

Final 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>(previously distributed)</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) (*previously distributed*)

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

Clerk’s Note: Item 7.1.2 through 7.1.4 – Correspondence Items

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**) *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**) *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**) *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)
- 8.12. Downtown CIP - 257 Wyandotte St E - Ward 3 **(SCM 285/2025) (S 101/2025)** *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 was ***previously distributed:***

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

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

b) Albert Schepers, Area Resident

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 (in person)
LATE:
b) Paul Synnott, Area Resident (in person)
- 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)*
- a) Daniel Crofts, Director, Essex County Home Company Ltd (in person)

- 8.13. Downtown CIP - 423-437 Ouellette Ave - Ward 3 **(SCM 280/2025) (S 102/2025)** *Author: Simona Simion, Planner III - Economic Development (Acting)*

LATE:

- a) Dawne Martens, Property Manager, 2424718 Ontario Limited, available for questions (via Zoom)
- 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 were ***previously distributed***:

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

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

- e) David Hanna, Area Resident
- f) Rick MacArthur, Area Resident
- g) Albert Schepers, 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 (previously distributed)**
 - 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
 - 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held 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 were *previously distributed*:

- 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

From: david hanna <>

Sent: September 22, 2025 1:56 AM

To: Ed Sleiman <esleiman@city.windsor.on.ca>; Jo-Anne Gignac <joagignac@city.windsor.on.ca>; gkaschak@citywindsor.ca <gkaschak@citywindsor.ca>; kmckenzie@citywindsor.ca <kmckenzie@citywindsor.ca>; jmorrison@citywindsor.ca <jmorrison@citywindsor.ca>; mayoro@citywindsor.ca <mayoro@citywindsor.ca>; Clerks@citywindsor.ca <clerks@citywindsor.ca>

Subject: Delegation Item No. 11.7 "Roseland Golf Clubhouse Demolition & Redevelopment"

Re: To City Clerk and Windsor City Council: - Written Delegation submission for Item No. 11.7, "Roseland Golf Clubhouse Demolition & Redevelopment"

Hello,

I am writing this quick submission to ask City of Windsor Council to consider directing the Architect to ensure a little more leeway towards an iconic architectural flair to for their future final design. The proposed demolition of the existing Roseland Golf Clubhouse which will be replaced by a new smaller Roseland Golf Course Clubhouse facility. As the proposed new downsized Roseland Clubhouse location will:

