

ACON 2025

November 21, 2025

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, November 24, 2025 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

A special meeting of the **Environment, Transportation and Public Safety Standing Committee – sitting as the Transit Windsor Board of Directors – In-camera** will be held in Room 139, 350 City Hall Square, **immediately following the regular meeting of Council at 10:00 o'clock a.m.**

A special meeting of Council will be held on **Monday, November 24, 2025, immediately following the regular meeting of Council, in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, November 24, 2025, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos
City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, November 24, 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 – Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

Item #	Item Description
1.	ORDER OF BUSINESS

2.	CALL TO ORDER - Playing of the National Anthem
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READING OF LAND ACKNOWLEDGEMENT

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

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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4.	ADOPTION OF THE MINUTES (<i>attached</i>)
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4.1.	Adoption of the Windsor City Council minutes of its meeting held November 10, 2025 (SCM 357/2025)
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4.2.	Adoption of the Special Meeting of Council minutes of its meeting held November 10, 2025 (SCM 365/2025)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

350th Anniversary of the Martyrdom of Guru Tegh Bahadur Sahib – November 24, 2025
International Day for the Elimination of Violence Against Women – November 25, 2025
Albanian Independence Day – November 28, 2025
World AIDS Day – December 1, 2025

Flag Raising Ceremony

Woman Abuse Prevention Month – November 25, 2025
Albanian Independence Day – November 28, 2025

Illumination

Illuminate Our Region for Ronald McDonald House – November 26, 2025
Albanian Independence Day – November 28, 2025

6. **COMMITTEE OF THE WHOLE**

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

7.1. Correspondence Item 7.1.1 **(CMC 16/2025) (previously distributed)**

Clerk's Note: Item 7.1.2 – Correspondence Item **(attached)**

No.	Sender	Subject
7.1.2	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, December 11, 2025. Administrative Lead: City Planner Z2025 Note & File

7.2. Response to Inquiry Regarding Infrastructure Related Strategies to Discourage Unsafe Behaviours in the Public Roadway – City Wide **(C 120/2025) (previously distributed)**
Author: Rob Slater, Executive Initiatives Coordinator on behalf of Ad Hoc Administrative Alley Committee

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

7.3. Non-Eligible Source Recycling (NES) Program – City Wide **(C 155/2025) (previously distributed)** *Author: Jim Leether, Senior Manager, Environmental Services*

7.4. Response to CQ37-2024 – Supervised Park Program – City Wide **(C 158/2025) (previously distributed)** *Author: Jennifer Stojkovski, Supervisor, Community Programming*

7.5. Peche Island Preservability in Response to Mayoral Decision MD 24-2025 – Ward 7 **(C 159/2025)** *Author: Jamie Scott, Executive Director Parks, Recreation & Facilities (Acting) (attached)*

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

8.1. Appointment of Integrity Commissioner - City Wide **(C 156/2025)** *Author: Sandra Gebauer, Council Assistant*

- 8.2. Windsor Canada Utilities Ltd. 2nd Quarter 2025 Financial Statements - City Wide **(C 147/2025)** Author: Lorie Gregg, Deputy Treasurer, Taxation, Treasury and Financial Projects
- 8.3. Excess Soils Reuse Site Operations - Ward 9 **(C 157/2025)** Author: Robert Perissinotti, Development Engineer
- 8.4. Photocopier Lease Versus Buy Analysis - City Wide **(C 148/2025)** Author: Alexandra Taylor, Manager of Accounting Services
- 8.5. Amendment to By-Law 132-2025, Authorizing Borrowing with the Infrastructure Ontario (IO) - City Wide **(C 154/2025)** Author: Lorie Gregg, Deputy Treasurer, Taxation, Treasury & Financial Projects
- 8.6. Extension of the Heirtage Property Tax Reduction Program - City Wide **(C 151/2025)** Author: Carolyn Nelson, Manager, Property Valuation & Administration
- 8.7. 2026 Interim Tax Bills - City Wide **(C 152/2025)** Author: Angela Lonsbery, Manager, Revenue and Collections

CONSENT COMMITTEE REPORTS

- 8.8. New Business Discussion Regarding Gas Tax Funding Formula **(SCM 336/2025)**
- 8.9. Proposed Alley Maintenance Standards and Policy Enhancements – City Wide **(SCM 309/2025) (S 116/2025)** Author: Rob Slater, Executive Initiatives Coordinator on behalf of Ad Hoc Administrative Alley Committee

