



CITY OF WINDSOR MINUTES 09/22/2025

City Council Meeting

Date: Monday, September 22, 2025

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

Members Present:

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 (Acting Chair)

Ward 7 – Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 – Councillor Jim Morrison

Clerk's Note: Mayor Drew Dilkens participated via video conference (Zoom), in accordance with Procedure By-law 98-2011, as amended, which allows for electronic participation.

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1. ORDER OF BUSINESS

2. CALL TO ORDER

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Acting Chair calls the meeting to order at 10:00 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held September 8, 2025

Moved by: Councillor Gary Kashack

Seconded by: Councillor Angelo Marignani

That the minutes of the Meeting of Council held September 8, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 295/2025

5. NOTICE OF PROCLAMATIONS

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

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

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

- (a) communication items;
 - (b) consent agenda;
 - (c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
 - (d) hearing presentations and delegations;
 - (e) consideration of business items;
 - (f) consideration of Committee reports:
 - (g) Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and,
 - (h) consideration of by-laws 119-2025 through 120-2025 and 154-2025 through 157-2025
- Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence Report for Monday, September 22, 2025 City Council Meeting

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

Decision Number: CR366/2025

That the following Communication Items 7.1.1 through 7.1.4 as set forth in the Council Agenda **BE REFERRED** as noted, and that Item 7.3 be considered at the request for deferral section of the meeting.

No.	Sender	Subject
7.1.1	Deputy City Planner	Application for Zoning By-law Amendment, Epic Properties Ltd. Partnership, 4325-4455 Cabana Road East, to amend the Industrial Zone (M1) as an additional permitted use to construct a power generation facility with a gross floor area of 1875 m ² . Administrative Lead: City Planner Z/15030 Note & File

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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

Carried.

Report Number: CMC 13/2025

7.2. Response to CR356/2023 Green Bin Communication Plan – City Wide

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

Decision Number: CR367/2025

That the report of the Manager, Waste Collection Contracts dated August 25, 2025 entitled “Response to CR356/2023 Green Bin Communication Plan – City Wide” **BE RECEIVED** for information.

Carried.

Report Number: C 116/2025
 Clerk’s File: EI/14640

7.4. Delegation of Authority Semi-Annual Summary Report for Period January 1, 2025 to June 30, 2025 (City Wide)

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

Decision Number: CR369/2025

That the report of the Executive Administrative Assistant dated September 4, 2025 entitled "Delegation of Authority Semi-Annual Summary Report for Period January 1, 2025 to June 30, 2025 (City Wide)" **BE RECEIVED** for information.

Carried.

Report Number: C 127/2025
Clerk's File: AS/7748

8. CONSENT AGENDA

8.1. Windsor Canada Utilities Ltd. – Annual General Meeting – City Wide

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

Decision Number: CR404/2025

I. That Council, as representative of The Corporation of the City of Windsor (the "City") as the sole shareholder of Windsor Canada Utilities Ltd. ("WCUL") **APPROVE** the resolutions presented by WCUL; and,

II. That the Mayor **BE AUTHORIZED** to execute the shareholder's resolutions on behalf of the City, in accordance with Council direction, with respect to all matters presented herein by WCUL for the year 2024.

Carried.

Report Number: C 130/2025
Clerk's File: MU2025

8.2. City of Windsor Urban Forest Management Plan (UFMP) and Response to CQ 14-2022

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

Decision Number: CR370/2025 CSSC 286

That the report of the Community Services Standing Committee of its meeting held July 2, 2025 entitled "City of Windsor Urban Forest Management Plan (UFMP) – the Key Findings and Directions Report and the Strategic Action Plan" **BE RECEIVED** for information; and further,

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That City Council **ENDORSE** the UFMP – Strategic Action Plan as the guiding document for managing Windsor’s urban forests for the twenty-year period as shown in Appendix A of this report; and further,

That Council **RECEIVE** the response to CQ 14-2022 for information; and further,

That the City Treasurer **BE DIRECTED** to consider funding for the Urban Forest Management Plan as part of a future capital budget development process; and further,

That Administration **BE DIRECTED** to continue planting trees in the City Rights-of-Way at the sole discretion of the City Forester.
Carried.

Report Number: SCM 213/2025, S 82/2025 & AI 22/2025
Clerk’s File: SRT2025

8.3. Response to CQ32-2020: Regarding Tree Protection and Replacement Policies - City Wide

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR371/2025 DHSC 757

That the report of the Development & Heritage Standing Committee of its meeting held August 5, 2025 entitled “Response to CQ32-2020: Regarding Tree Protection and Replacement Policies – City Wide” as it relates to the City of Windsor’s land development by-laws **BE RECEIVED** for information.
Carried.

Report Number: SCM 256/2025 & S 88/2025
Clerk’s File: SRT2025

8.4. Zoning By-law Amendment Application for 7900 Anchor Drive & 8100 Twin Oaks Drive, Z-016/25 [ZNG-7310], Ward 9

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR372/2025 DHSC 759

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Parts 1 to 4, Plan 12R-22845 (PIN 01408-2002 & 01408-2003) known municipally as 7900 Anchor Drive and 8100 Twin Oaks Drive (Roll No. 070-650-01014 & 070-650-01012), situated at the northeast corner of Anchor Drive and Twin Oaks Drive, by deleting and replacing Section 20(1)209 as follows:

209. NORTHEAST CORNER OF ANCHOR DRIVE AND TWIN OAKS DRIVE

For the lands comprising Parts 1 to 4, Plan 12R-22845 (PIN 01408-2002 & 01408-2003), the following additional provisions shall apply:

- a) Notwithstanding Section 24.20.5, for a *Medical Office* having a *maximum gross floor area* of 3,300.0 m², a *minimum* of 102 *parking spaces* shall be provided.

