

Final Consolidated City Council Meeting Agenda

Date: Monday, October 20, 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 22, 2025 (SCM 300/2025)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

"Foster Parent Appreciation Week" – October 19 to 25, 2025

"Child Care Worker and Early Childhood Educator Appreciation Day" – October 21, 2025

"Flag Raising Ceremony

"Hungarian Heritage Month" – October 22, 2025

"Lebanese Heritage Month" – November 3, 2025

Illuminations

"National Disability Employment Awareness Month" – October 16, 2025

"Lebanese Heritage Month" – November 3 to November 5, 2025

6. **COMMITTEE OF THE WHOLE**

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

7.1 Correspondence 7.1.1. through 7.1.7. **(CMC 14/2025)**

Clerk's Note: Item 7.1.8 – Correspondence Item

No.	Sender	Subject
7.1.8	Ontario Land Tribunal (OLT)	Letter from the Ontario Land Tribunal in reference to Case OLT-25-000503, an appeal regarding Minor Variance and Consent for 2439 Norman Road. Administrative Lead: City Solicitor Z2025 Note & File

7.2. Ad hoc Committee of Council - City Wide **(C 118/2025)**

*Author: Luigi Congi, Executive Initiatives Coordinator (See also **REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS** section.)*

Clerk's Note: A request for deferral of this item to a future meeting of Council as a regular business item has been requested to allow for public delegations. (See *previously distributed* request from Darcie Renaud, Area Resident)

7.3. Audited Consolidated Financial Statements for Windsor Business Improvement Areas for 2024 -Wards 2, 3, 4, 5 & 6 **(C 128/2025)** *Author: Cristina Stanis, Senior Tax Analyst*

8. **CONSENT AGENDA (previously distributed)**

8.1. 2025 Municipally Significant Event Status, Ward 3 **(C 135/2025)** *Author: Samantha Magalas, Assistant Manager, Recreation Programming*

8.3. Municipal Support Resolution - Independent Electricity System Operator (IESO) Long Term 2 (LT2) RFP, ABP Power Specialties Ltd. - Ward 9 **(C 117/2025)** *Author: Branislava Cesljarov, Supervisor, Environmental Sustainability and Climate Change*

CONSENT COMMITTEE REPORTS

8.4. Rezoning Application - 4325-4445 Cabana Rd E - Z-018/25 [ZNG/7315] - Ward 9 **(SCM 319/2025) (S 109/2025)** *Author: Adam Szymczak, Senior Planner - Development*

- 8.6. Joy Road Sanitary Sewer - Oversizing - Ward 9 **(SCM 320/2025) (S 117/2025)** *Author: Shannon Mills, Technologist III*
- 8.7. Part Closure of east/west alley located between Seventh Street and Eighth Street, SAA-7320 - Ward 1 **(SCM 321/2025) (S 115/2025)** *Author: Brian Nagata, Planner II - Development Review*
- 8.8. Minutes of the International Relations Committee of its meeting held September 5, 2025 **(SCM 322/2025) (SCM 293/2025)**
- 8.9. Report No. 59 of the International Relations Committee **(SCM 323/2025) (SCM 297/2025)**
- 8.10. Minutes of the Active Transportation Expert Panel of its meeting held June 12, 2025 **(SCM 301/2025) (SCM 236/2025)**
- 8.11. Minutes of the Environment & Climate Change Advisory Committee of its meeting held July 17, 2025 **(SCM 302/2025) (SCM 262/2025)**
- 8.12. Minutes of the Transit Windsor Working Group of its meeting held August 13, 2025 **(SCM 303/2025) (SCM 286/2025)**
- 8.13. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held July 9, 2025 **(SCM 304/2025) (SCM 289/2025)**
- 8.14. Diaper Disposal Program Alternatives – City Wide **(SCM 305/2025) (S 110/2025)**
Clerk's Note: Administration is providing the *previously distributed* additional information memo **(AI 23/2025)** *Author: Jim Leether, Senior Manager, Environmental Services*
- 8.15. Response to CR11/2025, CQ 1-2025 and CQ 2-2025 - Traffic Impact Analysis of Greenfield and Infill Developments – City Wide **(SCM 306/2025) (S 112/2025)** *Author: Chris Gerardi, Engineer II*
- 8.16. Response to CQ 45-2024 – Traffic Flow Status – City Wide **(SCM 307/2025) (S 113/2025)** *Author: Ian Day, Senior Manager, Transportation*
9. **REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**
 - 7.2. Ad hoc Committee of Council - City Wide **(C 118/2025) (previously distributed)** *Author: Luigi Congi, Executive Initiatives Coordinator*
Clerk's Note: A request for deferral of this item to a future meeting of Council as a regular business item has been requested to allow for public delegations. (See *previously distributed* request from Darcie Renaud, Area Resident)