Clerk's Note: Administration is providing the **previously distributed** additional information memo **(AI 25/2025)** Author: Rob Slater, Executive Initiatives Coordinator on behalf of Ad Hoc Administrative Alley Committee
- 8.10. Rezoning – 0 Spitfire Way – Z-020/25 ZNG/7318 – Ward 6 **(SCM 340/2025) (S 120/2025)** Author: Adam Szymczak, Senior Planner – Development
- 8.11. Zoning By-Law Amendment - Z 023/25 (ZNG-7327) 3858-3868 Peter St. - Ward 2 **(SCM 341/2025) (S 119/2025)** Author: Averil Parent, Planner II - Development Review
- 8.12. Zoning By-Law Amendment - Z 021/25 (ZNG-7323) - 520 Grand Marais Rd. W - Ward 10 **(SCM 342/2025) (S 122/2025)** Author: Averil Parent, Planner II - Development Review
- 8.13. Notice of Intent to Partially Demolish a Heritage Listed Property – 734 Kildare Road, Warren Seagrave House - Ward 4 **(SCM 343/2025) (S 124/2025)** Author: Tracy Tang, Planner III - Heritage (Acting)
- 8.14. Amendment to CR15/2020 for Closure of Perth Avenue located north of Chappus Street, Ward 1, SAS-5686 **(SCM 344/2025) (S 123/2025)** Author: Brian Nagata, Planner III - Development (Acting)

- 8.15. Minutes of the Committee of Management for Huron Lodge of its meeting held June 12, 2025 **(SCM 347/2025) (SCM 263/2025)**
- 8.16. Minutes of the meeting of the Committee of Management for Huron Lodge of its meeting held September 9, 2025 **(SCM 348/2025) (SCM 296/2025)**
- 8.17. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held September 11, 2025 **(SCM 349/2025) (SCM 310/2025)**
- 8.18. Report No. 124 of the Board of Directors, Willistead Manor Inc. **(SCM 350/2025) (SCM 311/2025)**
- 8.19. Minutes of the Windsor Accessibility Advisory Committee of its meeting held September 16, 2025 **(SCM 351/2025) (SCM 328/2025)**
- 8.20. The Windsor Essex Community Safety & Well-Being Plan 2026-2029 – City Wide **(SCM 352/2025) (C 142/2025)** *Author: Michelle Oake, Project Lead*
- 8.21. Windsor Essex Housing Connections (WEHC) - Integrated Support Team (IST) Program Update (City Wide) **(SCM 353/2025) (C 144/2025)** *Author: Whitney Kitchen, Supervisor, Housing First*

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

10. **DELEGATIONS (5 Minutes) (previously distributed)**

- 11.1. 2026 Stormwater and Wastewater Rate Setting Report - City Wide **(C 153/2025)** *Author: Tony Ardochini, Deputy Treasurer, Financial Planning*

a) John Coleman, on behalf of Essex Condo Corp. 123 and Mike Sklash, Senior Hydrogeologist for Dragoon Corp. (in person)

Clerk's Note: John Coleman is submitting the **attached** letter on behalf of Essex Condo Corp. 123 as a written submission.

- 11.4. 2026 Council and Standing Committee Meetings Dates/Start Times and Response to CR489/2024 - City Wide **(C 138/2025)** *Author: Steve Vlachodimos, City Clerk / Licence Commissioner*

a) Caroline Taylor, Area Resident (in person)
b) Spencer Allossery, Area Resident (in person)

Clerk's Note: Crystal Dunn, area resident is submitting the **attached** letter as a written submission.

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

11.2. 2025 Third Quarter Operating Budget Variance Report – City Wide (C 150/2025)

Author: Janice Guthrie, Commissioner of Finance & City Treasurer

11.3. 2026 Agency Grant Payments - City Wide (C 149/2025) Author: Dave Soave, Manager, Operating Budget Development & Control

12. CONSIDERATION OF COMMITTEE REPORTS (attached)

12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)

12.2 Report of the Special Meeting of Council – In-Camera of its meeting held November 10, 2025 (SCM 362/2025)

12.3 Report of the In-Camera Striking Committee of its meeting held November 10, 2025 (SCM 363/2025)

12.4 Report of the Striking Committee of its meeting held November 10, 2025 (SCM 364/2025)

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

13.1 By-law 178-2025 - A BY-LAW TO AMEND BY-LAW 10463, BEING A BYLAW TO CLOSE, STOP UP AND CONVEY THE EASTWEST ALLEY NEXT NORTH OF UNION STREET, FROM THE EASTERN LIMIT OF NEWTON STREET EASTERLY TO THE WEST LIMIT OF THE NORTH/SOUTH ALLEY WEST OF RANDOLPH, R.P. 1125, CITY OF WINDSOR, authorized by CAO 55/2025, dated May 16, 2025.