[ZDM 15; ZNG/7310]; and,

- II. That, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** with an application for Site Plan Approval:
 - a. Parking Study, prepared by R.C. Spencer Associates Inc. Consulting Engineers, dated January 2025; and,
- III. That the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:
 - a. Prior to the issuance of a construction permit, the Owner agrees to submit application for and execute an agreement with the Corporation for the proposed encroachments into the right-of-way (encroaching sign on Anchor Drive) to the satisfaction of the City Engineer.
 - b. Prior to the issuance of a construction permit, the Owner shall include the City of Windsor within the sewer easement agreement of Part 3 and Part 4 in Plan 12R-22845 to convey to the Corporation this easement for the purposes of construction and/or maintenance of the existing sewer; and,
- IV. That the Site Plan Approval Officer **CONSIDER** the following matter in an approved site plan and/or executed and registered site plan agreement:
 - a. Prior to the issuance of a construction permit, the Owner agrees to follow all drainage and flood proofing recommendations that the Essex Region Conservation Authority (ERCA) may have with respect to the subject land, based on final approval by the City Engineer. If applicable, the Owner will obtain all necessary permits from ERCA with respect to the drainage works on the subject lands.

Carried.

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8.5. Zoning By-law Amendment Application for 0 & 1841 Longfellow Avenue, Z-017/25 [ZNG-7312], Ward 10

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR373/2025 DHSC 760

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

5. WEST SIDE OF LONGFELLOW AVENUE BETWEEN ARCADIA STREET AND CALUMET STREET

For the lands comprising of Part of Lot 138, Lots 139 & 140, and Part of Closed Alley, Plan 557 (PIN 01313-1596 LT & 01313-1597 LT), a *Semi-Detached Dwelling* shall be an additional permitted *main use* and shall be subject to the *Semi-Detached Dwelling* provisions of Section 10.1.5, save and except that the *maximum gross floor area* shall be 410 m².

[ZDM 4, 7 & 8; ZNG/7312]; and,

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Lot 138, Lots 139 & 140, and Part of Closed Alley, Plan 557 (PIN 01313-1596 LT & PIN 01313-1597 LT), situated at the west side of Longfellow Avenue between Arcadia Street and Calumet Street from RD1.1 to RD1.1x(5).

Carried.

Report Number: SCM 277/2025 & S 99/2025

Clerk's File: ZB/15011

8.6. ZBA Application for 0 Salter Avenue, Z-009/25 [ZNG-7298], Ward 3

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR374/2025 DHSC 761

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

6. WEST SIDE OF SALTER AVENUE, NORTH OF UNIVERSITY AVENUE WEST

For the lands comprising Lots 7 & 8, Plan 380 (PIN 01196-0469), a *Multiple Dwelling* shall be subject to the following additional provisions:

- a) *Front Yard Depth: minimum 5.50 m*

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b) *Side Yard Width: minimum 1.80 m*

c) *Dwelling Units: maximum 8*

d) Notwithstanding clause .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 3.75 m.

[ZDM 3; ZNG/7298]; and,

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 7 & 8, Plan 380 (PIN 01196-0469), situated on the west side of Salter Avenue, north of University Avenue West, from RD2.2 to RD3.1x(6).

Carried.

Report Number: SCM 278/2025 & S 100/2025

Clerk's File: ZB/15012

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

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR375/2025 DHSC 762

That the application of Atwan Development Inc. for an exemption under Section 9(3) of The *Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of a total of 41 industrial units within three new structures under construction as shown on the attached Map Nos. CDM-001/25-1, CDM-001/25-2, CDM-001/25-3, and CDM-001/25-4, on a parcel legally described as Part of Lot 108, Concession 2, (PIN 01562-1055 LT), located on the north side of North Service Road East ROW, west of Pillette Road, **BE APPROVED** for a period of three (3) years.

Carried.

Report Number: SCM 279/2025 & S 97/2025

Clerk's File: ZP/15007

8.8. Request to Extend MRLA's Consulting Services to Stage 2 of the Walkerville HCD - Ward 4

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR376/2025 DHSC 763

- I. That Council **APPROVE** the request to extend the sole source award to M. R. Letourneau and Associates Inc. for Stage 2 of the Walkerville Heritage Conservation District (HCD) Plan & Guidelines for the sum of \$120,000 (excluding HST); and,
- II. That the Purchasing Manager **BE AUTHORIZED** to amend Contract P.O. CO7042 to M. R. Letourneau and Associates Inc. for an additional \$120,000 (excluding HST) to a revised upset limit of \$208,400 for the provision of undertaking the Walkerville Heritage Conservation District (HCD) Plan & Guidelines; satisfactory in financial content to the City Treasurer, and in technical content to the Deputy CAO/Commissioner of Economic Development.

Carried.

Report Number: SCM 275/2025 & S 104/2025
Clerk's File: MBA/1700

8.9. Response to CQ 28-2024 – Downtown Residential Parking Requirements

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

Decision Number: CR377/2025 DHSC 764

That the report of the Development & Heritage Standing Committee of its meeting held September 2, 2025 entitled "Response to CQ 28-2024 – Downtown Residential Parking Requirements" **BE RECEIVED** for information.

Carried.

