

Decision Number: CR359/2025

That the report of the Striking Committee of its meeting held July 28, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 266/2025
Clerk's File: ACO2025

13. BY-LAWS (First and Second Reading)

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

That the following By-laws No. 135-2025 through 153-2025 (inclusive) be introduced and read a first and second time:

- 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.

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- 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.

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- 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.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

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

Carried.

15. NOTICES OF MOTION

Councillor Angelo Marignani gives notice that he intends to introduce a motion for consideration at the September 22, 2025 meeting of Council regarding park naturalization.

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Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Fred Francis

Decision Number: CR360/2025

That Rule 13.9 of the Procedure By-law **BE WAIVED** to introduce a motion for consideration without prior notice regarding appealing to the Government of Canada to establish a formal board to review all incidents where the Victoria Cross should be awarded to members of the service.

Carried.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Renaldo Agostino

Decision Number: CR361/2025

Whereas since 1993, Canada has never awarded a Victoria Cross despite extraordinary valor by Canadian forces during our longest war in Afghanistan; and,

Whereas allied nations awarded their highest honours for Afghanistan service: Britain awarded 3 Victoria Crosses, Australia awarded 4, New Zealand awarded 1, and The United States awarded 18 Medals of Honor, while Canada awarded none; and,

Whereas multiple Canadian Afghanistan veterans demonstrated Victoria Cross-sort actions, including: Private Jess Larochelle who defended his position with a broken back against overwhelming Taliban forces; Warant Officer William MacDonald who crossed open ground under a hurricane of mortar to rescue wounded comrades; and Master Corporal Sean Teal who rescued fallen soldiers while under direct enemy fire; and,

Whereas Afghanistan veterans feel their sacrifice has been forgotten, despite Canada's significant commitment and casualties; and,

Whereas this cause has gained unprecedented support from distinguished Canadians, including General Romeo Dallaire, General Lewis MacKenzie, Minister Bill Blair, MP Erin O'Toole, and endorsements from 100+ military associations, multiple cities, and four Canadian brigade commanders who led battle groups during the Afghanistan war

THEREFORE BE IT RESOLVED:

That the City of Windsor, Ontario **CALL UPON** the Government of Canada **TO ESTABLISH** an independent Military Honours Review Board to review Afghanistan veterans' cases where evidence suggests Victoria Cross criteria were met, beginning immediately with Private Jess Larochelle's case whose October 14, 2006 actions clearly demonstrate "most conspicuous bravery" and that the board include review of other compelling Afghanistan cases and address other historical cases.

Carried.

Clerk's File: GF2025

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

That the By-laws No. 135-2025 through 153-2025 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

18.3. CQ 16-2025

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR362/2025

That the following Council Question by Councillor Angelo Marignani **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 16-2025:

Assigned to: Commissioner, Infrastructure Services & City Engineer

Countdown timers on traffic signals improve safety for pedestrian and drivers. Asks Administration what can we do as a city to incorporate this safety tool, such as new construction retrofit programs or funding allotments with a dedicated budget, and asks Administration to report back regarding a feasibility study on the cost, timeline, and the logistics of a citywide implementation plan and outlining a phased in approach for installing countdown timers on our traffic signals.

Carried.

Clerk's File: ACOQ2025 and ST2025

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18.4. CQ 18-2025

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR363/2025

That the following Council Question by Councillor Renaldo Agostino **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 18-2025:

Assigned to: Commissioner, Corporate Services

Asks that due to the growing concern regarding the operation of electric motorcycles, scooters, and similar vehicles that are not licensed by municipalities or the province, with these vehicles increasingly being operated at high speeds on city streets, sidewalks, and trails, creating safety hazards for pedestrians, cyclists, and other road users and increasing the risk to public safety; Administration be directed to prepare a report outlining:

1. The current regulatory framework governing electric motorcycles, scooters, crotch rockets and similar vehicles at the municipal and provincial levels;
2. The enforcement tools presently available to municipalities, and any limitations that exist;
3. Best practices or approaches from comparable Ontario municipalities in addressing these vehicles;
4. Recommendations for advocacy to the Province of Ontario, including potential legislative or regulatory changes, to ensure municipalities are equipped to regulate and enforce the safe use of such vehicles;
5. Short-term options available locally to mitigate risks to residents while broader regulatory options are researched. What can we do?

Carried.

Clerk's File: ACOQ2025 & MT2025

18.5. CQ 17-2025

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR364/2025

That the following Council Question by Councillor Renaldo Agostino **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 17-2025:

Assigned to: Commissioner, Corporate Services

Residents and business owners in the downtown core have recently reported troubling and violent incidents occurring near both existing and newly opened pharmacies that operate as methadone clinics, Asks that Administration be directed to conduct the following research and report back to inform Council's understanding of how other jurisdictions manage access to methadone treatment while addressing community impacts:

:

1. The number of methadone (opioid therapy) clinics operating in each comparable Ontario municipality, including those located in downtown areas;
2. Any special considerations, zoning provisions, licensing requirements, by-laws, or moratoriums associated with methadone clinics in those municipalities;
3. The process and regulatory framework required to open a methadone clinic, including the roles of municipal, provincial, and federal authorities;
4. Municipal by-laws or other tools, if any, that require review of proposed clinic locations prior to opening;
5. Regulations or notification requirements in place to inform nearby residents and business owners when a proposed pharmacy includes methadone treatment services.

And asks THAT the report include a comparative summary of municipal approaches, and identify potential policy considerations that may apply locally.

Carried.

Clerk's File: ACOQ2025 & GM2025

21. ADJOURNMENT

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark 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 1:11 o'clock p.m.

Adopted by Council at its meeting held July 28, 2025 (CR337/2025)
SV/bm

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

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City Council

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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.

Adopted by Council at its meeting held July 28, 2025 (CR338/2025)
SV/bm

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.

Adopted by Council at its meeting held July 28, 2025 (CR359/2025)
SV/bm

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.

Minutes

City Council

Monday, September 8, 2025

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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 Matters: SCM 290/2025

Subject: Report of the Special Meeting of Council – In-Camera of its meeting held September 8, 2025

**SPECIAL MEETING OF COUNCIL – IN CAMERA
September 8, 2025**

Meeting called to order at: 1:27 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
Jelena Payne, Commissioner. Economic Development/Deputy CAO
(Items 1-4)
Wira Vendrasco, Acting Commissioner, Corporate Services(Items 1-4)
David Simpson, Commissioner, Infrastructure Services/City Engineer
(Items 1-4)
Janice Guthrie, Commissioner, Finance/City Treasurer (Items1-4)
Michael Chantler, Commissioner, Community Services (Items 1-4)
Dana Paladino, Acting Commissioner, Human and Health Services
(Items 1-4)
Christopher Menard, Acting Mayor's Chief of Staff (Items 1-4)
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk (Items 1-4)

Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Mark McKenzie, that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:

4. **Personal Matter – about identifiable individual(s)**
5. **Personal Matter – about identifiable individual(s).**

Motion Carried.

Verbal Motion is presented by Councillor Ed Sleiman, 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 – expropriation, Section 239(2)(c)
2	Personal matter – about an identifiable individual(s), Section 239(2)(b)
3	Personal matter – labour negotiations, Section 239(2)(d)
4	Personal matter – about identifiable individual(s), Section 239(2)(b) – VERBAL – ADDED
5	Personal matter – about identifiable individual(s), Section 239(2)(b) – VERBAL – ADDED

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

All members of Administration, with the exception of the Chief Administrative Officer and the City Clerk, depart the meeting at 1:30 p.m. and return at 2:05 p.m.

**Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Kieran McKenzie, to move back into public session.
Motion Carried.**

**Moved by Councillor Fred Francis, 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 September 8, 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 of Engineering/Deputy City Engineer, Commissioner of Infrastructure Services, Capital Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter - expropriation **BE APPROVED.**
2. That the recommendation contained in the in-camera report from the Manager of Culture, Executive Director of Culture, Commissioner of Community Services, Manager of Financial Accounting and Commissioner of Finance/City Treasurer respecting a personal matter – about an identifiable individual(s) **BE APPROVED.**
3. That the recommendation contained in the in-camera report from the Executive Director of Human Resources, City Solicitor, Commissioner of Corporate Services, Commissioner of Economic Development/Deputy CAO and Commissioner of Finance/City Treasurer respecting a personal matter – labour negotiations **BE APPROVED.**
4. That the confidential verbal update from Mayor Drew Dilkens regarding a personal matter about an identifiable individual(s) **BE RECEIVED** and that the recommendation presented **BE APPROVED.**
5. That the confidential verbal updated from Mayor Drew Dilkens and the Chief Administrative Officer regarding a personal matter about an identifiable individual(s) **BE RECEIVED.**

Motion Carried.

**Moved by Councillor Renaldo Agostino, seconded by Councillor Gary Kaschak,
That the special meeting of council held September 8, 2025 BE ADJOURNED.
(Time: 2:06 p.m.)
Motion Carried.**



Committee Matters: SCM 291/2025

**Subject: Report of the In-Camera Striking Committee of its meeting held
September 8, 2025**

**STRIKING COMMITTEE – IN CAMERA
September 8, 2025**

Meeting called to order at: 2:06 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
Jelena Payne, Commissioner Economic Development/Deputy CAO
Wira Vendrasco, Acting 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
Christopher Menard, Acting Mayor's Chief of Staff

**Verbal Motion is presented by Councillor Jim Morrison,
seconded by Councillor Kieran McKenzie,
to move in Camera for discussion of the following item(s):**

Item No. Subject & Section - Pursuant to *Municipal Act, 2001*, as amended

1 Personal matter – about identifiable individual(s) –appointment of member to the Windsor Utilities Commission, Section 239(2)(b)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Angelo Marignani, to moved back into public session.

Motion Carried.

Moved by Councillor Ed Sleiman, seconded by Councillor Renaldo Agostino, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held September 8, 2025 directly to Council for consideration at the next Regular Public Meeting or Special meeting of Council.

1. That the confidential discussions regarding the appointment of a member to the ***Windsor Utilities Commission*** BE RECEIVED. (see open report of the Striking Committee).