13.2 By-law 179-2025 - A BY-LAW TO AMEND BY-LAW NUMBER 132-2025 CITED AS A BY-LAW TO AUTHORIZE A CERTAIN NEW CAPITAL WORK OF THE CITY OF WINDSOR (THE “MUNICIPALITY”); TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“OILC”) FOR FINANCING OF SUCH NEW CAPITAL WORK; TO AUTHORIZE TEMPORARY BORROWING FROM OILC TO MEET EXPENDITURES IN CONNECTION WITH SUCH CAPITAL WORK; AND TO AUTHORIZE LONG-TERM BORROWING FOR SUCH CAPITAL WORK THROUGH THE ISSUE OF DEBENTURES TO OILC, see Item 8.5.

- 13.3 **By-law 180-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE *BUILDING CODE ACT* AND REGULATIONS IN WINDSOR, authorized by By-law 98-2011, Sec. 27.1 (l)(i), dated June 7, 2011.
- 13.4 **By-law 181-2025** - A BY-LAW TO DESIGNATE ANIMAL CONTROL OFFICERS, authorized by By-law 98-2011, dated June 7, 2011.
- 13.5 **By-law 182-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 392-2002, BEING A BY-LAW TO ESTABLISH AND REQUIRE PAYMENT OF FEES AND CHARGES, see Item 8.3.
- 13.6 **By-law 183-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR457/2024, dated October 28, 2024.
- 13.7 **By-law 184-2025** - A BY-LAW TO ESTABLISH THE ADMINISTRATIVE PENALTIES IN THE CITY OF WINDSOR, authorized by CR108/2025, dated April 14, 2025.
- 13.8 **By-law 185-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 245-2004, BEING "A BY-LAW FOR THE REGISTRATION AND LICENSING OF DOGS AND FOR THE CONTROL OF DOGS GENERALLY WITHIN THE CITY OF WINDSOR", authorized by B9/2025, dated January 27, 2025.
- Clerk's Note:** Administration is providing the *attached* updated Schedule A to by-law 185-2025.
- 13.9 **By-law 186-2025** - BEING A BY-LAW TO AMEND THE STORMWATER CHARGE BY-LAW IN THE CITY OF WINDSOR, see Item 11.1.
- 13.10 **By-law 187-2025** - BEING A BY-LAW TO AMEND THE WASTEWATER SERVICE RATE BY-LAW IN THE CITY OF WINDSOR, see Item 11.1.
- 13.11 **By-law 188-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 164-2015 BEING A BY-LAW TO PROVIDE FOR TAX REDUCTIONS IN RESPECT OF ELIGIBLE HERITAGE PROPERTIES, see Item 8.6.
- 13.12 **By-law 189-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 24TH DAY OF NOVEMBER, 2025

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

15.1 Motion regarding Request to the Province of Ontario Regarding Proposed Amendments to the *Conservation Authorities Act* within Bill 68

Moved by: Councillor Kieran McKenzie

Seconded by: _____

WHEREAS Ontario's Conservation Authorities play a critical role in watershed management, environmental protection, flood mitigation, and public safety across the province; and,

WHEREAS the Province of Ontario has introduced Bill 68, which contains significant and far-reaching amendments to the *Conservation Authorities Act* that would alter governance structures, decision-making authorities, and municipal participation in conservation authority oversight; and,

WHEREAS the proposed changes were introduced within an omnibus bill without the benefit of a standalone legislative process that would allow for comprehensive public input, stakeholder consultation, or sufficient scrutiny regarding their long-term environmental, financial, and public safety implications; and,

WHEREAS municipalities are key partners in watershed management and must retain a strong, meaningful voice in any new governance model to ensure that local knowledge, local priorities, and local risks are fully considered in provincial decision-making; and,

WHEREAS the potential impacts of the proposed amendments may increase risks to the public related to flooding, erosion, natural heritage loss, and environmental degradation if not properly analyzed and addressed through an open and transparent legislative process; and,

THEREFORE BE IT RESOLVED THAT the Council of the City of Windsor strongly urge the Provincial Government of Ontario to withdraw all sections of Bill 68 related to amendments to the *Conservation Authorities Act*; and,

BE IT FURTHER RESOLVED THAT the Province be requested to re-introduce any proposed changes as a standalone bill, to proceed through the full and regular legislative process—including First and Second Readings, Committee review, stakeholder submissions, and public consultation—to ensure that the impacts on watershed management, environmental protection, and public safety are fully and transparently considered; and,

BE IT FURTHER RESOLVED THAT the Province ensure that any future governance framework for Ontario's Conservation Authorities includes robust and clearly defined municipal representation, recognizing municipalities as essential partners in protecting watersheds and mitigating environmental risks; and,

BE IT FINALLY RESOLVED THAT a copy of this motion be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), the Essex Region Conservation Authority (ERCA), and all Ontario municipalities and Conservation Authorities for their information and support.