Report Number: SCM 282/2025 & C 85/2025
Clerk's File: ST2025

8.10. Brownfield CIP Application - 844 Bridge Ave - Ward 2

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

Decision Number: CR378/2025 DHSC 765

- I. That the request made by 15847796 Canada Inc. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remediation Work Plan for the property located at 844 Bridge Ave pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,
- II. That the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$14,377.50 based upon the completion and submission of a Phase II Environmental Site Assessment Study completed in a form acceptable to the City Planner and City Solicitor; and,

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- III. That the grant funds in the amount of \$14,377.50 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (Project #7069003) when the eligible work is completed to the satisfaction of the City Planner; and,
- IV. That should the proposed Phase II Environmental Site Assessment Study and Remedial Work Plan not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.
- Carried.

Report Number: SCM 283/2025 & S 94/2025
Clerk's File: Z/15019

8.11. Demolition Application Subject to Demolition Control - 1968 George Ave - Ward 5

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

Decision Number: CR379/2025 DHSC 766

- I. That the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for the residential dwelling located at 1968 George Ave to facilitate redevelopment of the property; and,
- II. That the Chief Building Official **BE DIRECTED** to require, as a condition of the demolition permit, that:
- a. Redevelopment be substantially complete within two years of demolition permit issuance; and,
- b. If redevelopment, including construction of a new building, is not substantially complete within two years of the commencement of demolition the maximum fee (\$20,000) shall be entered on the collectors roll of the property; and,
- III. That the City Solicitor **BE DIRECTED** to register a notice of Condition II of this report in the land registry office against the property.
- Carried.

Report Number: SCM 284/2025 & S 95/2025
Clerk's File: SW2025

8.12. Downtown CIP - 257 Wyandotte St E - Ward 3

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

Decision Number: CR380/2025 DHSC 767

- I. That the request made by Ali Seblini (applicant and owner) for Yasmeen Properties Inc. for the proposed development at 257 Wyandotte St E. to participate in:
 - a) The Commercial/Mixed Use Building Facade Improvement Program **BE APPROVED** for 50% of the eligible costs of the facade improvements, to a maximum of \$30,000; and,
 - b) The Retail Investment Grant Program **BE APPROVED** for 50% of the eligible costs per retail unit to a maximum of \$15,000; and,
 - c) The Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years, plus an additional five (5) years as a Catalyst Project, or eligible costs, in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner; and,
- II. That Administration **BE DIRECTED** to prepare the Grant Agreement(s) between the City of Windsor and Yasmeen Properties Inc. to implement all grant programs in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor; and,
- IV. That the approval to participate in the Building/Property Improvement Tax Increment Grant Program **EXPIRE** if the grant agreement is not signed by applicant within one (1) year following Council approval. The City Planner may extend the deadline for up to one (1) year upon request from the applicant; and,
- V. That Grant funds up to \$45,000 under the Downtown Windsor Enhancement Strategy and Community Improvement Plan **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when work is completed to the satisfaction of the City Planner; and,
- VI. That the City Treasurer **BE AUTHORIZED** to issue payment up to \$45,000 for grants from the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 for 257 Wyandotte St E to Yasmeen Properties Inc. upon completion of facade and retail improvements subject to the satisfaction of the City Planner and Chief Building Official; and,

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- VII. That for the Commercial/Mixed Use Building Facade Improvement and Retail Investment grants that have lapsed, that all funds **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date; and,
- VIII. That any unused portion of the CIP grants **BE RETURNED** to the CIP Reserve Fund 226.
Carried.

Report Number: SCM 285/2025 & S 101/2025

Clerk's File: Z/15020

8.13. Downtown CIP - 423-437 Ouellette Ave - Ward 3

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR381/2025 DHSC 768

- I. That the request made by 2424718 Ontario Limited (Owner) for the proposed development at 423-437 Ouellette Avenue to participate in:
- a. The Upper Storey Residential Conversion Grant Program **BE APPROVED** for \$5,000 for every new residential unit created on the upper storey of an existing mixed-use building (8 new dwelling units to be created), up to a maximum of \$40,000 towards eligible costs pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan; and,
 - b. The Commercial/Mixed Use Building Facade Improvement Grant Program **BE APPROVED** for a 50% matching grant to a maximum of \$20,000 towards eligible costs for the façade improvements as shown and described in Appendix B to Report S 102/2025 pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan; and,
 - c. The Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan, or eligible costs; and,
- II. That Administration **BE DIRECTED** to prepare the Grant Agreement(s) between the City of Windsor and 2424718 Ontario Limited (Owner) to implement all grant programs in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,

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- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor; and,
- IV. That Grant funds up to \$40,000 under the Upper Storey Residential Conversion Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when work is completed to the satisfaction of the City Planner; and,
- V. That Grant funds up to \$20,000 under the Commercial/Mixed Use Building Facade Improvement Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when work is completed to the satisfaction of the City Planner; and,
- VI. That the City Treasurer **BE AUTHORIZED** to issue payment up to \$60,000 for grants from the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 for 257 Wyandotte St E to 2424718 Ontario Limited (Owner) upon completion subject to the satisfaction of the City Planner and Chief Building Official; and,
- VII. That the approval to participate in the Building/Property Improvement Tax Increment Grant Program **EXPIRE** if the grant agreement is not signed by applicant within one (1) year following Council approval. The City Planner may extend the deadline for up to one (1) year upon request from the applicant; and,
- VIII. That the Upper Storey Residential Conversion Grant and the Commercial/Mixed Use Building Facade Improvement Grant approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 280/2025 & S 102/2025

Clerk's File: Z/15021

8.16. Minutes of the Age Friendly Windsor Working Group of its meeting held May 14, 2025

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR384/2025 CSSC 288

That the minutes of the Age Friendly Windsor Working Group meeting held May 14, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 268/2025 & SCM 198/2025

Clerk's File: MB2025

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8.17. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held June 12, 2025

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR385/2025 CSSC 289

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

Carried.