Moved by Councillor Fred Francis, seconded by Councillor Jim Morrison That the special Striking Committee meeting held September 8, 2025 BE ADJOURNED.

(Time: 2:07 p.m.)

Motion Carried.



Committee Matters: SCM 292/2025

Subject: Report of the Striking Committee of its meeting held September 8, 2025

**REPORT OF THE STRIKING COMMITTEE
of its meeting held
September 8, 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
Jelena Payne, Commissioner Economic Development/Deputy CAO
Wira Vendrasco, Acting 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
Christopher Menard, Acting Mayor's Chief of Staff

Declarations of Pecuniary Interest:

None declared.

Your Committee submits the following recommendation:

(1) That Mario Sonogo **BE REAPPOINTED** to the Windsor Utilities Commission for the term commencing January 16, 2026 and ending January 19, 2030.

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, October 2, 2025 in the order stated below commencing at 3:30 PM or shortly thereafter.

ITEM	ROLL #	FILE #	APPLICANT	LOCATION	REQUEST
1	3739080020180000000	A-077/25	13209342 CANADA INC	160 EUGENIE ST W	RELIEF: Proposed commercial building and redeveloped parking area, with increased maximum main building height, reduced minimum number of loading spaces, and parking area separation from both a street and an interior lot line.
2	3739050100073000000	A-079/25	ANDI SHALLVARI, BORA DEMIRI	326 ASKIN AVE	RELIEF: Increased Maximum Main Building Gross Floor Area.
3	3739080090105020000	A-080/25	REIGNS 740 KIRPA INC.	4145 DOUGALL AVE	RELIEF: Increased maximum main building gross floor area.
4	3739060090124000000	B-056/25	STEPHAN VISELLI	1188 GLIDDEN AVE	CONSENT: Consent to create a new lot fronting Glidden Ave.

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 COAadjustment@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))

September 17, 2025

To:

City of Windsor	Steve Vlachodimos, Clerk svlachodimos@citywindsor.ca
County of Essex	Katherine Hebert, Clerk khebert@countyofessex.ca
Town of Amherstburg	Kevin Fox, Clerk kfox@amherstburg.ca
Town of Essex	Joseph Malandrucolo, Town Solicitor, Legal and Legislative Services/Clerk jmalandrucolo@essex.ca
Town of Kingsville	Angela Toole, Acting Clerk atoole@kingsville.ca
Municipality of Lakeshore	Brianna Coughlin, Clerk bcoughlin@lakeshore.ca
Town of LaSalle	Jennifer Astrologo, Director of Council Services/Clerk jastrologo@lasalle.ca
Municipality of Leamington	Brenda Percy, Clerk bpercy@leamington.ca
Town of Tecumseh	Robert Auger, Director of Corporate Services/Clerk rauger@tecumseh.ca

Re: Resolution of EWSWA Board – Green Bin Program Promotion and Education

The Essex-Windsor Solid Waste Authority, at its meeting held Wednesday, September 10, 2025, adopted the following resolution:

Resolution 80-2025

Moved by Mark McKenzie

Seconded by Kieran McKenzie

That the Board **direct** Authority Administration to provide a Green Bin Program: Campaign Summary, as applicable to the Clerk's Department at the City of Windsor, County of Essex and seven (7) County Municipalities.

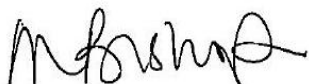
Carried

The intent of the Green Bin Program: Campaign Summary is to provide municipalities with timely and essential updates at key milestones of the Green Bin Program, led by the Essex-Windsor Solid Waste Authority (EWSWA). This Summary is designed to support municipalities in informing, engaging, and connecting with their residents, council members, and administrative staff regarding the program's progress and implementation.

Although the EWSWA is leading this comprehensive outreach strategy in consultation with local municipal administrators, several have expressed interest in receiving campaign content directly. This allows municipalities the flexibility to distribute information internally to staff, share with council, or communicate externally through tools such as digital displays, newsletters, or social media.

To ensure that this information reaches municipal councils in a timely fashion, equally and effectively across our region, we respectfully request that this letter, and the attached **Green Bin Program – Campaign 4 Summary: Green Bin Collection Begins!** dated September 10, 2025, be included on your next Council Meeting Agenda, as information for your Council, and for the general public. This harmonized approach helps ensure the information is disseminated in a public forum, and formally distributed to all members of Council in a consistent manner. We greatly appreciate your consideration of the EWSWA's resolution and your support in sharing this initiative within your municipality. Should you have any questions or require further information, please do not hesitate to contact me directly.

Sincerely,



Michelle Bishop, General Manager

Email: mbishop@ewswa.org

Phone: 519-776-6441 ext. 1225

cc: Cathy Copot-Nepszy, Manager of Waste Diversion – EWSWA

Attachment: Campaign 4 Summary: Green Bin Collection Begins!

Green Bin Program

Campaign 4 Summary: Green Bin Collection Begins!

September 5, 2025

"Hip, Hip, Hooray" to Essex-Windsor residents who have been great with receiving their new Green Bins – Green Bin Delivery is 70% complete! As October approaches, it is timely for residents to "Get Your Green On" as collection begins the week of October 21, 2025. Single-family homes in Phase 1 municipalities: Essex, LaSalle, Lakeshore, Tecumseh and Windsor will finally be able to keep their food waste and other organics out of the garbage by simply using the Green Bin. By using the new Green Bin Program, residents can extend the life of our local landfill, avoiding high costs of sighting a new one, and support the agriculturally-rich lands that serve us.

6 things residents should know to be ready for Green Bin collection:

- **Your collection day.** Download the Recycle Coach App, check your municipal calendar or visit www.ewswa.org for your weekly collection schedule.
- **Your set-out time.** Always set out your Green Bin by 6 AM, so that you don't miss the collection truck.
- **"How-To-" Green Bin It!** Check out your Starter Kit to be ready for collection.
- **Bin and Bag.** Only the EWSWA Green Bin and compostable bag(s) can be used.
- **Set-out Matters: Park-Point-Space (P-P-S).** Due to automated collection, you must:
 - **PARK** the Green Bin about 30 cm behind the curb;
 - **POINT** the arrows on the Green Bin lid towards the street; and
 - **SPACE** the Green Bin at least 1 metre from other carts/structures.
- **Start Thanksgiving weekend!** Fill your belly with food and the Green Bin with food waste this Thanksgiving weekend, which will in turn help grow next year's harvest!

What to Expect During Collection: Once a resident has properly set out their Green Bin by 6 AM on their collection day, the contractor will service the Green Bin using automated collection. Participation will be tracked, as well as how successful residents are with set-out and only placing Acceptable Materials in their Green Bin. Residents should keep an eye out for an OOPS! or Gold Star stickers that will give them feedback on their participation so that they can continue to **Grow Green with the Green Bin.**

CUSTOMER SERVICE SUPPORT:

To ensure residents receive quick customer support and accurate information, please adhere to the following:

Before collection begins, if a household in a Phase 1 municipality did not receive a Green Bin by October 1st or there is an issue with their Green Bin, they are to contact the EWSWA at 1-800-563-3377 for support.

After collection begins, residents are to contact the following for Green Bin support:

- City of Windsor residents: Call 311
- County of Essex residents: Call the EWSWA @ 1-800-563-3377 or visit ewswa.org

Amherstburg, Kingsville, and Leamington, as your Green Bin Program does not start until fall 2026, you can still Grow Green by visiting www.ewswa.org for more Green Tips.

Finally, the EWSWA's annual EnviroTips Newsletter will reach over 150,000 households this October to remind residents that Green Bin collection is coming.

Below are some sample ads for Phase 1 and Phase 2 municipalities so that they can share Campaign 4 messaging on digital displays or internally with staff. Campaign 5 messaging, **"Stay Green This Winter"**, will be published in early October for your team and so on for Campaign 5.

If you need assistance with ad formatting, please reach out directly to Cat Griffin, Communications Coordinator, via email: cgriffin@ewswa.org.

AD HEADLINES & COPY

Collection Starts Week of October 21.

Food Waste Is Too Good To Waste! Collection starts the week of October 21st. Visit www.ewswa.org/curbside-collection/green-bin for your municipal calendar or use the Recycle Coach app to find your weekly collection day and the latest program information. Remember don't start to use your Green Bin until the week before collection begins. Start filling your Green Bin this Thanksgiving!

Check Out Your New Green Bin And Starter Kit.

You got your Green Bin – now what? Start by reading the information on the Welcome Sticker. Inside your Green Bin, you will also find a Kitchen Catcher, "How-To" guide, sample compostable liner, and more to get you started. If you have questions, visit: www.ewswa.org or call the EWSWA at 1-800-567-3377.

Ready, Set, Go...for Collection

Store your Green Bin in a safe place and don't use it until the week before your collection begins. Be sure to write your address on your Bin. Remember not to use your Green Bin for any other collection program, as this is the only bin that can be used for the Green Bin Program! When its time to start using it, place it in a location that is easy to access and keep the lid closed when not in use. For more information, visit www.ewswa.org

GRAPHICS



AD HEADLINES & COPY

What Goes in the Bin? What Doesn't?

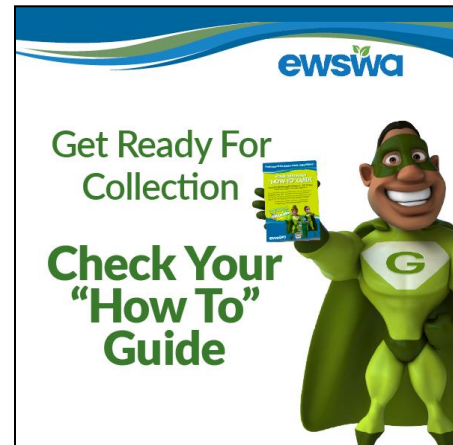
It is very important that only Acceptable Materials are put into the Green Bin so that a valuable fertilizer can be created for next year's crops. This includes food waste and many organic materials like food-soiled paper containers and compostable bags (used as liners). Other items including yard waste, pet litter, plastics, metals and Styrofoam are NOT ACCEPTABLE in the Bin. Visit www.ewswa.org for a full list of Acceptable Materials.