[BD 22/25 Proposed New Ontario Provincial Conservation Agency](#)
[Resolution 90-25 Proposed New Ontario Provincial Conservation Agency](#)

CONDITIONAL DELEGATIONS: (5 minutes)

- a) Marion Overholt, Area Resident (in person)
- b) Rick Labonte, Community Environment Representative, Windsor District Labour Council (in person)

16. THIRD AND FINAL READING OF THE BY-LAWS

By-law 178-2025 through 189-2025 inclusive

17. PETITIONS

18. QUESTION PERIOD (*previously distributed*)

18.1. Summary of Outstanding Council Questions List as of November 13, 2025
(SCM 358/2025)

18.2. Outstanding Council Directives as of October 20, 2025 **(SCM 356/2025)**

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Environment, Transportation, and Public Safety Standing Committee
Wednesday, November 26, 2025
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, November 26, 2025
Immediately following the Environment, Transportation & Public Safety Standing Committee meeting, Room 140, 350 City Hall Square West

Development & Heritage Standing Committee
Monday, December 1, 2025
4:30 p.m., Council Chambers

Community Services Standing Committee - **CANCELLED**
Wednesday, December 3, 2025
9:00 a.m., Council Chambers

City Council Meeting
Monday, December 8, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT



Committee Matters: SCM 357/2025

**Subject: Adoption of the Windsor City Council minutes of its meeting held
November 10, 2025**

City Council Meeting

Date: Monday, November 10, 2025

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

Members Present:

Mayor

Mayor Drew Dilkens

Councillors

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Frazier Fathers

Ward 3 – Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

Ward 5 – Councillor Ed Sleiman

Ward 6 – Councillor Jo-Anne Gignac

Ward 7 – Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

1. ORDER OF BUSINESS

2. CALL TO ORDER

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, and the presentation of “In Flanders Fields” by Mr. Paul LaRocque’s grade 4/5 class from Our Lady of Perpetual Help Catholic Elementary School in Windsor, the Mayor 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 October 20, 2025

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

That the minutes of the Meeting of Council held October 20, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 334/2025

5. NOTICE OF PROCLAMATIONS

Proclamations

“World Town Planning Day” – November 8, 2025

6. COMMITTEE OF THE WHOLE

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

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

- (a) communication items;
- (b) consent agenda;
- (c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- (d) hearing presentations and delegations;
- (e) consideration of business items;

Minutes

City Council

Monday, November 10, 2025

Page 3 of 21

(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 156-2025, 174-2025 through 177-2025 (inclusive)

Carried.

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

7.1. Correspondence Report for Monday, November 10, 2025 City Council Meeting

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Frazier Fathers

Decision Number: **CR437/2025**

That the following Communication Items 7.1.1, 7.1.2, and 7.1.4 through 7.1.13 as set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.3 be dealt with as follows:

7.1.3 Letter regarding changes to Municipal Representation for the Essex Region Source Protection Committee

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **CR438/2025**

That the correspondence from Katie Stammier, Essex Region Conservation Authority, dated October 21, 2025 regarding Essex Region Source Protection Committee – Municipal Representation **BE RECEIVED**; and,

That Taryn Azzopardi, Environmental Compliance, Coordinator, Pollution Control **BE CONFIRMED** as the representative from the City of Windsor for the Essex Region Source Protection Committee, effective February 12, 2026 for a 5 year appointment.

Carried.