Report Number: SCM 269/2025 & SCM 226/2025

Clerk's File: MB2025

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

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR386/2025 CSSC 290

That the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held March 12, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 270/2025 & SCM 241/2025

Clerk's File: MB2025

8.20. 2024 Pathway to Potential (P2P) Annual Impact Report Update

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR388/2025 CSSC 292

That the report of the Community Services Standing Committee of its meeting held September 3, 2025 entitled "2024 Pathway to Potential (P2P) Annual Impact Report" **BE RECEIVED** for information purposes.

Carried.

Report Number: SCM 272/2025 & C 75/2025

Clerk's File: SS/10488

8.21. Windsor Regional Employment Network (WREN) Update

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

Decision Number: CR389/2025 CSSC 293

That the report of the Community Services Standing Committee of its meeting held September 3, 2025 entitled "Windsor Regional Employment Network (WREN) Update" **BE RECEIVED** for information.

Carried.

Report Number: SCM 273/2025 & C 102/2025
Clerk's File: SS2025

11.2. 2026 Capital Budget Pre-Approval - City Wide

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

Decision Number: CR393/2025

- I. Whereas on February 21, 2025, the 10-year Capital Budget was deemed approved via Mayoral Decision MD08-2025 and subsequently, as a result of the requests outlined in this report, and in order for projects which span beyond 2025 capital funding currently approved to be able to proceed in an efficient and effective manner, be it further resolved that the City Treasurer **BE DIRECTED** to effect the following pre-commitments of funding previously approved in principle in the 2025 10-year Capital Budget:
 - a. Pre-commitments totalling \$14,070,000 in 2026 funding for the projects detailed in Appendix A; and,
 - b. The pre-commitment of \$454,000 in 2026 funding from Wastewater Sewer Surcharge (Fund 153), \$4,846,000 in 2027 funding, comprised of \$2,423,000 in Wastewater Sewer Surcharge (Fund 153) funding and \$2,423,000 in Stormwater Sewer Surcharge (Fund 234) funding, and \$3,250,000 in 2028 funding, comprised of \$1,625,000 in Wastewater Sewer Surcharge (Fund 153) funding and \$1,625,000 in Stormwater Sewer Surcharge (Fund 234) funding for the Ford Boulevard Sewer Rehabilitation Project from Reginald Street to Coronation Avenue (ECP-035-07 – City Wide Sewer Rehabilitation Program); and,
 - c. Pre-commitments totalling \$3,220,539 in 2026, 2027 and 2028 Service Sustainability Investment (Fund 221) funding for the Public Works Building Improvement Project (PFO-010-21); and,

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- d. Pre-commitments totalling \$1,779,240 in 2026, 2027, 2028 and 2029 Service Sustainability Investment (Fund 221) funding for Streetlight Pole Replacement program (OPS-001-21); and,
 - e. Pre-commitments totalling \$4,077,460 in 2026, 2027 and 2028 Service Sustainability Investment (Fund 221) funding for City-Wide Streetlight Pole Rehabilitation and Relocations (ECP-001-07); and,
- II. Whereas on February 21, 2025 the 2025 Capital Budget was deemed approved via Mayoral Decision MD08-2025 and subsequently City Council **SUPPORTS** an expenditure(s) of \$990,000 which are legislatively required under the CSPA, that the City Treasurer **BE DIRECTED TO** allocate \$990,000 in currently available unallocated Pay-As-You-Go funding (Fund 169) to the *Community Safety and Policing Act* project, POL-001-25; and further,
 - III. That City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the above projects, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendments thereto, satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the respective Executive Director; and further,
 - IV. That Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s) for that purpose, satisfactory in form to the City Solicitor, in financial content to the City Treasurer and technical content to the respective Executive Director; and further,
 - V. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders or amendments to Purchase Orders as may be required to affect the recommendations noted above, subject to all specifications being satisfactory in financial content to the City Treasurer, and in technical content to the respective Executive Director; and further,
 - VI. That Administration **BE AUTHORIZED** to use available funds within the project budget for any amendment(s) or change requirement(s)/directive(s) and additional documents relating to executed agreement(s), pursuant to the Purchasing By-Law 93-2012 and amendments thereto, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer, and in technical content to the respective Executive Director; and further,
 - VII. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to City Treasurer, in legal form to the City Solicitor; and in technical content to the respective Executive Director; and further,
 - VIII. That Administration **BE AUTHORIZED** to issue any change order(s) for any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts,

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satisfactory in financial content to City Treasurer, and in technical content to the respective Executive Director.

Carried.

Report Number: C 122/2025

Clerk's File: AF/15032

11.3. Banwell Road/E.C. Row Expressway Interchange and Corridor Improvements - Noise Bylaw (6716) Exemption – Ward 7

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR394/2025

- I. That the following exemption request to the Noise By-law 6716 (as amended), **BE GRANTED**, to permit the operation of construction equipment required to complete work along E.C. Row near the intersection of Banwell Road.
 - a. Specific exemption request:
Construction during the noise by-law prohibited time between 8:00 p.m. through 6:00 a.m. to complete construction works along E.C. Row near the Banwell Road intersection.
 - b. Scope of Exemption:
The completion of construction along E.C. Row near the Banwell Road intersection.
 - c. Duration of Exemption:
The request is made for a cumulative total of three (3) weekends (Friday through Sunday) during the months of October and tentatively November 2025 with the option of renewal to be approved by the CAO through Delegation of Authority report.

Carried.