GREEN TIP! If you have fats, oils, grease (FOG), put them in a paper cup with a paper towel to absorb liquids and chill it in the fridge before transferring to the Green Bin just before collection.

Get Ready For Collection.

Review your "How-To Guide" to get familiar with the program. Set up your kitchen to make it easy to keep food waste out of the garbage. Consider using compostable bags, since plastic can't be used. Try to stage your Green Bin in a convenient location. Finally, be sure to know how to properly set out your Green Bin and what date your weekly collection begins. Visit www.ewswa.org for more information.

GRAPHICS



AD HEADLINES & COPY

A Kitchen Catcher - to Catch Food Waste.

The Kitchen Catcher (KC) that you received with your Green Bin will help you collect food waste in your kitchen. To be tidy, you can line it with a compostable bag, such as the sample bag that you received. Place the Kitchen Catcher in a convenient location to gather Acceptable Materials. When ready, tie the bag and place it into your Green Bin. Dishwash your KC and get ready for the next collection day. For more information, visit

www.ewswa.org

Phase 2 Collection Starts in Fall 2026

If you live in a single-family household in a Phase 2 municipality (Amherstburg, Kingsville, or Leamington), your Green Bin program will not launch until the fall of 2026.

But you can still Grow Green with us! For tips on how to easily manage your food waste and organics, connect with us on Facebook, Instagram or X, or visit www.ewswa.org. Stay current on other waste collection dates and program updates by downloading the Recycle Coach app.

Green Tips to Reduce Odours.

Empty your Kitchen Catcher regularly and clean it between uses - it's dishwasher safe! Use your weekly collection even if your Green Bin is not full. Keep all lids closed when not in use. Visit www.ewswa.org for more Green Tips.

GRAPHICS



AD HEADLINES & COPY

Stay Up-To-Date!

Download the Recycle Coach app (available for Android and iOS) to get the latest Green Bin collection schedule and program updates. You can also get collection notices for garbage and other collection programs. Visit www.recyclecoach.com to download.

GRAPHICS



BILLBOARD CAMPAIGNS

The following billboards (in both static and digital form) will be placed throughout Windsor and Essex County during September and October, and some locations will be posted longer due to contractual requirements (e.g., 6 months).



We All Win **WITH THE** Green Bin

**FOOD WASTE COLLECTION
STARTS IN OCTOBER***



For Bin Delivery Info:
ewswa.org



* ESSEX, LAKESHORE, LASALLE, TECUMSEH, WINDSOR

BE A GREEN SUPERHERO.

Green Bin Your Food Waste!



For Bin Delivery Info:
ewswa.org



* ESSEX, LAKESHORE, LASALLE, TECUMSEH, WINDSOR

September 17, 2025

To:

City of Windsor	Steve Vlachodimos, Clerk svlachodimos@citywindsor.ca
County of Essex	Katherine Hebert, Clerk khebert@countyofessex.ca
Town of Amherstburg	Kevin Fox, Clerk kfox@amherstburg.ca
Town of Essex	Joseph Malandrucolo, Town Solicitor, Legal and Legislative Services/Clerk jmalandrucolo@essex.ca
Town of Kingsville	Angela Toole, Acting Clerk atoole@kingsville.ca
Municipality of Lakeshore	Brianna Coughlin, Clerk bcoughlin@lakeshore.ca
Town of LaSalle	Jennifer Astrologo, Director of Council Services/Clerk jastrologo@lasalle.ca
Municipality of Leamington	Brenda Percy, Clerk bpercy@leamington.ca
Town of Tecumseh	Robert Auger, Director of Corporate Services/Clerk rauger@tecumseh.ca

**Re: Resolution of EWSWA Board
Circular Materials Response Re. Single-Stream Recycling**

The Essex-Windsor Solid Waste Authority (EWSWA), at its meeting held Wednesday, September 10, 2025, adopted the following resolution:

Resolution 81-2025

Moved by Mark McKenzie

Seconded by Kieran McKenzie

- **That** the Board **receive** this report for information and direct Administration to report back on the outcomes of the meetings referenced in this report at a future meeting.

- **That** the Board direct Authority Administration to provide the information included in this report to the Clerk's Department at the City of Windsor, County of Essex and seven (7) County municipalities, to be included as information to municipal staff and councils.

Carried

The EWSWA is forwarding the attached report titled "Circular Materials Response Re. Single-Stream Recycling" to formally notify all municipalities within the Essex-Windsor region of the significant changes being implemented to the residential Blue Box recycling program, effective January 1, 2026 through Circular Materials' (CM) contractor, GFL.

Although the EWSWA has repeatedly informed Circular Materials that, as the administrator of the Common Collection System, it is its responsibility to communicate these changes to municipalities, it is our understanding that this communication has not yet occurred.

While Circular Materials (CM) has advised that no direct action is required by municipalities and that they are responsible for the administration and communication of the program, the EWSWA believes it is essential that local councils and staff are fully informed of the changes and potential impacts.

Key Program Changes:

- The transition from a dual-stream box-based system to an automated cart-based, single-stream recycling system across all eligible sources;
- Distribution of standardized 95-gallon RFID-equipped carts, currently anticipated to begin in October 2025;
- Resident-owned containers and/or carts will no longer be accepted under the new system;
- Implementation of new processes for managing excess materials and for requesting additional carts.

The report provides background on discussions with CM and highlights areas of ongoing concern regarding accessibility, communication gaps, and compliance with the Blue Box Regulation.

The goal has been to ensure continued resident participation in the Blue Box program and to mitigate risks such as increased litter, improper disposal, and the unnecessary landfilling of valuable recyclable materials.

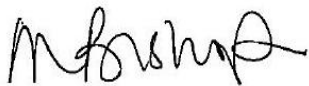
EWSWA is sharing this report in the interest of transparency and to ensure that municipal staff and councils have adequate time to review the information, identify any local implications, and raise questions or concerns as needed.

Please circulate this report to relevant staff and include it as correspondence to Council, as appropriate.

Should your municipality have specific operational or community concerns, you are encouraged to engage directly with Circular Materials or contact EWSWA Administration for support.

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'mbishop', written in a cursive style.

Michelle Bishop, General Manager

Email: mbishop@ewswa.org

Phone: 519-776-6441 ext. 1225

cc: Cathy Copot-Nepszy, Manager of Waste Diversion – EWSWA

Attachment: EWSWA Administrative Report – Circular Materials Response
Re. Single-Stream Recycling dated August 28, 2025



Essex-Windsor Solid Waste Authority Administrative Report

August 28, 2025

To: The Chair and Board of the Essex-Windsor Solid Waste Authority

From: Michelle Bishop, General Manager
Catharine Copot-Nepszy, Manager of Waste Diversion

Meeting Date: Wednesday, September 10, 2025

Subject: Circular Materials Response Re. Single-Stream Recycling

Purpose

The purpose of this report is to provide information to the Board regarding discussions held with Circular Materials (CM) regarding concerns stemming from the change from a dual-stream recycling system to a single-stream recycling system effective January 1, 2026, for all Eligible Sources (ES) in the City of Windsor (Windsor) and the seven County of Essex (County) municipalities.

Background

As previously reported to the Board, CM has confirmed that the Essex-Windsor region will be changing to a cart-based single-stream recycling system in 2026. Further, Authority Administration was advised that they intend to distribute blue 95-gallon carts to households in the fall of 2025 to support their January 2026 launch. Authority Administration has previously detailed the actions taken to engage with CM's administration in an attempt to resolve several questions and concerns about the logistics and impacts of switching to a single-stream program in January 2026. This includes letters to CM officials, with the letters being signed by the Authority Chair, Vice-Chair and General Manager.

CM is ultimately responsible for administering the Common Collection System (CCS) in Ontario on behalf of producers effectively and efficiently to reach capture targets set out in the Blue Box Regulation.

On Friday, May 23, 2025, CM responded to the Authority's letter dated March 19, 2025. In addition to not providing a response to a number of concerns identified in

the letter, CM changed direction from previous communications regarding resident-owned containers and excess material.

The latest letter stated that current resident-owned carts, even if they are compatible with their automated collection vehicles, will not be serviced in their new 2026 collection program. CM's new carts will include RFID identification and tracking systems, etc.

The letter also stated that their 95-gallon carts offer adequate storage, "which is greater than the current blue box storage capacity of four blue boxes over a two-week collection cycle." Further noted was that households that periodically generate more material than the 95-gallon cart can store their excess material until the next collection. Those who regularly exceed the 95-gallon cart capacity may contact GFL for an assessment to determine eligibility for a second cart.

Given the above, Administration noted concerns with CM's approach and its ability to meet the requirements set out in the regulation as follows:

1. Provision of adequate blue box receptacles

Under the Blue Box Regulation, CM is required to:

22.(c) provide blue box receptacles for the storage of blue box material at the residence until the blue box material is collected and, when it has provided such receptacles, shall

*(i) provide blue box receptacles that are appropriate for the residence, **including with respect to size** [emphasis added],*

*(iii) ensure that each residence has a blue box receptacle that **is able to ordinarily store all of the blue box material deposited at that residence until the next collection day** [emphasis added]*

2. Collection of all blue box materials set out

Under the Blue Box Regulation, CM is required to:

*22(b) collect, in a single day, **all blue box materials set out for curbside collection at the residence** [emphasis added]*

By not allowing residents to use existing carts when the CM-issued 95-gallon cart does not meet their needs, residents will be left with excess material and without an adequate blue box receptacle.

Further, requesting that residents hold recyclables until the next collection does not fulfill the obligation to collect all blue box materials as required by legislation. While Administration is encouraged by CM and Green for Life Environmental Inc.'s (GFL) change in plan to provide an additional cart to households that regularly generate excess material when qualifications are met, the process will be lengthy (over two collection cycles) and frustrating for residents, especially if they do not have storage space. In the meantime, advising residents to retain excess material is not a compliant or practical interim solution.

Lastly, CM's decision to provide only one (1), 95-gallon cart to a household does not appear to align with the regulatory requirement to provide adequate blue box receptacles, particularly with respect to accessibility. Offering only one cart size fails to account for residents with mobility limitations who may be unable to manage larger bins. This type of accessibility accommodation is a common consideration among municipalities when designing and implementing waste collection systems.