No.	Sender	Subject
7.1.1	Ministry of the Environment, Conservation and Parks (MECP)	Letter regarding proposed changes to the <i>Clean Water Act</i> to accelerate and improve protections for Ontario's drinking water sources. Administrative Lead: Commissioner, Infrastructure Services & City Engineer EI/10108 Note & File

Minutes
City Council
Monday, November 10, 2025

Page 4 of 21

No.	Sender	Subject
7.1.2	County of Essex	Notice of Public Information Centre regarding the County of Essex Transportation Master Plan Administrative Lead: Commissioner, Infrastructure Services & City Engineer MT2025 Note & File
7.1.3	Essex Region Conservation Authority (ERCA)	Letter regarding changes to Municipal Representation for the Essex Region Source Protection Committee. Administrative Lead: Commissioner, Infrastructure Services & City Engineer EI/10108 Council Direction Requested, otherwise Note & File
7.1.4	Principles <i>Integrity</i>	Integrity Commissioner's Report for the City of Windsor, covering the period from January 1, 2022, to August 31, 2025. Administrative Lead: City Clerk GM/14895 Note & File
7.1.5	Deputy City Planner	Application for Zoning By-law Amendment, Agbaba Holdings Corp., 1913, 1925, 1948 Devonshire Court., to construct a townhouse dwelling as an additional permitted use, with increased lot coverage for ADUs Administrative Lead: City Planner Z/15049 Note & File
7.1.6	Deputy City Planner	Application for Zoning By-law Amendment, Peltier Developments Inc., 1744 Norman Road, to permit the construction of one multiple dwelling with nine residential units and associated parking spaces. Administrative Lead: City Planner Z/15050 Note & File
7.1.7	Deputy City Planner	Application for Zoning By-law Amendment, Jasmeen Dhillon, 3185, 3187, 3189 & 3191 McRobbie Road, to permit a semi-detached dwelling

Minutes
City Council
Monday, November 10, 2025

Page 5 of 21

No.	Sender	Subject
		as an additional permitted use, proposing two, two-storey semi-detached dwellings on each lot. Administrative Lead: City Planner Z/15051 Note & File
7.1.8	Deputy City Planner	Application for Zoning By-law Amendment, Petcon Realty Group Inc., 4276 Roseland Drive East, to demolish the existing buildings and construct two semi-detached dwellings and four townhome dwellings having a maximum building height of 9.0m and a total of 16 dwelling units. Administrative Lead: City Planner Z/15052 Note & File
7.1.9	Deputy City Planner	Application for Zoning By-law Amendment, Hausology Inc., 3503 Byng Road, to allow for the construction of a two-storey, six-unit multiple dwelling with a rear parking area containing six parking spaces and a driveway off Lappan Avenue. Administrative Lead: City Planner Z/15054 Note & File
7.1.10	Deputy City Planner	Application for Zoning By-law Amendment, Deniz Orak, 3220 Church Street, to allow for the creation of a new lot with a reduced minimum lot width and lot area for the construction of a new two-storey, Single Unit Dwelling. Administrative Lead: City Planner Z/15055 Note & File
7.1.11	Deputy City Planner	Application for Zoning By-law Amendment, Raymax Construction Inc., 3025 Rivard Avenue, to allow for the construction of a two storey, eight unit multiple dwelling with a nine-space parking area. Administrative Lead: City Planner Z/15057 Note & File

Minutes

City Council

Monday, November 10, 2025

Page 6 of 21

No.	Sender	Subject
7.1.12	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, November 13, 2025. Administrative Lead: City Planner Z2025 Note & File
7.1.13	Ontario Land Tribunal (OLT)	Letter from the Ontario Land Tribunal in reference to Case OLT-25-000409, an appeal regarding Minor Variance for 2311 Dominion Boulevard. Administrative Lead: City Solicitor Z2025 Note & File

Carried.

Clerk's File: CMC 15/2025

8. CONSENT AGENDA

8.1. South Windsor Primary Cycling Network Improvements – Ward 9

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CR439/2025**

- I. That City Council **APPROVE** the Contract Purchase Order with ENWIN Utilities Inc. for the Multi Use Trail (MUT) Installation on Sydney Avenue and Marentette Avenue at a total cost of \$379,719 (including non-refundable HST); and further,
- II. That the Purchasing Manager **BE AUTHORIZED** to issue a Contract Purchase Order with ENWIN Utilities Ltd – Water Utilities Commission for the purpose of installation of the MUT, to an upset limit of \$379,719 (including non-refundable HST), satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the City Engineer.

Carried.

Report Number: C 145/2025

Clerk's File: SW/15056

11.1. By-Law for the Abandonment of the Pillette No. 1 Drain (Grand Marais Branch Drain) - Ward 5

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CR440/2025**

- I. That Council **GIVE 3rd READING** to Provisional By-law 156-2025 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), in accordance with Section 58 of the *Drainage Act*, R.S.O. 1990, by **PASSING** By-law 156-2025.

Carried.