Report Number: C 123/2025

Clerk's File: SW/9581

11.4. Abandonment of the Pillette No. 1 Drain (Grand Marais Branch Drain) – Ward 5

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

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Decision Number: CR395/2025

- I. That Council pass a provisional by-law under Section 84 of the *Drainage Act*, R.S.O. 1990, c. D.17, to proceed with the abandonment of the Grand Marais Branch Drain (formerly the Pillette No. 1 Drain), as initiated under Section 82, by giving first and second readings to Provisional By-law 156-2025 in accordance with Section 45 of the *Drainage Act*.

Carried.

Report Number: C 124/2025

Clerk's File: SW2025

11.5. Pass By-Law for Parent Outlet Drain Abandonment – Ward 7

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR396/2025

- I. That Council **GIVE 3rd READING** to Provisional By-law 120-2025 which adopted the Drainage Report prepared by Dillon Consulting Ltd., dated June 19, 2025 (attached), for the abandonment of the Parent Outlet Drain in accordance with Section 58 of the *Drainage Act*, R.S.O 1990, by **PASSING** By-law 120-2025.

Carried.

Report Number: C 125/2025

Clerk's File: AB2025

11.6. Pass By-Law for Repair and Improvement of the Dawson Drain – Ward 9

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR397/2025

- I. That Council **GIVE 3rd READING** to Provisional By-law 119-2025 (attached) which adopted the Engineer's Drainage Report completed by WSP Canada Limited, dated April 14, 2025, for the Repair and Improvement to the Dawson Drain in accordance with Section 58 of the *Drainage Act*, R.S.O 1990, by **PASSING** By-law 119-2025.

Carried.

Report Number: C 126/2025

Clerk's File: AB2025

11.8. Surplus Declaration and Sale Authorization – 0 Chappus Street (abutting 1775 Chappus Street) – Ward 1

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR399/2025

- I. That the following City of Windsor (the “City”) vacant parcel of land **BE DECLARED** surplus:
 - Municipal address: 0 Chappus Street – vacant land situate on the south side of Chappus Street, west of 1775 Chappus Street;
 - Legal Description: Lot 252 on Registered Plan 560 Sandwich West; Windsor
 - Approximate Lot size: 25.10 feet (7.65 m) x 105.42 feet (32.13 m)
 - Approximate Lot area: 2,646.04 sq ft (245.79 m²) (the “Subject Parcel”); and further,
- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal, if required.

Carried.

Report Number: C 131/2025
Clerk's File: APM2025

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

7.3. Response to Inquiry Regarding Infrastructure Related Strategies to Discourage Unsafe Behaviours in the Public Roadway – City Wide

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

Decision Number: CR368/2025

That the report of the Executive Initiatives Coordinator dated August 26, 2025 entitled “Response to Inquiry Regarding Infrastructure Related Strategies to Discourage Unsafe Behaviours in the Public Roadway – City Wide” **BE DEFERRED** to a future meeting of Council to allow for further discussion.
Carried.

Report Number: C 120/2025
Clerk's File: SW2025

10. PRESENTATIONS AND DELEGATIONS

10.1. Windsor Symphony Orchestra – Annual Update

Deborah Severs, Chair of the Board of Directors, and Lillian Scheirich, Concertmaster, Windsor Symphony Orchestra

Deborah Severs, Chair of the Board of Directors, and Lillian Scheirich, Concertmaster, Windsor Symphony Orchestra appear before City Council regarding the Windsor Symphony Orchestra's Annual Update and acknowledge the passing of Maestro Robert Franz, celebrate his work and

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artistic vision for the Windsor Symphony Orchestra; highlight the success of the programming to date; provide an overview of the upcoming programming for the remainder of the year; and conclude by providing an update on the Capitol Theatre rental bookings; brief overview of the budget and leadership of the board of directors including the administrative team, musicians, donors, sponsors and volunteers; and indicate that the formal process for the search for a new music director will begin soon.

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Gary Kaschak

Decision Number: CR391/2025

That the presentation by the Chair of the Board of Directors and the Concertmaster, Windsor Symphony Orchestra regarding Windsor Symphony Orchestra – Annual Update **BE RECEIVED**.
Carried.

Clerk's File: ACO2025

8.15. Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide

Ed Starr, Partner and Matt Pipe, Manager of Housing Policy and Research, SHS Consulting

Ed Starr, Partner and Matt Pipe Manager of Housing Policy and Research, SHS Consulting appear before City Council regarding the administrative report dated, August 18, 2025, entitled “Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide” and provide a brief overview of the Regional Affordable Housing Strategy including Project Background; Key Components: Regional Housing Needs Assessment and Local Community Profiles, Housing Demand, Housing Supply, Housing Affordability; Regional Affordable Housing Strategy; County of Essex – Emerging Trends; Sustained Population Growth and Aging Population; Diversifying Household Sizes and Gradual Shifts in Tenure; Gaps in the Supply of Non-Market; Historically Homogenous Housing Stock; Emerging Growth in Higher-Density and Rental Development; Affordability Challenges Affecting Low- and Moderate-Income Households; Homeownership has Become Out of Reach; Key Housing Needs Assessment Findings; Key Housing Challenges to Address; Social Housing – Subsidized; Affordable Housing - Affordable to low- and moderate-income households; Key Housing Insights; Moving from Challenges to Opportunities; Strategy Framework, Strategic Pillars, Goals, Focus Areas, Strategies, Actions, Charting a Path Forward; Moving from Challenges to Opportunities; Strategy Framework; Advancing the Strategy; and conclude by providing Next Steps including identifying challenges and implementing strategies to address these challenges.