10. PRESENTATIONS: (10 MINUTES) (*previously distributed*)

- 10.1. Auditor General Communication Regarding: 2026 Budgetary & Governance Scenarios Considered; 2026 Work Plan Proposal; and 2026 Risk Assessment **(SCM 316/2025)**
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General (in person)
- 10.2. Auditor General Follow-Up on July 28, 2025 Report – Auditor General Report Regarding Comparator Research and Recommendations (Standards, Budget, Allocation) **(SCM 312/2025)**
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General (available for questions)
- 10.3. Auditor General Follow-Up on July 28, 2025 Report – Auditor General Report Regarding Comparator Research and Recommendations (Fraud & Waste Governance and Policy) **(SCM 313/2025)**
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General (available for questions)
- 10.4. Auditor General Report Regarding Council's Alignment with IIA Essential Conditions **(SCM 314/2025)**
- a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General (available for questions)

DELEGATIONS: (5 MINUTES)

- 8.2. Municipal Support Resolution - Independent Electricity System Operator (IESO) Long Term 2 (LT2) RFP, Riverside Cogen LP - Ward 4 **(C 132/2025)** *Author: Branislava Cesljarov, Supervisor, Environmental Sustainability and Climate Change*
- a) Matthew Lensink, CEO, CEM Engineering (in person)
- 8.5. ZBA Application - 619 Cabana Rd W - 2013-2025 [ZNG/7307] - Ward 1 **(SCM 318/2025) (C 108/2025)** *Author: Frank Garardo, Planner III – Policy & Special Studies*
- a) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
- b) Anna Lanoszka, Area Resident (in person)
- c) Dan Coccimiglio, Area Resident (in person)

Clerk's Note: The following written submissions were received:

- a) Dan Coccimiglio, Area Resident **(previously distributed)**
- b) Anna Lanoszka, Area Resident **(attached)**

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

- 11.1. A By-Law to Establish the Mandate and Responsibilities of the Auditor General - City Wide (**C 133/2025**) *Author: Luigi Congi, Executive Initiatives Coordinator*

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

- 11.2. Connecting Links Program Intake 2026-2027 Grant Funding - Huron Church Road - City Wide (**C 134/2025**) *Author: Wayne Roy, Asset Coordinator*

- 11.3. Proposed Partial Expropriation of 378 Brock Street (Parking Lot) - Ward 2 (**C 136/2025**) *Author: Aaron Farough, Senior Legal Counsel*

Clerk's Note: This item must remain as a Regular Business item as Council would be the approving authority under the *Expropriation Act*.

- 11.4. Surplus Declaration and Sale Authorization – 3026 Sandwich Street – Ward 2 (**C 137/2025**) *Author: Stephanie Allen Santos, Coordinator of Real Estate Services*

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

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 22, 2025 (**SCM 327/2025**)

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

- 13.1. **By-law 158-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR355/2025, dated September 8, 2025.
- 13.2. **By-law 159-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 196 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR356/2025, dated September 8, 2025.
- 13.3. **By-law 160-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR374/2025, dated September 22, 2025.
- 13.4. **By-law 161-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR372/2025, dated September 22, 2025.