The following steps were identified to address the above concerns:

- Provide a response to CM outlining the Administration's outstanding concerns noted above.
- Authority Administration to request a meeting the Resource Productivity Recovery Authority (RPPRA) regarding the concerns to meet the regulatory obligations noted above.
- Authority Chair, Vice-Chair and Administration are meeting with Windsor-Tecumseh MPP Andrew Dowie, Parliamentary Assistant to the Minister of the Environment, Conservation and Parks on June 18, 2025, to discuss this topic as well as concerns related to Non-Eligible Sources (NES).

A response was sent to CM on July 2, 2025, a copy has been included as an attachment.

The meeting was held with MPP Dowie on June 18 as noted above. The meeting was positive, and MPP Dowie was receptive to the Authority's concerns and committed to follow-up discussions.

With the information provided below, Authority Administration has not yet requested a meeting with the RPPRA.

Discussion

On July 16, 2025, CM staff requested a meeting with Authority Administration to attempt to address the items noted above through recent communication to CM. The following summarizes the discussions that took place.

Cart Compatibility

- CM has confirmed implementation of 95-gallon carts equipped with RFID tags to facilitate automated collection and tracking.
- CM will not permit the use of non-compatible carts in the program; only their standardized carts will be serviced, mirroring the approach used in the EWSWA Green Bin Program (GBP).
- CM acknowledged their responsibility to provide clear and timely communication to residents regarding this transition.

Requests for Additional Carts

- A process will be established between CM and the contractor (GFL) to assess and validate household requests for an additional cart.
- Households will be evaluated over two collection cycles to determine eligibility for a second cart.
- If eligibility is confirmed, the additional cart will be provided at no cost to the resident.
- CM to confirm whether additional carts will be delivered directly to the residence or if residents will be required to pick them up.
- Authority Administration has identified that for households who currently recycle close to a 95-gallon cart worth of material, it will be a challenge to nestle rigid fibre materials (e.g., cardboard) with the various shapes and materials of container materials effectively over a two-week cycle, such that these materials fit within one (1) 95-gallon cart.

Blue Box (BB) Repair and Request Program (New)

- The contractor (GFL) will be responsible for maintaining the condition of the carts.
- A repair/replacement program similar to the current EWSWA Green Bin Program will be implemented, though specific details have not yet been provided.

Resident-Owned Carts

- CM continues to state that they are not responsible for the end-of-life management of existing carts/bins that residents are currently using for this program.
- CM has no precedent for addressing these items from other municipalities.
- While GFL stated that they may consider collecting boxes, it is still to be determined whether they will retrieve old/unwanted carts from residents at the time of new cart delivery.
- Authority Administration has advised CM that they will need to communicate clearly to residents on why they can't use their existing cart, which may look the same as the new CM cart for the 2026 program.

Excess Material Management

- Residents must adhere to CM's program guidelines, and materials must be placed within the cart to be eligible for collection.
- Additional cart eligibility will be assessed over two collection cycles, with a supervisor attending on collection days to observe household set-out.

- Authority Administration expressed concern regarding delays between assessment and resident notification, including:
 - Potential for increased litter;
 - Disposal of valuable recyclables in the garbage stream;
 - Burden on residents to store excess materials while awaiting approval; and
 - Frustrated residents may stop participating in diversion programming.
- CM will reinforce through communication that excess materials, such as bundled cardboard that doesn't fit in the cart, will not be collected.
- CM suggested the use of Depots for overflow materials; however, Authority Administration noted this may not be a viable option if funding for "Convenience Depots" from CM is not approved again in 2026. Authority Administration is still waiting for CM to confirm if they want to engage in an agreement to use Authority Depots for their program.

Automated Collection & Operational Goals

- The transition to a cart-based system reinforces that the use of automated collection methods is the future direction of residential waste management.
- Primary objective is to: reduce injuries associated with drivers exiting/entering vehicles and/or manual lifting, improve driver recruitment and retention to alleviate manpower challenges in the waste collection industry.
- CM has recently identified that OOPS stickers will not be utilized in the cart-based program and that AI-based contamination monitoring is being tested across multiple vendors.

Accessibility

- Residents requiring accommodations may contact GFL directly; this will be included in CM's communications.
- The CM/RLG approach to accessibility requests will align with the municipality's existing practices, and accommodations provided for garbage/organics.
- Contractors have been receptive to accessibility needs, and no major issues have been reported or escalated.

Communications

- Authority Administration requested to be kept informed of all CM communications on the Blue Box program that services Essex-Windsor.
- CM will ensure that messaging and updates will be issued directly to local municipalities so that they are informed.

- Authority Administration reminded CM that relevant municipal contacts were included in RPRA transition documents.

The meeting concluded with Authority Administration requesting that CM provide a follow-up email confirming the above, as well as addressing all outstanding responses and clarifications.

Although Administration has followed up with CM regarding the written response, as of the writing of this report, none has been received. Given that CM has previously changed course even after providing a written response, Administration does not place full confidence in the consistency of their commitments.

Next Steps:

As the significant program change is scheduled to commence on January 1, 2026, and while Authority Administration has included updates to municipal staff at the regularly scheduled Municipal Working Group meetings. Authority Administration is not aware of CM communicating directly with the City or any of the seven County municipalities as of late regarding this change, despite previous requests for them to do so.

Therefore, Authority Administration is requesting direction from the Board to officially notify municipalities regarding this upcoming program change and forward correspondence to the Clerks' Departments of the City and each of the seven County municipalities. This will ensure that they are formally advised of the upcoming program changes and are provided with adequate time to contact CM directly with any municipality-specific questions or concerns that may not have been addressed through the Municipal Working Group or internal administrative discussions.

CM has stated on multiple occasions that they are ultimately responsible for the program and all program communications and that no action is required from the municipalities. However, having administered the Blue Box program to local municipalities for several decades, Authority Administration continues to believe it is essential that municipalities are fully aware of the upcoming changes in case they have any unique challenges or concerns.

Financial Implications

As previously communicated, there are no immediate financial implications at this time, however, it should be noted that any recyclable material left curbside has a strong likelihood of being set out with residential mixed waste (garbage). This will result in increased tipping fees for the City of Windsor and seven County of Essex local municipalities, as well as a potential increase in collection costs.

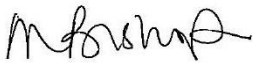
Further, since the majority of mixed waste is consolidated at the Authority's Transfer Stations, additional costs will be incurred to needlessly transport this material, which will ultimately consume expensive airspace at the Essex-Windsor Regional Landfill.

Recommendation

That the Board **receive** this report for information and direct Administration to report back on the outcomes of the meetings referenced in this report at a future meeting.

That the Board **direct** Authority Administration to provide the information included in this report to the Clerk's Department at the City of Windsor, County of Essex and seven (7) County Municipalities, to be included as information to municipal staff and councils.

Submitted By



Michelle Bishop, General Manager

Attachments:

- Letter to Circular Materials dated July 2, 2025

July 2, 2025

Sent by email: allen.langdon@circularmaterials.ca

Circular Materials Ontario
Attention: Allen Langdon, President & CEO
700-1 St. Clair Avenue
Toronto, ON
M4V 1K6

Dear Mr. Langdon,

**Subject: Request for Additional Information Regarding Transition
to Single-Stream Recycling Collection in Essex-Windsor**

Thank you for your letter dated May 23, 2025, in response to our earlier correspondence regarding the transition of the Blue Box Program. We appreciate your engagement and the information provided; however, several significant concerns remain unresolved.

Resident-Owned Carts and Communication Inconsistencies

One of the Authority's primary concerns remains the status of resident-owned carts. As referenced in the attached correspondence from your operations team to the Authority dated March 7, 2025, it was previously confirmed that compatible, resident-owned carts would continue to be serviced under the new program. This was also communicated verbally by the Circular Materials (CM) operations team. This position is now contradicted by your most recent letter, which states that only CM-issued 95-gallon carts will be collected.

This inconsistency is deeply concerning, many Essex-Windsor residents have previously purchased carts at their own expense to support dual-stream collection and will be understandably frustrated to learn that these are now considered unusable under the new system.

As a potential resolution, the Authority recommends that residents be permitted to continue using their existing carts, provided that the carts are fully compatible with the automated collection system, which has always been the message that the Authority promoted when it administered this program. In these cases, residents would assume all responsibility for the

condition and functionality of their carts, and any damage or service issues would not be the responsibility of CM or its service providers. We believe this approach strikes a reasonable balance between operational efficiency and public fairness, while also reducing unnecessary waste.

Accessibility Considerations

The uniform provision of 95-gallon carts raises accessibility concerns. Residents with mobility limitations, such as seniors, persons with disabilities, or residents with narrow access points, may be unable to use carts of this size safely or effectively. The recommendation to allow residents to continue using their existing carts could help address some of these concerns.

It is standard practice among municipalities to offer smaller receptacles or manual collection options to accommodate accessibility needs. We urge your team to integrate a formal accessibility protocol into the transition and to ensure transparent communication with both the Authority and the public about available accommodations.

Excess Material, Large Households, and Cart Capacity

While we acknowledge that the 95-gallon cart offers greater capacity than the traditional blue box, the suggestion that households with excess material should store it until the next collection is not a viable or sustainable solution. As previously noted, many households consistently generate more recycling than a single 95-gallon cart can accommodate, particularly,

- Large and multi-generational families, which naturally generate more packaging, containers, and printed paper;
- Households that experience seasonal surges in material volumes (e.g., during holidays or family events).

Under the Regulation:

- **Section 22(c)(iii)** requires that residents be provided a receptacle that can *ordinarily store all blue box material generated between collections*;
- **Section 22(b)** requires the collection of *all blue box materials set out* on collection day.

Deferring the collection of excess material or denying the use of compatible, resident-owned carts does not fulfill these obligations. While we recognize your intent to offer additional carts through a request process, the lack of clear timelines, eligibility criteria, and interim solutions is cause for concern.

Disposition of Obsolete Carts

With existing carts being rendered incompatible for use under the current direction, the Authority requests a clear and coordinated plan for addressing the thousands of resident-owned containers now considered obsolete. Some potential initiatives may include:

- Curbside collection or drop-off events for cart recycling;
- Community reuse or repurposing initiatives;
- Guidance on safe and appropriate in-home or outdoor reuse.