Sasha Dhillon, Head of Real Estate and Developments, Excellent Service Group

Sasha Dhillon, Head of Real Estate and Developments, Excellent Service Group appears before City Council and expresses concern with the recommendation in the administrative report dated, August 18, 2025, entitled “Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide”, specifically related to the timeline of the implementation of the Regional Affordable Housing Strategy;

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and concludes by identifying the lack of actionable items as identified in the report and highlights that the policies and procedures currently in place limit the interest of developers from a financial perspective.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

That the report of the Community Services Standing Committee of its meeting held September 3, 2025 entitled "Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide" BE ENDORSED on the condition of cooperation with the Federal and Provincial levels of government as well as the County of Essex.

The motion is **put** and is **lost**.

At the request of Councillor Ed Sleiman, a recorded vote is taken on this matter.

Aye votes: Councillors Jim Morrison and Kieran McKenzie.

Nay votes: Councillors Fred Francis, Renald Agostino, Mark McKenzie, Ed Sleiman, Angelo Marignani, Gary Kaschak, Mayor Drew Dilkens, and Acting Chair Councillor Jo-Anne Gignac.

Abstain: None.

Absent: None.

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

Decision Number: CR383/2025 CSSC 287

That the report of the Community Services Standing Committee of its meeting held September 3, 2025 entitled "Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide" **BE RECEIVED**.

Carried.

Councillors Kieran McKenzie and Jim Morrison voting nay.

Report Number: SCM 267/2025 & S 107/2025

Clerk's File: GH/11710

8.19. Temporary Exhibition Look Again! Outside! Extension and Expansion - City Wide

Jennifer Matotek, Executive Director, Art Windsor-Essex

Jennifer Matotek, Executive Director, Art Windsor-Essex appears before City Council regarding the administrative report dated, August 15, 2025, entitled "Temporary Exhibition Look Again! Outside! Extension and Expansion - City Wide" and thanks City Council for the past and ongoing support of the Gallery; and concludes by providing a brief overview of the number of visitors, exhibitions,

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programming, awards, recognitions, collaborations with organizations, and events; and highlights plans for the ongoing displays of art reproductions.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Gary Kaschak

Decision Number: CR387/2025 CSSC 291

That the request from the Art Gallery of Windsor (AGW, currently operating as Art Windsor-Essex AWE) to extend the *Look Again! Outside!* temporary exhibition of up to twenty-four (24) reproduction paintings in frames in the Fall of 2025 for a period of up to one year **BE APPROVED**; and further,

That the request from the AGW to relocate one (1) of these framed reproduction paintings currently displayed in Paterson Park, Sandwich Towne to Fontainebleau Library for a period of up to one year **BE APPROVED**; and further,

That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute a Consent to Enter Agreement for the Art Gallery of Windsor to allow its employees, agents and contractors (collectively "AGW") to enter Willistead Park (the "Consent Lands") for the purpose of installing and maintaining two new reproduction paintings (the "Works") to be located to the Consent Lands approved as to form and content by the City Solicitor, and in content by the Executive Director, Culture, and the Executive Director, Parks, Recreation and Facilities including the following terms:

- (i) The term of the agreement shall be for a period of up to one (1) year, commencing in the Fall of 2025;
- (ii) The cost for the Consent to Enter Agreement will be granted for nominal consideration of \$1.00;
- (iii) AGW will be responsible for ensuring there is no damage to the Consent Lands and, upon termination of the Consent to Enter Agreement, any disturbance of the Consent Lands resulting from AGW's carrying out of its Works will be restored by AGW at its own cost to the satisfaction of the Executive Director, Parks, Recreation and Facilities, or designate;
- (iv) AGW will be required to provide the City with indemnification and require proof of insurance with the following minimal coverage, satisfactory to the City: \$5,000,000 Commercial General Liability coverage, with "The Corporation of the City of Windsor" listed as an additional insured and cross-liability coverage and 30 days' notice of cancellation. The coverage must not exclude the Consent Lands and must specifically acknowledge the Consent Lands are included on the proof of insurance. The City reserves the right to amend, restate and/or supplement the above requirements as determined by the City's Risk and Insurance Department from time to time; and,

That City Council **AUTHORIZE** the waiver of fees of up to \$7,641.00 for the permit to extend the total twenty-seven (27) temporary art displays, as well as the refundable indemnity fee; and further,

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That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign an agreement with the AGW for the installation of the artworks in the City Right-of-Way, including the Consent Lands, for a period of up to one year beginning in the Fall of 2025, approved in legal form by the City Solicitor or designate, in financial content by the City Treasurer or designate and in technical content by the Manager of Right-of-Way and the Executive Director, Culture, and the Executive Director, Parks, Recreation and Facilities.

Carried.

Councillor Jim Morrison was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 271/2025 & S 105/2025

Clerk's File: SR/13926

8.22. Response to CQ 6-2025 re: Good Neighbour Policy Exploration – City Wide

Mark Dutka, Property Owner

Mark Dutka, Property owner appears before City Council regarding the administrative report dated, August 18, 2025, entitled "Response to CQ 6-2025 re: Good Neighbour Policy Exploration – City Wide" and expresses concern related to the current state of his neighbourhood and the lack of responsibility from neighbouring property owners, ongoing drug use, fighting, the use of weapons, and overall lack of enforcement as it presents challenges for his establishment.

Paul Synnott, Area Resident

Paul Synnott, Area resident appears before City Council regarding the administrative report dated, August 18, 2025, entitled "Response to CQ 6-2025 re: Good Neighbour Policy Exploration – City Wide" and urges City Council to move forward with the Administrative recommendation as the neighbourhood is in crisis; residents are choosing to leave the area, selling to out-of-town landlords, leaving vacant houses; and concludes by citing concerns with drug users 24 hours a day and do not respect people or property, issues with violence; and urges City Council to have open discussions to find ways to support each other and find solutions to address these challenges.