Report Number: C 140/2025
Clerk's File: SW2025

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

10.1. Windsor Firefighters – Sparky's 2025 Toy Drive (10 Minutes)

Cody Long, Joshua Easby & Sparky, Windsor Firefighters

Cody Long, Joshua Easby & Sparky, Windsor Firefighters appear before City Council regarding the 2025 Spark's Toy Drive, highlighting the success of Sparky's Toy Drive, provide details of the 50th year of Sparky's toy drive; provide details regarding where and when to donate, and dates and locations for families needing to register; and conclude by thanking their fellow firefighters, volunteers, residents and Council for their continued support of this great initiative.

Moved by: Councillor Fred Francis

Seconded by: Councillor Gary Kaschak

Decision Number: **CR441/2025**

That the presentation by the Windsor Firefighters regarding Sparky's 2025 Toy Drive **BE RECEIVED**.
Carried.

Clerk's File: SF2025

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.2. Proposed Partial Expropriation of Various Lands Required for the Cabana Road East Improvements from 9th Concession to Eastern City Limits - Ward 9

Moved by: Councillor Fred Francis

Seconded by: Councillor Renaldo Agostino

Decision Number: **CR442/2025**

Minutes

City Council

Monday, November 10, 2025

Page 8 of 21

- I. That City Council, as approving authority under the *Expropriations Act* (the “Act”) **APPROVE** the expropriation of the fee simple interests of the properties described in Appendix “A” attached hereto, for the purposes of the Cabana Road East Improvements from 9th Concession to eastern City Limits; and further,
 - II. That City Council **PASS** By-law 176-2025 at this meeting of Council.
- Carried.

Report Number: C 143/2025
Clerk’s File: APM2025

11.3. 2025 Development Charges Study & Bylaw Update - City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Gary Kaschak

Decision Number: **CR443/2025**

- I. That City Council **APPROVE** the extension of the expiry of Development Charges By-law 1-2021, from 5 years to 10 years, being January 17, 2031; and,
 - II. That By-law 174-2025 **BE PASSED** at this meeting of Council; and,
 - III. That given the current uncertainty with respect to development charges and the larger economic circumstances impacting development and investment, that administration **BE DIRECTED** to bring back an annual report to council for review and comment, with the potential to seek new direction on development charges.
- Carried.

Report Number: C 141/2025
Clerk’s File: GPL/3905

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Minutes of the Development Charges Task Force of its meeting held September 25, 2025

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

Decision Number: **CR444/2025**

That the Minutes of the Development Charges Task Force of its meeting held September 25, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 329/2025
Clerk’s File: MB2025

12.3. Report No. 2 of the Development Charges Task Force of its meeting held September 25, 2025

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

Decision Number: **CR445/2025**

That Report No. 2 of the Development Charges Task Force of its meeting held September 25, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 330/2025
Clerk's File: MB2025

12.4. Report of the Special Meeting of Council – In-Camera of its meeting held October 20, 2025

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

Decision Number: **CR434/2025**

That the report of the Special In-Camera meeting held October 20, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 331/2025

12.5. Report of the In-Camera Striking Committee of its meeting held October 20, 2025

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

Decision Number: **CR435/2025**

That the report of the In-Camera Striking Committee of its meeting held October 20, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 332/2025

12.6. Report of the Striking Committee of its meeting held October 20, 2025

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

Decision Number: **CR436/2025**

That the report of the Striking Committee of its meeting held October 20, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 333/2025

13. BY-LAWS (First and Second Reading)

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

That the following By-laws No. 174-2025 through 177-2025 (inclusive) be introduced and read a first and second time:

- 13.1 **By-law 174-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 1-2021, BEING A BY-LAW TO IMPOSE DEVELOPMENT CHARGES, see Item 11.3.
- 13.2 **By-law 175-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 85-18 CITED AS THE "TOWNSHIP OF SANDWICH SOUTH COMPREHENSIVE ZONING BY-LAW", authorized by CR413/2025 dated October 10, 2025.
- 13.3 **By-law 176-2025** - A BY-LAW TO EXPROPRIATE CERTAIN LANDS IN CONNECTION WITH CABANA ROAD EAST (FORMERLY COUNTY ROAD 42) IMPROVEMENTS FROM 9TH CONCESSION ROAD TO THE EASTERN CITY LIMITS, see Item 11.2.
- 13.4 **By-law 177-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 10TH DAY OF NOVEMBER, 2025.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Frazier Fathers

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

None presented.

Minutes

City Council

Monday, November 10, 2025

Page 11 of 21

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

That the By-laws No. 156-2025, and 174-2025 through 177-2025 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

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: **CR446/2025**

That the petition presented by Councillor Ed Sleiman regarding the installation of a pedestrian crosswalk on Pillette and Ontario **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Commissioner, Infrastructure Services & City Engineer for the purpose of an examination of the requested works or undertakings.