Municipalities and residents would benefit from consistent messaging and support on this issue.

Authority's Role in Communications

To date, the Authority has supported CM in its communications to residents regarding the transition to the new program, including helping to clarify expectations and respond to public inquiries and has remained committed to working collaboratively with your team to ensure a smooth, fair, and regulation-compliant transition. However, given the current approach outlined in your most recent response, particularly the refusal to allow use of compatible resident-owned carts, the lack of a viable interim solution for excess material, and insufficient accommodations for accessibility, the Authority cannot, in good faith, continue to support or endorse these aspects of the rollout. Doing so would conflict with our obligation to advocate for a fair, compliant, and practical system for our residents.

The Authority looks forward to your response and further discussions and collaborating with CM on communication efforts.

Should you require further information, please contact me by email at mbishop@ewswa.org or by phone at (519) 776-6441 extension 1225.

Page 4 of 4

cc. Andrew Dowie – MPP for Windsor-Tecumseh
Resource Productivity and Recovery Authority - info@rpra.ca

Essex Windsor Solid Waste Authority (EWSWA)

Post-transition Blue Box Program Inquiries

Why Single Stream Programming

Q. What is the rationale for shifting to a single stream cart-based recycling collection system? Residents, board members, partners, etc. will want to understand these benefits.

A. A shift to single stream collection service is aimed at increasing convenience and resident participation. This approach increases blue box material capture at the curb while improving collection efficiency and safety for drivers.

Single Stream Programming Delay

Q. EWSWA is requesting that Circular Materials (CM) as the Common Collection System (CCS) Administrator investigate opportunities to delay the transition of blue box recycling services from dual stream manual collection to single stream automated collection from January 2026 to April 2026. EWSWA will be rolling out its Green Cart program within the same timeframe as the Common Collection System (CCS) rolls out its Blue Cart program. The delay will:

- Help reduce the number of collection program changes introduced to residents within the same timeframe; and
- Allow alignment with EWSWA's waste collection calendar publication, which is April to March.

A. After careful consideration, we are confirming that a delay of moving from a dual stream to single stream recycling system is not possible. The transition of blue box recycling services to single stream automated collection will occur on January 1, 2026.

This is due to the fact that the manual dual stream trucks currently in use in EWSWA are scheduled for use elsewhere at the end of December 2025. Without access to these dual stream vehicles, it is not possible to delay EWSWA's change over to single stream carts.

Anticipated Routing Changes

Q. The city is working to eliminate waste collection in alleys with the new collection contract starting in 2025. Will CM as the CCS Administrator and RLG as the CCS Operator support the city and align recycling collection locations outside these alleys at the appropriate time?

A. CM and RLG will work with the collection contractor to align collection points with the City's wherever possible. Please confirm you mean the City of Windsor as the affected Eligible Community? When will the list of affected addresses be available for review with the contractor so that preparations may begin, including routing adjustments and promotion and education (P&E)?

Promotion & Education Coordination

Q. If a delay to a single stream program is not possible, will CM work with the EWSWA to ensure clear communication to residents? If the change over to cart-based programming for both recycling and Green Bins occurs at the same time, EWSWA would like to ensure residents use the correct cart and follow the proper set out instructions for each program.

A. CM's blue box program P&E efforts in Essex-Windsor will be a collaborative approach with EWSWA and the contractor, and will include information on single stream blue box material set out, new collection days and more.

Our marketing team welcomes discussions with EWSWA to ensure our strategy/plan works in tandem with EWSWA's Green Bin messaging. Please note that Circular Materials' scope is only blue box recycling, and it cannot include Green Bin messaging in its P&E.

Collection Frequency & Cart Capacity

Q. Is EWSWA's blue box collection schedule moving to a weekly collection or staying bi-weekly to support the amount of blue box that is currently being set-out at the curb in two-streams?

A. As of January 1, 2026, residents will continue to receive blue box collection on a bi-weekly schedule (i.e., 26 collections annually). This collection frequency is consistent with the cart-based collection cadence used other large urban areas such

as the City of Toronto. As with other programs, these carts are expected to meet residents' blue box containment needs between collection cycles.

Continued Use of Existing Collection Containers

Q. Some EWSWA residents have two 95-gallon, or two 65-gallon recycling carts and fill both every collection cycle. Will these households continue to be permitted to set out two containers, if two containers are required to manage the volumes set out by residents?

A. GFL will be the collection contractor in 2026. GFL will assess residential curbside existing carts being used by the resident and plan to signal to the resident if their cart is not compatible by leaving a sticker/tag indicating it will not be compatible as of January 1, 2026. GFL and our marketing team will collaborate on this initiative to ensure the messaging is clear to the resident. Further if more than one compatible cart (new 95-gallon cart delivered by GFL and compatible existing resident carts) are at the curb at a household, GFL will collect the material through their automated cart system.

Q. Where a household (resident) has placed the GFL cart at the curb in addition to a second cart (already owned and used by the resident as part of the dual stream program), will GFL collect both carts?

A. Yes, residents will be able to use their own carts if compatible per the previous question and answer.

Set out Instruction for Cardboard

Q. If there is additional cardboard bundled and placed at the curb (overage), will GFL collect the bundled cardboard along with the single stream material in the full cart at the curb, correct?

A. We are in discussions with the Contractor to ensure the best practices are established. We will have more information related to the final quarter of 2025.

Existing Inventory of Blue Boxes & Carts

Q. What is the plan for reuse/recycling of the recycling boxes/carts currently by residents that may not be compatible with the new single stream automated collection program? How will CM be accountable to ensure that these valuable resources are properly repurposed/recycled and ultimately does not go to the EWSWA Landfill.

A. CM will encourage residents to repurpose boxes for various uses such as storage.

RE: Notice of Council Meeting - Item 8.15 - Windsor-Essex Regional Affordable Housing Strategy 2025 Report-City Wide

Dear Mayor and Members of Council,

Habitat for Humanity Windsor-Essex (HFHWE) appreciates the opportunity to comment on Item 8.15 – the *Windsor-Essex Regional Affordable Housing Strategy 2025*. We support this Strategy in principle and applaud the region-wide, evidence-informed approach and its emphasis on coordinated action across the full housing continuum. The Strategy’s framing around “generational fairness” and the call for a broader range of housing options are especially important for our growing region.

At the same time, we encourage Council and administration to **explicitly include affordable homeownership pathways** within implementation actions and investment tools. The Strategy recognizes a substantial future housing requirement—over 56,000 new homes across Windsor-Essex by 2035, including a meaningful share of affordable units—underscoring the need for all solutions to work in concert.

Why affordable homeownership pathways matter

- **Upward mobility & generational stability.** In our experience, families in a mortgage-gear-to-income model build equity, stability, and long-term resilience in ways not typically possible in rental programs alone. This translates into generational wealth and thriving outcomes for children—many of whom become post-secondary graduates, professionals, and local entrepreneurs—strengthening the community fabric over time. We have specific examples of doctors and business owners who have grown-up in the homes we built 20 years ago.
- **Relief for the rental market.** Each Habitat homeowner vacates a rental, freeing up stock and easing pressure on waitlists—an important complement to the Strategy’s goals of improving access for those in greatest need and igniting a thriving community housing sector. citywindsor.ca
- **Local economic stimulus.** We have proven results through research conducted by the Boston Consulting Group, and Deloitte. We know that for every \$1 invested in Habitat Homes there is a \$4 return to the community. Affordable ownership stimulates building, home-improvement, and retail activity, supports skilled trades. It anchors families in neighbourhoods where they not only pay taxes but also actively work to protect their investment through community building. This aligns perfectly with the Strategy’s intent to expand the range of housing options and promote resilient, inclusive communities.

Practical ways to embed affordable ownership in the Strategy

1. **Name affordable ownership explicitly** in the “range of housing options” actions—alongside deeply affordable and affordable rental—to signal a whole-continuum approach.
2. **Prioritize land & approvals** for non-profit ownership projects (e.g., surplus/under-utilized public lands, pre-zoning, fee relief, fast-track approvals).
3. **Count ownership outcomes** in the Strategy’s performance metrics and annual reporting, ensuring transparent tracking alongside rental and supportive housing targets.

Our commitment

Habitat for Humanity Windsor-Essex stands ready to **partner with the City, County, and local builders** to deliver shovel-ready affordable ownership homes that are permanently attainable, energy-efficient, and family-sized. We have decades of local results demonstrating that **affordable homeownership is a proven, cost-effective step on the housing continuum**—one that strengthens neighbourhoods, unlocks human potential, and complements investments in affordable and supportive rental. This aligns with the Strategy’s call for coordinated, multi-partner action to expand affordability and choice across Windsor-Essex.

Thank you for your leadership on this critical file. We respectfully request that implementation plans and future funding streams **explicitly incorporate affordable homeownership** alongside rental and supportive solutions, to ensure Windsor-Essex builds not only more homes—but more **stable, thriving communities**.

Warm Regards,

Fiona Coughlin, CFRE

CEO, Habitat for Humanity Windsor-Essex

Board Member, Tarion

September 18, 2025

Sent Via Email Only To: clerks@citywindsor.ca

The Corporation of the City of Windsor
350 City Hall Square West
Windsor, Ontario
N9A 6S1

Attn: City Council

Dear Councillors,

Re: September 22, 2025 Council Meeting
Agenda Item 11.7 – Roseland Golf Clubhouse – Demolition and Redevelopment
Submissions Regarding Pending Ontario Land Tribunal Appeal

As part of your September 22, 2025 deliberations on the topic of Agenda Item 11.7 “Roseland Golf Clubhouse – Demolition and Redevelopment” please note an appeal was filed with the Ontario Land Tribunal, and served upon the Corporation of the City of Windsor, with respect to the amendment, adopted pursuant to section 30.1(2) of the *Ontario Heritage Act*, to the designating by-law protecting the Roseland Golf Club property located at 455 Kennedy Drive West in the City of Windsor (“the Appeal”).

The Appeal remains outstanding. Attached please find the most recent communication from the Ontario Land Tribunal regarding the status of the Appeal.