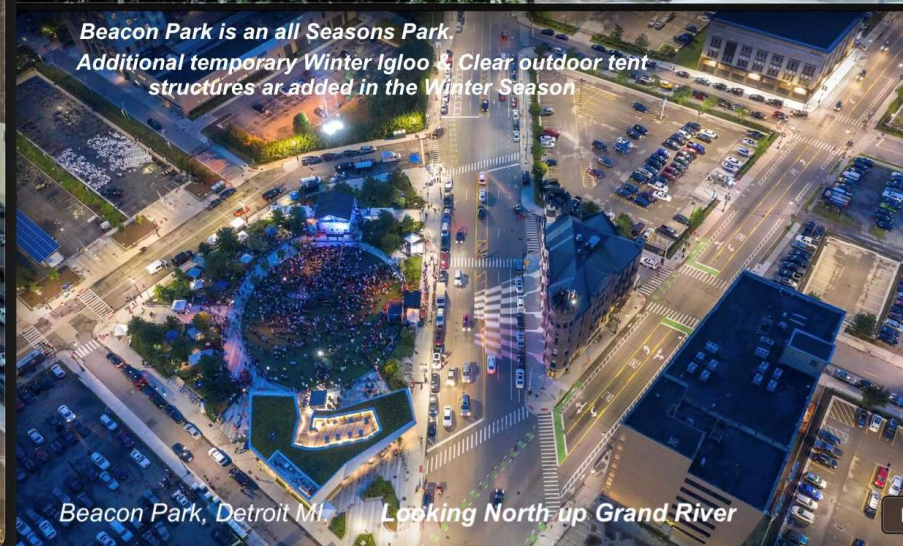
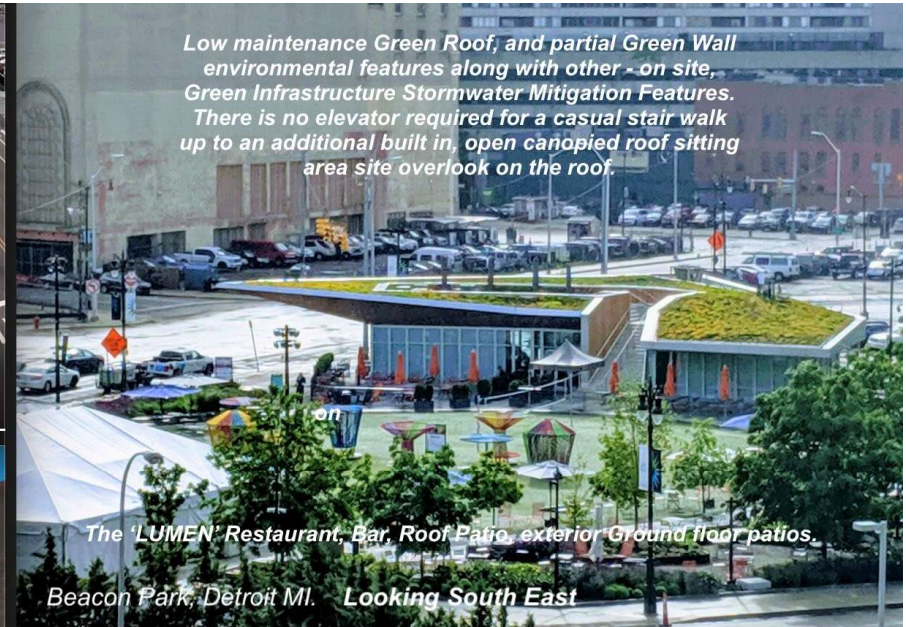
- Have a prominent new location closer to the existing Roseland Golf Course, a more iconic Architectural design will serve the City of Windsor better in terms of providing a more memorable City Image. Particularly if Roseland Golf Course is intended to hold future international stature (media present) Golf Competitions.
- To consider a 2nd storey Roof Terrace overlook feature would serve both the local community usage and potential future media area for future Golf Competition matches.
- As Roseland Golf Course is considered a Seasonal recreational entity, access to second storey Roof Terrace overlook provides both an alternate better viewing perspective, and also a naturally cooled additional area for elevated outside relaxation.
- Simple exterior open stair access is all that is required, without need of any elevator. The main floor already provides space for any AODA requirements. Only slightly more enhanced structural requirements, safety rail, stairs etc. are required. Potentially a Seasonal removable tensile fabric tent covering could serve both as a functional shade device as well as creating an attractive aesthetic architectural feature. I am not suggesting in any way that it appear like these quick, simplistic computer drawings. These drawings are only example to illustrate the 'concept of a Roof Terrace' overlook as a proposed new additional feature for consideration. The quest here is to have Windsor City Council to direct the Architect to consider a Roof Terrace option in terms of adding architectural and cultural value. Increasing the potential use of the new building by adding practical new space use value. While keeping the cost to a minimum. More bang for your long term building buck.
- Considering that Roseland Golf Course is a heritage, 'Donald Ross' design, - it behoves City of Windsor Council to consider a more attractive and functional building than just a simple 'L' shaped plan, flat roof structure with an exterior more akin to a maintenance building of school playground. Recall that the new 'John Muir Branch Library' in Sandwich was contemplated upfront as a rehabilitated, new use heritage structure with much more built in added iconic architectural presence. Certainly the City of Windsor can afford to allow the Architect do something of greater architectural design value at Roseland Golf course as well. The talent is certainly there, the need is for City of Windsor Council to direct them.
- I submit several views of 'Beacon Park' in Detroit MI. Not as any suggestion to imitate, - but rather as design inspiration to how a more architecturally enhanced design can literally become a 'Beacon' in itself. A Beacon of a neighbourhood, a City and also serve to instill regional pride. Attracting more tourism, sports minded folk

and additional economic spinoff development through attractive, functional and creative design. People will stay and converse with others when they feel more comfortable. They will invite and tell their friends. Pride of Place engendered in something they can appreciate every day.