Carried.

Clerk's File: ACO/14900

18. QUESTION PERIOD

18.1. CQ 21-2025

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: **CR447/2025**

That the following Council Question by Councillor Gary Kaschak **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 21-2025:

Assigned to: Commissioner, Human & Health Services (Acting)

As per recent media reports, I ask Administration to provide a report on the methods and strategies that St. Thomas, Ontario has completed recently to their reported 'cracking the code in solving homelessness'. An analysis of their methods and amounts of City finances incurred in doing this would be beneficial for Windsor City Council. As well, the amounts they received from upper level of governments in their endeavour should be provided.

Carried.

Clerk's File: ACOQ2025 & GH/11710

21. ADJOURNMENT

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Jim Morrison

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 10:58 o'clock a.m.

Mayor

City Clerk

Adopted by Council at its meeting held November 10, 2025 (CR434/2025)
AC/bm

SPECIAL MEETING OF COUNCIL – IN CAMERA
October 20, 2025

Meeting called to order at: 2:41 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
Andrew Daher, 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
Wira Vendrasco, City Solicitor (Items 1 – 6)
Christopher Menard, Acting Mayor's Chief of Staff
Anna Ciacelli, Deputy Clerk
Sandra Gebauer, Council Assistant
Denise Wright, Manager of Real Estate (Item 1)
Neil Robertson, City Planner (Items 1, 3 and 4)
Lorie Gregg, Deputy Treasurer Taxation (Items 3 and 4)
Joe Baker, Manager Land Development/Climate Change (Items 3 and 4)
Kate Tracey, Senior Legal Counsel (Items 3, 4 and 5)

Minutes

City Council

Monday, November 10, 2025

Page 14 of 21

Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Jim Morrison,
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 – disposition of land, Section 239(c)
2	Position/plan – negotiations, Section 239(2)(k)
3	Property/plan matter – disposition of land/plan, Section 239(2)(c)(k) – Appendices enclosed under separate cover
4	Property/plan matter – disposition of land/plan, Section 239(2)(c)(k) – Appendices enclosed under separate cover
5	Personal/legal matter – governance – advice subject to solicitor-client privilege, Section 239(2)(d)(f)
6	Personal matter – about an identifiable individual – renaming, Section 239(2)(b)
7	Property/legal matter – expropriation settlement, Section 239(2)(e)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Gary Kaschak,
that Item 5 respecting a personal/legal matter – governance – advice subject to solicitor-client privilege BE DEFERRED to a future meeting of Council – in-camera to allow for further analysis.

The motion is put and is lost.

Minutes

City Council

Monday, November 10, 2025

Page 16 of 21

Aye votes: Councillors Kieran McKenzie, Fred Francis, Gary Kaschak and Angelo Marignani

Nay votes: Councillors Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Ed Sleiman, Mark McKenzie and Mayor Drew Dilkens

**Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Sleiman,
to move back into public session.
Motion Carried.**

**Moved by Councillor Jo-Anne Gignac, 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 Council Meeting held October 20, 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, City Planner, Deputy Chief Administrative Office/Commissioner Economic Development, Manager Strategic Operation Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – disposition of land **BE APPROVED.**
2. That the recommendation contained in the in-camera report from the Commissioner of Finance and City Treasurer and City Solicitor respecting a position/plan - negotiations **BE APPROVED.**
3. That the recommendation contained in the in-camera report from the Manager Land Development and Growth, Executive Director Economic Development and Climate Change, City Solicitor, Deputy Chief Administrative Officer/Commissioner Economic Development, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a property/plan – disposition of land/plan **BE APPROVED.**
4. That the recommendation contained in the in-camera report from the Manager Land Development and Growth, Executive Director Economic Development and Climate Change, City Solicitor, Deputy Chief Administrative Officer/Commissioner Economic Development, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a property/plan – disposition of land/plan **BE APPROVED.**

Minutes

City Council

Monday, November 10, 2025

Page 17 of 21

5. That the recommendation contained in the in-camera report from the Manager Development Revenue and Financial Administration, Executive Director of Human Resources, Acting Executive Director Recreation Parks and Facilities, City Solicitor, Commissioner of Corporate Services, Commissioner of Community Services and Commissioner of Finance/City Treasurer respecting a personal/legal matter – governance – advice subject to solicitor-client privilege **BE APPROVED.**

Aye votes: Councillors Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Ed Sleiman, Mark McKenzie and Mayor Drew Dilkens

Nay votes: Councillors Gary Kaschak, Fred Francis, Kieran McKenzie and Angelo Marignani

6. That the confidential verbal report from Mayor Dilkens respecting a personal matter – about an identifiable individual(s) – renaming **BE RECEIVED** and Administration **BE AUTHORIZED TO PROCEED** on the verbal direction of Council.