The outcome of the Appeal could materially impact the Roseland Golf Club property and how it is dealt with.

In all the circumstances it seems the matter should be deferred as it would be premature to i) undertake any of the Recommendations set out in Council Report C129/2025 authored by Karl Muegge, Project Coordinator; or ii) issue any Expression of Interest for construction of a new clubhouse and residential development within the boundaries of the Roseland Golf Club property.

Yours very truly,
Chris Kruba

Kruba, Chris

From: eFile_Ontario Land Tribunal (MAG) <efile.OLT@ontario.ca>
Sent: September 18, 2025 7:30 AM
To: aciacelli@citywindsor.ca; sgebauer@citywindsor.ca; jdama@citywindsor.ca
Cc: Kruba, Chris
Subject: RE: Your appeal – E-file Appeal ID EA-001427 for Appellant(s) Christopher Kruba was filed \ Votre appel – L'appel numéro EA-001427 transmis par voie électronique pour le ou les appelants Christopher Kruba a été déposé
Attachments: FW: EA-001427 - Status; EA-001427_EN.pdf
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

IMPORTANT

Good morning City of Windsor staff,

The Tribunal was contacted by the appellant, Chris Kruba, regarding an appeal that was filed on **March 7, 2025** with the City of Windsor on the e-file service. (The email below was issued to City staff at the time that the appeal was e-filed with you and was your alert that an appeal was awaiting review in your e-file portal.)

As of today's date, this appeal and the e-filed municipal record has not been forwarded to the Tribunal by the City of Windsor.

The City must immediately review the appeal in the City's e-file portal and create a case package and send to the Tribunal on e-file.

Sincerely,
Ontario Land Tribunal
Per: SC

From: eFile_Ontario Land Tribunal (MAG) <efile.OLT@ontario.ca>
Sent: March 7, 2025 3:00 PM
To: ckruba@toldoco.com
Cc: sgebauer@citywindsor.ca; aciacelli@citywindsor.ca; jdama@citywindsor.ca; eFile_Ontario Land Tribunal (MAG) <efile.OLT@ontario.ca>
Subject: Your appeal – E-file Appeal ID EA-001427 for Appellant(s) Christopher Kruba was filed \ Votre appel – L'appel numéro EA-001427 transmis par voie électronique pour le ou les appelants Christopher Kruba a été déposé

Friday, March 7, 2025

Appellant(s): Christopher Kruba

3991 Roseland Dr
Windsor ON N9G 1Y5
ckruba@toldoco.com

Re :
Municipal/Approval Authority Reference Number(s): By-Law No. 281-2003/455 Kennedy Drive West
Windsor, Ontario/Roseland Golf Course
Property Address:
455 Kennedy Dr
Windsor ON N9G 1S8

Dear Christopher Kruba:

Thank you for using the Ontario Land Tribunal (OLT) e-file service. This email confirms that the appeal – E-file Appeal ID EA-001427 you have submitted on 2025/03/07 02:58:55 PM was filed with Windsor (City of). Please contact OLT immediately if you intended to file an appeal with a different municipality or approval authority.

Attached you will find a PDF version of your appeal submission. If required, please make sure to provide a copy of your appeal submission to any applicable parties.

The municipality or approval authority will review your appeal submission and forward it to OLT. Please note that the e-file Appeal ID generated through this process is not the OLT case number. The OLT case number and information about your assigned case coordinator will be provided to you through the OLT's acknowledgement letter once OLT has opened your case. You can then monitor the status of your appeal on our [Case Status | Ontario Land Tribunal \(gov.on.ca\) service](https://www.olt.gov.on.ca) by searching for the OLT case number or property address.

Sincerely,

Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto, ON M5G 1E5
(416) 212-6349 (tel)
(866) 448-2248 (toll free)
[olt.gov.on.ca](https://www.olt.gov.on.ca)

Questions? We can help

Refer to the to the [OLT Appeal Guide](#) for more information on the appeal process. You can also review applicable [Legislation and Rules of Practice and Procedure](#) on our website, email us at OLT.General.Inquiry@ontario.ca or call us at (416) 212-6349, (866) 448-2248 (toll free), or (800) 855-1155 (via Bell relay).

***This email is system-generated. Please do not reply to this email, as this address is not monitored.**

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Friday, March 7, 2025

Appelant(s): Christopher Kruba
3991 Roseland Dr
Windsor ON N9G 1Y5
ckruba@toldoco.com

Re :

Numéro(s) de référence de la municipalité/autorité approbatrice: By-Law No. 281-2003/455 Kennedy Drive West Windsor, Ontario/Roseland Golf Course
Adresse de la propriété:
455 Kennedy Dr
Windsor ON N9G 1S8

À l'attention de Christopher Kruba:

Nous vous remercions d'utiliser le service de dépôt électronique de documents du Tribunal ontarien de l'aménagement du territoire (TOAT). Le présent courriel confirme que l'appel numéro EA-001427 que vous avez transmis par voie électronique le 2025/03/07 02:58:55 PM a été déposé auprès de Windsor (City of). Veuillez communiquer immédiatement avec le TOAT si vous avez l'intention de déposer un appel auprès d'une municipalité ou d'une autorité approbatrice différente.

Vous trouverez ci-joint une copie en format PDF de la documentation transmise dans le cadre de cet appel. Le cas échéant, assurez-vous de fournir une copie de cette documentation à toutes les parties applicables.

La municipalité ou l'autorité approbatrice examinera cette documentation et la transmettra au TOAT. Veuillez noter que le numéro de l'appel généré dans le cadre du présent processus n'est pas votre numéro de dossier au TOAT. Vous trouverez votre numéro de dossier et les renseignements sur le coordonnateur des cas désigné au TOAT dans l'accusé de réception que vous enverra le TOAT après avoir ouvert votre dossier. Vous pourrez ensuite vérifier l'état de votre appel grâce au [service de vérification de l'état de dossiers du TOAT \(gov.on.ca\)](https://www.gov.on.ca) en faisant une recherche à l'aide du numéro de dossier au TOAT ou de l'adresse de la propriété.

Cordialement,

Tribunal ontarien de l'aménagement du territoire

655, rue Bay, bureau 1500
Toronto, ON M5G 1E5
Téléphone : 416 212-6349
Ligne sans frais : 1 866 448-2248
Site Web : olt.gov.on.ca

Vous avez des questions? Nous pouvons vous aider.

Consultez le [Guide relatif au processus d'appel](#) pour obtenir plus de renseignements sur le processus d'appel. Vous pouvez également examiner les [lois et les règles de pratique et de procédure](#) dans notre site Web, nous écrire à OLT.General.Inquiry@ontario.ca ou nous appeler au 416 212 6349, au 1 866 448 2248 (sans frais) ou au 1 800 855 1155 (Service de relais Bell).

*** Ce courriel est généré par un système. Veuillez ne pas y répondre parce qu'il est envoyé d'une adresse qui n'est pas surveillée.**

September 19, 2025

To be totally honest with you, since the February 10th Council Meeting, when this Council voted 8-3 to Amend Heritage Designation By-law 281-2003 at Roseland Golf Course, I do not have much faith in this process. But I strongly believe, the moment we accept something as unchangeable... we make it so. So here I am.

CTV News – Feb 24, 2021 **“Windsor City Council approved to spend \$4.3 million to fund a new or renovated clubhouse at the Roseland Golf and Curling Club.”**

Let's make sure we understand, this building is not old, it has been neglected, it was built in 1978/79 (my house is at least 20 years older than this building). Considered a City Treasure it was Heritage Designated in 2003 by the Mayor and Council of the day. I assume it would be implied that if it was Heritage Designated it would be taken care of and maintained. I am curious as to how many of our current Council members would have served on the Roseland Board of Directors over the past 47 years? Why would a 24 year old Gem of the City be allowed to fall into such disrepair? Especially since my understanding was, the Golf Course itself was making money.

So now, here we are, wanting to approve 2.5 million tender to demolish this neglected building. I had recently read that Leamington High School, twice the size of this building (asbestos abatement, etc.) was tendered and being torn down for under \$1 million, I could not believe the difference, are things just that much cheaper in the County? Then it was explained to me that the City of Windsor was not just demolishing the neglected Clubhouse, but also doing what is referred to as a “site servicing redistribution” which means they are redoing and moving the services in the grounds and most likely redistributing them to allow for and in preparation of the proposed new Luxury Condominiums set forth by the Housing Solution Made For Windsor Plan. I am curious how we know that this High Density Residential Building will even be built for certain or how long will that process take. Has there been an Expression of Interest (EOI) that we are not aware of? Would it not be customary for the potential Developer to absorb some of this expense? So why are we linking these two projects.

The Public Consultation in July 2025 was for a stand-alone Golf Clubhouse. I remember during the February 10th Heritage Designation Council Meeting our Ward 10 Councilor saying he just wanted to get the Clubhouse done, that was his reasoning for removing the Heritage Designation, so it could be built faster. I feel you should demolish and build the new Clubhouse so paying Golfers don't have to tailgate in the parking lot after their rounds it is a bad look for this City resource, but I do not feel you should tie it to the 3 Story Luxury Condominium Development. On the flip side, I don't think a Private Developer should have any say or influence on a City owned and operated business, especially a profitable one. Also the twinning of these two projects could delay the entire process, we definitely don't want to wait another 5 years to get this done. The **100th Anniversary** of this City Gem is 2028, would be nice to have it done by then.

It is noted in this Administrative Report that this Property was ear marked in the “Housing Solution Made for Windsor (HSMFW) plan” which was developed and approved by Council in 2023. [That review **identified several properties with significant and immediate potential for development covering all types of housing needs**, including affordable housing and missing middle housing (I would say these Condominiums represent neither of those categories). On March 1, 2024, Windsor Mayor Drew Dilken announced that members of City Council had identified a list of municipal lands owned by the City of Windsor that are available for Development] *City of Windsor Website* ~ 7 properties were identified **Roseland Golf and Curling Club** managed to top that list. I feel it must have been quite significant decision, because when we sat before City Council on February 10th and the Vote was being called, I remember our Mayor firmly stating “You all agreed to this”.