- 13.5 **By-law 162-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR373/2025, dated September 22, 2025.
- 13.6 **By-law 163-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR354/2025, dated September 8, 2025.
- 13.7 **By-law 164-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.80 METRE NORTH/SOUTH ALLEY SOUTH OF MILLEN STREET, EAST OF LENA AVENUE, AND WEST OF HARRISON AVENUE, CITY OF WINDSOR, authorized by CR403/2024, dated September 23, 2024.
- 13.8 **By-law 165-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.80 METRE NORTH/SOUTH ALLEY SOUTH OF MILLEN STREET, EAST OF LENA AVENUE, AND WEST OF HARRISON AVENUE, CITY OF WINDSOR, authorized by CR403/2024, dated September 23, 2024.
- 13.9 **By-law 166-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.27 METRE EAST/WEST ALLEY EAST OF THOMPSON BOULEVARD, SOUTH OF WYANDOTTE STREET EAST, AND WEST OF PRADO PLACE, CITY OF WINDSOR, authorized by CR230/2025, dated May 26, 2025.
- 13.10 **By-law 167-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE EAST/WEST ALLEY EAST OF THOMPSON BOULEVARD, SOUTH OF WYANDOTTE STREET EAST, AND WEST OF PRADO PLACE, CITY OF WINDSOR, authorized by CR230/2025, dated May 26, 2025.
- 13.11 **By-law 168-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.60 METRE NORTH/SOUTH ALLEY NORTH OF WYANDOTTE STREET EAST, EAST OF CHILVER ROAD, SOUTH OF BRANT STREET AND WEST OF KILDARE ROAD, CITY OF WINDSOR, authorized by CR286/2025, dated July 14, 2025.
- 13.12 **By-law 169-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.60 METRE NORTH/SOUTH ALLEY NORTH OF WYANDOTTE STREET EAST, EAST OF CHILVER ROAD, SOUTH OF BRANT STREET AND WEST OF KILDARE ROAD, CITY OF WINDSOR, authorized by CR286/2025, dated July 14, 2025.
- 13.13 **By-law 170-2025** - A BY-LAW TO EXPROPRIATE CERTAIN LANDS FOR THE PURPOSE OF MAINTAINING ACCESS TO THE ENTRANCE OF MACKENZIE HALL, see Item 11.3.
- 13.14 **By-law 171-2025** - A BY-LAW TO PROHIBIT VEHICULAR ACCESS TO THE EMERGENCY ACCESS BETWEEN PARKWOOD AVENUE TO KAMLOOMPS STREET EXCEPT FOR PEDESTRIANS, BICYCLES, UTILITIES OR AUTHORIZED EMERGENCY VEHICLES, authorized by CR210/2015, dated November 2, 2015.

- 13.15 **By-law 172-2025** - A BY-LAW TO ESTABLISH THE POSITION AND DUTIES OF THE AUDITOR GENERAL OF THE CITY OF WINDSOR, see Item 11.1.
- 13.16 **By-law 173-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 20TH DAY OF OCTOBER, 2025.
14. **MOVE BACK INTO FORMAL SESSION**
15. **NOTICES OF MOTION**
16. **THIRD AND FINAL READING OF THE BY-LAWS**
By-laws 158-2025 through 173-2025 inclusive
17. **PETITIONS**
18. **QUESTION PERIOD (*previously distributed*)**
- 18.1. Summary of Outstanding Council Questions as of October 10, 2025 (**SCM 324/2025**)
- 18.2. Outstanding Council Directives as of September 22, 2025 (**SCM 317/2025**)
19. **STATEMENTS BY MEMBERS**
20. **UPCOMING MEETINGS**

Community Public Art Working Group
Tuesday, October 21, 2025
5:00 p.m., via Zoom

Windsor Licensing Commission
Wednesday, October 29, 2025
9:30 a.m., Room 140, 350 City Hall Square West