Regards,

David N. Hanna

Ward 3 Resident, former Ward 1 born Resident.





Simplistic sketch example of a: 2nd Floor Roof Terrace overlook with a structural Foot

David N. Hanna c. 2025



Simplistic sketch example of a:
Flat Roof, 2nd Floor Terrace overlook
with a potential Seasonal Canopy

David N. Hanna c. 2025

Subject: FW: Notice of Council Meeting - Item 11.7 – Roseland Golf Clubhouse - Demolition and Redevelopment - Ward 1

From: Rick MacArthur < >

Sent: September 21, 2025 10:38 AM

To: clerks <clerks@citywindsor.ca>

Subject: RE: Notice of Council Meeting - Item 11.7 – Roseland Golf Clubhouse - Demolition and Redevelopment - Ward 1

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

I appreciate the opportunity to share my thoughts regarding the Agenda item on the Demolition of the Roseland Clubhouse.

I am pleased to support the proposed demolition and the construction of a new clubhouse. In addition, I would like to suggest the inclusion of a new indoor three-bay golf simulator equipped with FlightScope technology as part of the redevelopment. This facility would allow the public to practice their game year-round and enable PGA Professionals from our community to offer affordable golf instruction to the public during the off-season. Such an amenity would increase engagement across the entire golf community, encourage more frequent use of the clubhouse throughout the year, and further strengthen community ties.

This proposal would represent a unique addition to Windsor's many recreational facilities and would help our city remain a leader in providing innovative and accessible amenities for residents. I am grateful for council's commitment to enhancing public spaces and promoting active lifestyles across our community.

Thank you for your time, dedication, and consideration.

Rick MacArthur

September 13, 2025

Albert Schepers

Corporation of the City of Windsor
350 City Hall Square
Windsor, ON
N9A 6S1

Mayor and Council

Subject: September 22, 2025 council meeting Item 11.7, Roseland Golf Clubhouse -
Demolition and Redevelopment - Ward 1 © 129/2025)

First, thank you for decoupling this from the original condo housing proposal. I note the original concept is part of the background but it is apparent the action items deal solely with issuing a contract for the demolition of the current facility and then authorizing the EOR and contracts for the club house facility. Some of the wording however, in the action items should be tightened up to be more explicit to indicate that council is only approving the work for the demolition of the current facility and the design and construction of the new facility to service the golf course.

Though disappointed with the decision to abandon and demolish the current facility, I am in agreement with items I., II., and III. of the recommendations as noted in the agenda package starting on page 815 of 841.

Item IV., though I agree with the intent, there was no consideration for some of the public input from the July open house. The concept is fine, there is opportunity to reconfigure and improve to save space, but there is no consideration for any public amenities. Even the on-line survey asked for input only with respect to its use for golf. This is a public course and this area is sadly under serviced with passive parks and social amenities. These must be considered in the final design of the proposed club house.

With the closing of St. James church there are no public spaces for meeting activities within walking distance of our neighbourhood. It is surrounded by four lane collector roads to the south and west, Cousineau Road to the North and only residential to the East; the nearest library, Budimer, is a one hour walk (longer for those who walk more slowly) taking a car is problematic as there is insufficient parking; there are two parks in the area, Vets park is almost entirely dedicated to tennis and baseball and the Matthew Rodzic park is a fair distance, across Cousineau Road: there are no facilities for the community within this node of the city.

Due to the design of the streets, they lend themselves to walking and cycling by the locals as well as from nearby neighbourhoods. Having a café in the neighbourhood which caters to the local

foot and cycling traffic would encourage more people to get out into the neighbourhood. The proposed grassed area in front of the clubhouse would be a perfect place for a passive park for walkers to pause, enjoy a coffee or cold drink before finishing (or starting) their walk. It would also be a good place for cyclists to gather as they start, or end, their ride (there is easy access to the parkway trail used by many cyclists as they head out into the county).

There is opportunity to be more than a place for golfers. It can be a place for community. A place for bridge clubs (currently driving to LaSalle) for girl guides or boy scouts (formerly supported at St. James), as a satellite library (there is a need as seen by the proliferation of the number of little libraries, the leave a book take a book, that now litter the neighbourhood), for seniors chair yoga, and other such activities to service the Roseland node neighbourhood.