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Kieran McKenzie

Decision Number: CR390/2025 CSSC 294

That the report of the Community Services Standing Committee of its meeting held September 3, 2025 entitled "Response to CQ 6-2025 re: Good Neighbour Policy Exploration– City Wide" **BE RECEIVED** for information; and,

That administration **BE DIRECTED** to immediately develop a Good Neighbour Program as part of the Housing and Homelessness Master Plan and to provide options to Council for their consideration.
Carried.

Report Number: SCM 274/2025 & S 106/2025

Clerk's File: SS2025

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8.14. Part Closure of north/south alley located between Brant Street and Wyandotte Street East, Ward 4, SAA-7198

Jeffrey Nanson, Mousseau, Deluca, McPherson, Prince LLP, on behalf of the Applicant Vito Maggio Holdings Inc.

Jeffrey Nanson, Mousseau, Deluca, McPherson, Prince LLP, on behalf of the Applicant, Vito Maggio Holdings Inc., appears before City Council regarding the administrative report dated, July 22, 2025, entitled “Part Closure of north/south alley located between Brant Street and Wyandotte Street East, Ward 4, SAA-7198” and provides an overview of the applicant’s plan for the alley and advises that strategies for the business to reduce or minimize the nuisance of garbage have been discussed and communicated to neighbouring properties; and concludes by requesting that Council approve the application to allow a patio to be constructed therein.

Patrick Clark, CLP Law, Agent on behalf of 1912944 Ontario Ltd.

Patrick Clark, CLP Law, Agent on behalf of 1912944 Ontario Ltd., appears before City Council and expresses concern with the recommendation in the administrative report dated, July 22, 2025, entitled “Part Closure of north/south alley located between Brant Street and Wyandotte Street East, Ward 4, SAA-7198” related to his client not being notified of the previous meeting; and concludes by advising that his client was in the process of planning a development for the subject property and a zoning application is pending with the City of Windsor; and requests that the standard alley closure practice be followed to allow abutting property owners an opportunity to purchase their share of the alley.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR382/2025 DHSC 769 CR286/2025 DHSC 744

- I. That the 33.83 metre portion of the 4.57-metre-wide north/south alley located between Brant Street and Wyandotte Street East, and shown on Drawing No. CC-1855 (attached hereto as Appendix “A”), and hereinafter referred to as the “Subject Alley”, **BE ASSUMED** for subsequent closure; and,
- II. That the Subject Alley **BE CLOSED AND CONVEYED** in as is condition to the owner (the “Owner”) of the abutting property known municipally as 1850 & 1862 Wyandotte Street East, legally described as Part of Lots 4 & 5 and Block E, Plan 211, and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. Easements, subject to being accepted in the City’s standard form and in accordance with the City’s standard practice, being granted to:
 - i. Bell Canada to accommodate existing infrastructure;
 - ii. Enbridge Gas Inc. to accommodate existing underground infrastructure;

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- iii. ENWIN Utilities Ltd. to accommodate existing pole, anchors and overhead plant;
 - iv. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure; and
 - v. The Corporation of the City of Windsor to accommodate existing 1,125.0 millimetre brick combined sewer with catch basin.
- b. Payment of the survey cost associated with the closure of the Subject Alley by the Owner; and,
- III. That Conveyance Cost **BE SET** as follows:
- a. For alley conveyed to abutting lands zoned CD2.1 at \$10.00 per square foot with easements plus HST (if applicable); and,
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1855; and,
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- VI. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,
- VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: SCM 281/2025, SCM 190/2025, S 70/2025, AI 16/2025 & AI 21/2025
Clerk's File: SAA2025

11.7. Roseland Golf Clubhouse - Demolition and Redevelopment - Ward 1

Stephen Johnston, Founding Partner GGA Partners Inc.

Stephen Johnston, Founding Partner GGA Partners Inc. appears before City Council regarding the administrative report dated, September 5, 2025, entitled "Roseland Golf Clubhouse - Demolition and Redevelopment - Ward 1" and is available for questions.

Sandeep Sampath Kumar, Area Resident

Sandeep Sampath Kumar, Area Resident appears before City Council regarding the administrative report dated, September 5, 2025, entitled "Roseland Golf Clubhouse - Demolition and Redevelopment - Ward 1" and is available for questions.

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Catherine Archer, Area Resident

Catherine Archer appears before City Council and expresses concern with recommendation in the administrative report dated, September 5, 2025, entitled “Roseland Golf Clubhouse - Demolition and Redevelopment - Ward 1” as it relates to the lack of transparency from the City of Windsor during public open house regarding the potential of a residential development on the property; and concludes by indicating that the removal of the heritage designation on this property is currently being challenged with the Ontario Land Tribunal (OLT) and is pending; she recommends that only the demolition of the clubhouse should be approved today, not the potential site servicing and redistribution for the purpose of future building and requests that this report be deferred until the OLT challenge is resolved.

Acting Chair Councillor Jo-Anne Gignac leaves the meeting at 1:59 o'clock p.m. and Councillor Mark McKenzie assumes the chair.

Acting Chair Councillor Jo-Anne Gignac returns to the meeting at 2:04 o'clock p.m. and Councillor Mark McKenzie returns to his seat at the Council Table.