Although there has been much said about allowing for public input, much of this plan was prepared in a vacuum relative to public participation as it was all debated in a closed session. We only came to see what was proposed March 8, 2024. In the process of canvassing our neighborhood, I have met with and spoken to a large number of people of various expertise and backgrounds, but we all have a common goal. To ensure those of you, who represent us, make a decision that supports traffic and pedestrian safety, ecological protection with the intention to keep flooding under control.

As our City Leaders, you should consider upgrading the current Roseland Golf & Country Club building – YES – it probably should have been done 5 years ago. But we do not need 38 Luxury Condominiums to go with it. Build the new Golf Clubhouse and let it be a Community Hub with Tennis Courts, Pickle Ball, even an option of a Stand-alone Curling Rink (like they have in Leamington) since the Capri isn’t really working out so well or just leave it as green space. This piece of property is meant to be enjoyed by the Community, not just a few people that can afford it.

In 2001/2003, when the City originally wanted to apply the Heritage Designation to the Roseland property, it was appealed and challenged by a Roseland Resident. The City sought after and aggressively defended its action and process at that time for designating the entire property. As part of the response to the appellant, the City’s own Heritage Planner provided the following “The intent of the Heritage Designation for the course is to preserve the Donald Ross design of the course, which is largely intact – not just to preserve a Golf Course per se. **Once designated, the owner is not obligated to restore elements lost over time, but any future changes should bring the course closer to the original design, not further from it”.**

Council should **only** approve the award of the demolition contract as part of Report 11.7 at the September 22, 2025 meeting. Thank you for your time.

Sincerely,
Catherine Archer
Local Resident

Good Day - my comments on this below;

The award for the demolition of the old club house is not the concern here. That should have been executed many many years ago, but here we are now. The measly budget that this project has been given for the clubhouse, for a site that resides in an area of the city with the HIGHEST taxes, yet the street car down by the river, received a budget of more than double. Disgraceful delegation of resources, however; I digress...

After reading through the report and talking with fellow residents in Roseland, it appears to me that this is not only an expression of interest to award the demolition tender and development of the clubhouse, but also to get approval for the expression of interest for the residential redevelopment of the site as well . The public consultation did not include ANYTHING about the residential development, and frankly what was shown at the open house in terms of the Club House proposal was absolutely PITIFUL in detail. (As someone who works in the industry, I am keen on what a preliminary and proposal package for public consultation should look like, and it was not it. Disappointing that taxpayers dollars were used to produce something so juvenile, generic and the lack of any kind of detail) There was actually nothing to look at, it was as if someone asked AI an hour before the open house to generate some generic photos of what an antiseptic hospital cafeteria would look like. No actual elevation view or preliminary proposal drawings. And NO mention in any capacity of residential development, as it was SOLELY for the Clubhouse development, which is necessary at this site, and have no reservations about. Again, the clubhouse should have been redone years and years ago, instead of the city letting it continue to deteriorate each and every year.

My question; Why in this council meeting are we entertaining things outside of the clubhouse scope? The expression of interest should be the clubhouse only, since that's what the public consultation was about. The city has not even done a feasibility study on the residential development. From previous council meetings all we have heard from Drew is that "he himself, will ensure it will make sense for the neighbourhood" which gives residents absolutely no confidence given the poor decisions he has made for the rest of the city over the last number of years.

It is very odd, that the city is trying to include the residential part of the proposal into this expression of interest that does not have any pertinence to the scope of what the public consultation was about. This goes completely against what public consultations are for.

It is clear that 'people' are making decisions and deals behind the scenes with regards to the development of Roseland.

Frankly this is all exhausting, which seems like the intent of the city; to completely exhaust the residents to the point where they forgo caring and the City executes what they want anyways for the benefit of a small group of people on the inside.

Thank you,

Olivia Curti-Durocher

September 18, 2025

The Corporation of the City of Windsor

Attn: City Clerk

Re: Report 11.7, September 22, 2025 Council meeting

City of Windsor Council,

Please accept this letter as my written comments regarding Report 11.7, on the September 22, 2025, City of Windsor Council meeting agenda. The information contained within this letter is provided for City of Windsor Council to review and gather additional information in order to make an informed decision on the matter before you.

A number of concerns and points are outlined below.

1. The City went out for public consultation on what and how a new clubhouse should work for the golf course. As part of the new clubhouse presentation material, the City prepared a plan for an approximate 5000 sq ft building. The concept was a standalone building, with a large outdoor patio. The City's golf course professionals even say outdoor space for a clubhouse is important.

The City asked the golfers and the public for comments. Yet the City failed to describe that this future new clubhouse may/will be attached to a 3 or more floor residential building, and the new clubhouse will be sitting in the figurative and possibly literal shadow of this larger multi-storey building.

Furthermore, the clubhouse patio will most likely be positioned to face the golf course and take advantage of the great view. Well, with a residential building above, it is almost guaranteed that the residential units towering over the clubhouse will have balconies facing the same great view of the Donald J Ross Heritage Golf Course. Now imagine enjoying food and beverages with several residential balconies looking down upon you, not very inviting, but not shown to the golfers or the public. In addition, noise from the patio will inevitably emanate to disturb the residential units above.

If the City presented concepts of a new clubhouse as a standalone building or a new clubhouse as part of the large building, the comments would differ. **However, Council is being asked as part of Report 11.7 to support the standalone clubhouse concept without giving the full context of what the new clubhouse will be and look like.**

2. Although the City removed the land of the existing clubhouse from the heritage designation, there was a commitment and possibly an obligation that the City would prepare a new heritage impact assessment (HIA) specifically recognizing anything to be built on this land so as not to negatively impact the current heritage designation of the golf course still in place. Yet the City has not prepared any preliminary HIA to support what they showed as a preliminary proposed 5000 sq ft new clubhouse. **However, Council is being asked as part of Report 11.7 to support the new clubhouse concept without understanding the heritage impacts, even at a conceptual level with no input from a qualified heritage consultant.**
3. Any proposed residential development on the Roseland property will require the property to have the zoning changed in order to support residential needs. Yet the City has not initiated that rezoning. However, the City wants to go out with an expression of interest (EOI) to seek proposals to build on the property for residential purposes. Well, doesn't that tell the development community that the proposed zoning change is a foregone conclusion to be approved, without due public consultation/process?

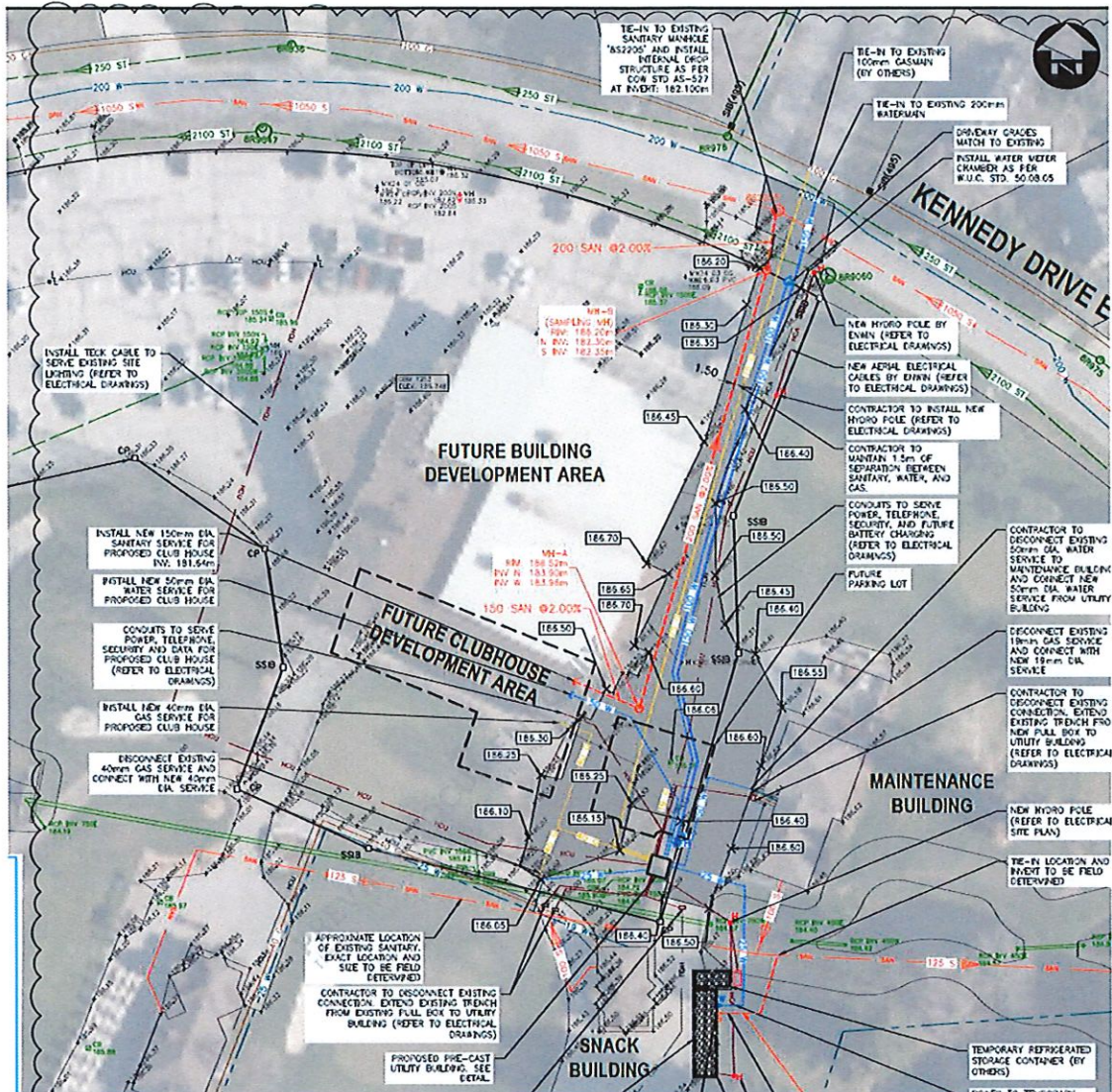
In this case, the City is the seller, and the City knows what they want to be built on the property; therefore, the City should initiate the rezoning change before it goes out for an EOI. In the end, it clears a hurdle for a potential development opportunity and will also give certainty to any proponent submitting a response to the EOI.