Items V., VI, VII, VII, VIII, and XI. relate to administration being given authority to issue the necessary contracts and purchase orders and to make payments without having to return to council. As this applies to the demolition works, and the proposed contract to Sterling Ridge, I have no issue. However, if these sections also apply to the clubhouse based on the plans included in Appendix A then I have reservations. Before the new service building plans are finalized there must be consideration for the broader community in which it is located: to provide space for community activities besides golf.

These items should also be tightened up to deal with only the demolition of the existing facility and the construction of the new golf course service facility. It would be disingenuous if council permitted this decision to include any proposed residential units. Though there is a need for housing, the original proposal did nothing to satisfy the provincial government mandate for affordable housing. All around the Roseland area, and throughout the city and region, homes are not selling. Housing development on golf course lands now would be poorly timed. I suggest, if it is the will of council to sever land for housing, there is no urgency and development planning should be deferred until the market improves. I note there is another matter before council dealing with a Regional Affordable Housing Strategy report to which I will provide comments on affordable housing.

Finally, there is nothing in the recommendations to deal with maintenance and upgrades required on the two other service buildings (the pro shop and the half-way hut) both of which require at least the roofs attended to though the half-way hut requires substantially more work and, with the new clubhouse, demolition could be considered. Not being included may be deliberate as it could be from a different budget.

Sincerely

From: Albert Schepers <>
Sent: September 22, 2025 8:00 AM
To: clerks <clerks@citywindsor.ca>; fFrancis@themcc.com
Subject: September 22 council meeting item 8.15

I had a long rambling letter to send but this email should suffice. It comes from my long history and involvement in the housing and home building industry

I have been involved with development and housing through most of my 50 year career in engineering having designed several in-fill and new projects through the late 70s into the early 90s. As president of the local and provincial home builders' associations I have had the privilege of being front and centre on housing throughout the region, the province and nationally. I have also served on code development committees, and other provincial committees to affect changes to the Ontario Building Code (Part 8 for onsite sewage treatment, Energy efficiency, and the removal of barriers in the built environment as part of the ODA committees). During my time as president of the Ontario Home Builders' Association 25 years ago I was involved in the provincial red tape commission to reduce the bureaucracy, the result was Bill 124.

Affordable housing has been a big part of who I am and what I have done. Since December 1, 1989 I have witnessed first hand the changes in the cost of housing. Labour and materials make up a part of the increase but another is the time it takes to get land shovel ready. December 1, 1989 is an important date as it was then that the first Development Charges Act reached royal ascent and became law. It gave municipal governments carte blanche to charge ever higher fees for the privilege of owning a new home.

The report being considered is well presented and laudable.

My only comment about the report and its intent is that it does not address the root cause of the affordability crisis, the cost of housing has far exceeded income: it is an income problem. For the affordable home, the home which the household of average income can afford (10 percent down payment and 30 year mortgage and no more than 30 percent of the gross income) is out of reach and the single biggest factor is taxes. Today, housing is taxed more than alcohol and tobacco.

- The Feds need to revise the HST threshold, it has not changed since HST first came in over 30 years ago.
- The feds need to contribute to municipal infrastructure costs.

- The province needs to review its taxation on housing and reduce it.
- The downloading of costs from the federal and provincial governments to municipalities needs to be reversed.
- Provincial and Federal fuel taxes need to be passed back to the municipalities to assist in payment of municipal infrastructure.
- Development Charge calculations need to be revisited to reflect reasonable recovery not defensible taxation.
- DCs should factor in a reduction to recognize that DCs increase the assessment on a home unfairly and hence the share of ongoing municipal property taxes for the life of the home are greater by the amount the DC adds to the assessment for the life of the home.
- And there are other possible tax reduction ideas.

So help people find programs to assist as the report suggests but look inward and reduce the taxation on homes (HST, DC, Permits, Planning, etc) and speed up the process to reduce financing costs. The reduction in direct and indirect taxation on housing will go much further to make housing affordable than short term programs to assist.

Albert