Moved by: Councillor Jim Morrison

Seconded by: Councillor Gary Kaschak

Decision Number: CR398/2025

- I. That Council **APPROVE** the award of Prequalification / Tender 84-25 for the Roseland Golf – Servicing Redistribution and Clubhouse Decommissioning and Demolition, to the low bidder Sterling Ridge General Contracting Inc. in the amount of \$2,533,874.50 (excluding taxes); and further,
- II. That the CAO and City Clerk **BE AUTHORIZED** to execute an agreement with the low bidder Sterling Ridge General Contracting Inc. in the amount of \$2,533,874.50 (excluding taxes), satisfactory in form to the City Solicitor, in financial content to the City Treasurer and technical content to the Commissioner of Community Services and the City Engineer; and further,
- III. Whereas on February 21, 2025, the 2025 Capital Budget was deemed approved via Mayoral Decision MD08-2025, and City Council subsequently **SUPPORT** an expenditure up to \$3,235,000 for purposes of the Roseland Golf Clubhouse project; that the City Treasurer **BE DIRECTED** to effect the a pre-commitment of funding in the amount of 1,335,000 in approved in principle 2026 Pay as You Go funding (Fund 169) from the Roseland / Little River Golf Courses Asset Replacement / Improvement project, RGC-001-18, for immediate use; and further,
- IV. That City Council **ENDORSE** the proposed Clubhouse Redevelopment Conceptual Design Vision, dated July 2025 (attached as Appendix A); and further,

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- V. That City Council **PRE-APPROVE** and **AWARD** any further procurement(s) as may be required related to the Roseland Golf – Service Redistribution and Clubhouse Decommissioning and Demolition Project (the Project, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012, as amended; satisfactory in form to the City Solicitor, in financial content to the City Treasurer and technical content to the Commissioner of Community Services and the City Engineer; and further,
- VI. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to effect the recommendations related to the Project, and amend any purchase orders as may be required, subject to the purchase orders and amendments thereto being within approved budget amounts and all specifications being satisfactory in financial content to the City Treasurer and in technical content to the Commissioner of Community Services and the City Engineer; and further;
- VII. That Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s) for that purpose, satisfactory in legal form to the City Solicitor, in financial content to the City Treasurer and technical content to the Commissioner of Community Services and the City Engineer; and further,
- VIII. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any amendment(s) to any required documentation/agreement(s) as may be required for the Project, provided that the amendment(s) are within approved budget amounts, satisfactory in form to the City Solicitor, in financial content to the City Treasurer and technical content to the Commissioner of Community Services and the City Engineer; and further,
- IX. That Administration **BE AUTHORIZED** to use available funds within the Project budget for any amendment(s) or change requirement(s)/directive(s) and additional documents relating to executed agreement(s), pursuant to the Purchasing By-Law 93-2012 and amendments thereto, satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the Commissioner of Community Services and the City Engineer.

Carried.

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

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

Nay votes: Councillor Fred Francis.

Abstain: None.

Absent: None.

Report Number: C 129/2025
Clerk's File: SR/14629

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. 2025 Second Quarter Operating Budget Variance Report – City Wide

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

Decision Number: CR392/2025

That the report of the Commissioner of Finance & City Treasurer dated July 11, 2025 entitled “2025 Second Quarter Operating Budget Variance Report – City Wide” **BE RECEIVED** for information.
Carried.

Report Number: C 104/2025
Clerk's File: AF/14854

12. CONSIDERATION OF COMMITTEE REPORTS

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

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

Decision Number: CR365/2025

That the report of the Special In-Camera meeting held September 8, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 290/2025
Clerk's File: ACO2025

12.3. Report of the In-Camera Striking Committee of its meeting held September 8, 2025

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

Decision Number: CR400/2025

That the report of the In-Camera Striking Committee of its meeting held September 8, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 291/2025
Clerk's File: ACO2025

12.4. Report of the Striking Committee of its meeting held September 8, 2025

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR401/2025

That the report of the Striking Committee of its meeting held September 8, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 292/2025
Clerk's File: ACO2025

13. BY-LAWS (First and Second Reading)

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

- 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.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

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

Carried.

15. NOTICES OF MOTION

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

Decision Number: CR402/2025

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.

At the request of Councillor Angelo Marignani, a recorded vote is taken on this matter.

Aye votes: Councillors Fred Francis, Renaldo Agostino, Mark McKenzie, Ed Sleiman, Angelo Marignani, Gary Kaschak, Kieran McKenzie, Jim Morrisison, Mayor Drew Dilkens and Acting Chair Councillor Jo-Anne Gignac.

Nay votes: None.

Abstain: None.

Absent: None.

16. THIRD AND FINAL READING OF THE BY-LAWS

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

That the By-laws No. 119-20225, 120-2025, 154-2025, 155-2025 and 157-2025 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

18.1 CQ 19-2025

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

Decision Number: CR403/2025

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 19-2025:

Assigned to: Commissioner, Community Services

Asks that Administration report back with details on the development of a comprehensive management plan for Peche Island natural area, with an explicit mandate to:

1. Engage the Community and key stakeholders in a transparent and inclusive consultation process,
2. Evaluate and recommend appropriate recreational activities that are compatible with the island's ecological sensitivity and preservation goals,
3. Include timelines and resource requirements.

Carried.

Clerk's File: ACOQ2025 & SR2025

21. ADJOURNMENT

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

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 3:54 o'clock p.m.

Mayor

City Clerk

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Adopted by Council at its meeting held September 8, 2025 (CR365/2025)
SV/bm

**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,

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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.

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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 Dilkins 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 Dilkins 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.

Adopted by Council at its meeting held September 8, 2025 (CR400/2025)
SV/bm

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):

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

Adopted by Council at its meeting held September 8, 2025 (CR401/2025)

SV/bm

Windsor, Ontario, September 22, 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