This has the potential to increase the land value (by removing developers' uncertainty) and also gives the residents of the City knowledge of what to expect when it comes to a residential redevelopment of the property.

Right now, if the City leaves the rezoning to occur after the EOI submission, the development community has free rein to propose as many units on the property to increase profitability as part of an EOI response. This will not become public knowledge until a rezoning application comes forward. However, at that point in time, the City may have tentatively already accepted the conditional EOI submission. **However, Council is being urged as part of Report 11.7, within the wording of the report, to support the issuance of the EOI for the residential building redevelopment.**

4. The recommendations contained within Report 11.7., **should be for and only be for** the award of the demolition contract of the existing clubhouse.

However, it also appears that not only is the City tearing down the existing building, but the City is also doing underground servicing works to support a future redevelopment of the property. This is being referred to as "Site Servicing Redistribution". See image of tender drawings courtesy of biddingo.com



You can see that the proposed standalone clubhouse is shown, and you can see that the pre-disposed future larger residential building area is identified. It also appears that the site servicing is clearing the way for the future building and is being allocated to service the future new building.

Why would the City Council spend money and put works in the ground to service a future building, without knowledge of that future building ever occurring on the property, without City Council having certainty? **Report 11.7 on the September 22, 2025 City of Windsor council meeting, City Council should approve and only approve the award of the contract for the demolition of the existing building and not any potential site servicing redistribution that would be for the purpose of a future building that may or may not occur because zoning is unknown, heritage impacts are unknown, proposed concepts unknown, etc.**

The proposed process for the Roseland redevelopment should be a cautious stepped approach, and Council should cautiously approve reports for specific, individualized items to see this housing solution made for Windsor come to reality. In the report before you tonight, multiple unrelated items are being requested for approval, and for that reason, Council should only approve the award of the demolition contract as part of Report 11.7 at the September 22, 2025, Council meeting.

I thank you for taking the time to read my submission, and I hope this assists City Council in making their decision.

Regards

A handwritten signature in blue ink, appearing to read 'Peter Marra', with a stylized, cursive script.

Peter Marra
Local resident

City Council
Monday, September 22, 2025
Item 15.1 - Written Submission

From: Dave Cooke < >
Sent: September 16, 2025 15:25
To: clerks <clerks@citywindsor.ca>
Subject: Submission re Council item 15.1 re Martinique Park

Mayor and Members of Council

Martinique Park didn't have any playground equipment, or park benches. It was just green space where some people would bring their dogs and have them chase frisbees or balls. Sometimes grandparents brought their grand children to play catch or batting practice.

Now it's just growing weeds and can't be used. If you know the area we have a huge amount of land that is allowed to grow natural.

Martinique Park now has the outer part of the property grass cut but centre is growing natural. No, let's be honest, it's letting weeds grow tall.

If you think this is saving money, look at the space. It would take 10 minutes to instead of just cutting the outer perimeter the whole thing was cut.

I ask that you simply admit this green space growing wild here is a mistake that saves no money and removes a space that provided some benefit to the neighbourhood. Or remove the very nice sign calling this Martinique Park or see if this would be better used for housing rather than weeds.

Dave Cooke

From: Jill Carriere < >
Sent: September 17, 2025 11:56
To: clerks <clerks@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>
Subject: Martinique Park debris removal - meeting September 22,2025

Date: September 17,2025

City of Windsor
The City of Windsor Council
350 City Hall Square West, Suite 530
Windsor, ON N9A 6S1

Re: Ongoing Neglect of Park Behind [REDACTED] Breezewood Court

Dear Sir/Madam,

I am writing to express my serious concern regarding the ongoing and unacceptable condition of the park located directly behind my parents' home at [REDACTED], Windsor. For months, this public space has been completely neglected, with overgrown weeds, debris, and tall grass creating a health hazard, an eyesore, and rendering the park entirely unusable.

According to **City of Windsor By-Law No. 185-2009** (Property Standards), all properties—public and private—must be maintained in a state that does **not permit the excessive growth of weeds or the accumulation of debris**. It is very clear that the current condition of this park violates this by-law. Yet, no meaningful action has been taken to remedy the situation.

My family and I have been directly affected by this negligence. In June 2024, I moved into my parents' home with my two children after escaping an abusive marriage. My parents' home was meant to be a safe haven, a place to heal and rebuild. That park used to be a part of our recovery — a space where we could fly kites, play catch, and enjoy peaceful outdoor moments. Today, it's a breeding ground for **ticks, allergens, and rodents**, and has become unsafe and unusable.

In June 2025, I began suffering from severe allergies, which doctors linked directly to environmental conditions around our home. I take my health very seriously and avoid medications entirely unless absolutely necessary. However, due to the city's failure to maintain this park space, I was forced to begin a regimen of **prednisone, two antibiotics, and two inhalers** just to make it through the day. This was extremely upsetting to me, both physically and emotionally. Eventually, my condition worsened so severely that I had no choice but to leave my parents' home and find shelter elsewhere—once again uprooting my children and removing them from a place that should have been safe and secure.

There is also a **school bus stop located at the corner of Martinique and Wyandotte Street East**, which many children, including mine, use every day. Before this neglect, the children would run and play in the park before and after school. Now, due to the overgrown weeds and unsafe conditions, **they no longer have that space to gather or play safely**. As a parent, I find myself constantly on guard to make sure my children don't accidentally step into the tall grass where ticks and rodents may be present. There are also **other small children** who get on and off the bus at this location, and they too have lost access to what was once a welcoming and safe community space.

We have spent the entire summer in contact with our **city councilor**, who was **sympathetic** and understanding of our desire to have this issue addressed. However, we were repeatedly told that his **hands were tied until council meetings resumed after the summer break**. So while our concerns were acknowledged, no action could be taken. Meanwhile, the park continued to deteriorate, and our voices continued to go unheard.

To make matters worse, this neglect has been explained under the guise of “**naturalization**.” Let's be honest—this is not a well-planned environmental strategy. It is clearly a **cost-saving measure** at the expense of the health, safety, and well-being of nearby residents. We are not fooled. We all see it for what it is: a way to **save a buck** by reducing services, while continuing to raise our taxes.

As residents of Windsor, we pay **property taxes that fund essential services** like park maintenance, debris removal, and lawn care. Yet we are receiving less and less, despite **continued tax increases year after year**. We are not seeing value for our

contributions. What we *are* seeing is a city that fails to listen to residents, ignores ongoing complaints, and allows once-usable spaces to fall into dangerous disrepair.

I am formally requesting that the City of Windsor take **immediate action** to:

- Remove the debris and mow the overgrown grass behind [REDACTED] Breezewood Court
- Restore the park to a clean, safe, and usable condition
- Reassess the use of “naturalization” in residential neighborhoods where it poses health and safety risks

Please confirm receipt of this letter and provide an update on the actions being taken, including a timeline for when residents can expect this issue to be resolved.

Thank you for your time and attention. I hope you understand the seriousness of this matter and the significant toll it has taken on my family and many others in the community.

Sincerely,
Jillian Masse

From: Debbie Carriere < >
Sent: September 17, 2025 16:30
To: clerks <clerks@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>
Subject: Letter for relocation of weeds at Martinique and Wyandotte.

Date: September 16, 2025

To:
City of Windsor Council
350 City Hall Square West
Windsor, ON N9A 6S1

RE: Overgrowth and Mismanagement of "Naturalization Area" Behind [REDACTED] Breezewood Court

Dear City Council Members,

I am writing to formally express my concern and disappointment regarding the state of overgrowth and mismanagement in the area directly behind my property at [REDACTED], which has been referred to by the City as a "naturalization area."

This space has long functioned as a small park, providing green space for local residents and families. While I understand and support the concept of naturalization in appropriate settings, it is clear that this specific space is entirely unsuited for such a program. Naturalization may be beneficial in larger, more remote areas, but not in a confined strip of land located directly behind residents' back fences.

Without any notice or public consultation, the City appears to have unilaterally ceased maintenance of this park space, allowing it to become overrun with tall weeds, brush, and uncontrolled vegetation. If a resident allowed their front lawn to reach this state, they would rightly face enforcement under City of Windsor By-law No. 3-2006, which limits the height of grass and weeds to 12 inches. It is unacceptable and contradictory for the City to impose these rules on residents while failing to meet the same standard on City-managed land.

We raised our concerns as early as June 2025, contacting Councillor Angelo Marignani and receiving assurances that the matter would be addressed. However, the issue remains unresolved, and the overgrowth has only worsened, signaling a continued lack of accountability and transparency.

This isn't just a matter of aesthetics. The area now poses health and safety risks, particularly to children and vulnerable residents. There is a school bus stop at Wyandotte Street East and Martinique where children used to safely play on the grass before and after school. That is no longer possible due to the hazards posed by the dense weeds, ticks, pests, and airborne allergens.

My own family has suffered directly. My daughter, who came to stay with me in June 2024 after fleeing domestic abuse, was forced to leave due to severe allergic reactions triggered by the poor air quality

caused by this unmanaged growth. She required multiple inhalers and steroid medication to cope with the conditions—what should have been a safe refuge became unlivable due to environmental neglect.

If the City is genuinely committed to naturalization, there are far more appropriate spaces nearby, such as the adjacent tree farm or Hope Hill, where the benefits of naturalization can be realized without compromising the quality of life for nearby families.

As tax-paying residents, we fund the maintenance and stewardship of our public spaces. We do not expect our parks—no matter how small—to be neglected under the guise of budget cuts or sustainability efforts that were never communicated or agreed upon.

I respectfully request the following:

Immediate mowing and restoration of the overgrown area behind our homes.

Clarification as to why this decision was made without resident consultation or public notice.

Transparency on future plans for this space, with resident involvement before any further changes.

This space is small, heavily bordered by residential homes, and unsuitable for naturalization. It must be maintained properly and returned to a safe, clean, and usable condition for the well-being of our neighborhood.

Thank you for your attention to this matter. I look forward to your prompt response and a meaningful resolution.

Sincerely,
Deborah Carriere