Environment, Transportation, and Public Safety Standing Committee - **CANCELLED**
Wednesday, October 29, 2025
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, October 29, 2025
4:30 p.m., Room 140, 350 City Hall Square West

Development & Heritage Standing Committee
Monday, November 3, 2025
4:30 p.m., Council Chambers

Community Services Standing Committee
Wednesday, November 5, 2025
9:00 a.m., Council Chambers

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

21. ADJOURNMENT

City Council
Monday, October 20, 2025
Item 8.5 - Written Submission

Notes for the City of Windsor Council Meeting on Oct 20, 2025

Delegation Confirmation: Dr. Anna Lanoszka

Item 8.5 – ZBA Application – 619 Cabana Rd W Z 013-25 (ZNG/7307) -
Ward 1

1. I am here today because I care about this city and this community. I came to Canada from Poland in 1985 as a teenager. After acquiring my education in various Canadian cities, me and my family settled in Windsor in 2002 when I became a professor at the university here. We have always thought that Windsor, in comparison to these other cities we lived in, was such a treasure, with a great climate, fantastic surroundings, and wonderful people around.
2. So yes, I care about Windsor I want you the people who are in charge of this city to care too. To care how this city grows and what image and atmosphere it projects to the people who live here now and who will come in the future. This is why I am pleading with you today to stop the current plans to build the proposed precedent setting monstrosity on Cabana 619, which with its requested lot width reliefs will completely change the character of the neighborhood. The proposed eyesore, if built, will for sure trigger the down-spiral trend resulting in decline of the residential area around it and in downgrading the next-door Roseland Golf Course. It will most certainty lead to the spread of similar type of student-oriented housing structures around. Homeowners will flee in anticipation of noise and mess since such an 18 units structure will result in uncontrolled intensification, destruction of green space, and will only attract transitory dwellers while families in Windsor will remain in need of respectably well-designed housing.

3. To be sure, I am not against developing this land for a reasonable residential place. A place where several families can live. However, this is not what is being proposed. The current rezoning proposal suggest building an eye-hurting architectural monstrosity with 18 small units squeezed on an inadequate plot of land with a sole aim at a quick profit. This will not be a place where families can live. This will not even be a place where single people can plant their roots for a long time. This will be a place where people come and go, mostly students of course. However, given the drastic and permanent cuts in international students' enrollments and the overall crisis of student's enrollment across colleges and universities in Ontario, I am particularly surprised that this kind of dwelling is seriously contemplated while families are struggling to find proper-sized apartments surrounded by precious green space to settle.
4. We suppose to care about trees and the environment, but 8 wonderful 60 years old Norway Spruce Trees will be sacrificed. Instead, we would end up with an eyesore dwelling that is a textbook case of uncontrolled intensification and the destruction of environmental buffers. In addition, the proposal harms pedestrian orientation by not having road facing front doors. This is not consistent with City of Windsor own guidance, plans, and policies, instead is a problematic step to negatively alter the character of the neighborhood.
5. Kieran, I remember you as a wonderful student in our Political Science department. How you always declared that you cared about the community and the environment. Here is your turn to demonstrate your commitment to these values.
6. I was not able to attend the meeting of the Development and Heritage Committee on Oct 06, but I heard that the members of the Committee seemed to be inflicted by some sort of sleeping illness that can lead

to rubber-stamping proposals. Wake Up please, our taxpayer's money should mean something here.

7. Wake up our City Councilors. This is the critical moment for the historic Roseland Golf Course neighborhood. Please, respect it. Do reject this precedent setting proposal with its requested width reliefs and the destruction of green buffers. Don't start the domino effect of gradually obliterating this unique historical neighborhood by allowing such ultimately useless monstrosity to be built on Cabana 619. **Compel the developer to redesign the project so it is consistent with the policies of the City of Windsor and fulfils the mandate of building respectable housing for families while maintaining green space and the character of the neighborhood. Windsor deserves better!**