7. That the recommendation contained in the in-camera report from Senior Legal Counsel, Deputy City Solicitor, Commissioner of Corporate Services, Commissioner of Infrastructure Services/City Engineer, Manager Strategic Capital

Budget Development and Commissioner of Finance/City Treasurer respecting a property/legal matter – expropriation settlement **BE APPROVED.**

Motion Carried.

Moved by Councillor Ed Sleiman, seconded by Councillor

Fred Francis,

That the special meeting of council held October 20, 2025 BE ADJOURNED.

(Time: 4:29 p.m.)

Motion Carried.

Adopted by Council at its meeting held November 10, 2025 (CR435/2025)
AC/bm

STRIKING COMMITTEE – IN CAMERA
October 20, 2025

Meeting called to order at: 4:30 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
Andrew Daher, 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
Anna Ciacelli, Deputy Clerk
Sandra Gebauer, Council Assistant
Christopher Menard, Acting Mayor's Chief of Staff

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

Minutes

City Council

Monday, November 10, 2025

Page 19 of 21

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
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1	Personal matter – about identifiable individual(s) –appointment of member to the Windsor Canada Utilities Board of Directors, Section 239(2)(b)
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Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

**Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Angelo Marignani,
to moved back into public session.**

Motion Carried.

**Moved by Councillor Fred Francis, seconded by Councillor Angelo Marignani,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held October 20, 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 Canada Utilities Board of Directors* **BE RECEIVED.** (see open report of the Striking Committee).

**Moved by Councillor Ed Sleiman, seconded by Councillor Jo-Anne Gignac
That the special Striking Committee meeting held October 20, 2025 BE ADJOURNED.
(Time: 4:34 p.m.)
Motion Carried.**

Adopted by Council at its meeting held November 10, 2025 (CR436/2025)

AC/bm

Windsor, Ontario, November 10, 2025

REPORT OF THE STRIKING COMMITTEE
of its meeting held
October 20, 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
Sandra Gebauer, Council Assistant
Christopher Menard, Acting Mayor's Chief of Staff

Declarations of Pecuniary Interest:

None declared.

Your Committee submits the following recommendation:

- (1) That the resignation of Councillor Ed Sleiman on the ***Windsor Canada Utilities Board of Directors*** **BE ACCEPTED** and that Garnet Fenn **BE APPOINTED** to the Board to fill the vacancy for the term expiring November 14, 2026.

MAYOR

CITY CLERK



Committee Matters: SCM 365/2025

Subject: Adoption of the Special Meeting of Council minutes of its meeting held November 10, 2025

Special Meeting of Council

Date: Monday, November 10, 2025
Time: 8:00 o'clock a.m.
Location: Room 204, 350 City Hall Square West

Members Present:

Mayor

Mayor Drew Dilkens

Councillors

Ward 1 - Councillor Fred Francis
Ward 2 – Councillor Frazier Fathers
Ward 3 – Councillor Renaldo Agostino
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

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Guests

Mr. Harb Gill, Member of Parliament, Windsor West
Ms. Kathy Borrelli, Member of Parliament, Windsor-Tecumseh-Lakeshore
Mr. Andrew Dowie, Member of Provincial Parliament, Windsor-Tecumseh
Ms. Lisa Gretzky, Member of Provincial Parliament, Windsor West

ALSO PARTICIPATING IN PERSON ARE THE FOLLOWING FROM ADMINISTRATION:

Ray Mensour, Chief Administrative Officer
Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development
Dana Paladino, Acting Commissioner, Human & Health Services
Janice Guthrie, Commissioner, Finance & City Treasurer
David Simpson, Commissioner, Infrastructure Services & City Engineer
Michael Chantler, Commissioner, Community Services

Minutes

Special Meeting of Council Monday, November 10, 2025

Page 2 of 6

Andrew Daher, Commissioner, Corporate Services
Kirk Whittal, Executive Director Housing & Children Services
Wira Vendrasco, City Solicitor
Steve Vlachodimos, City Clerk
Sandra Gebauer, Council Assistant
Anna Ciacelli, Deputy City Clerk

1. ORDER OF BUSINESS

2. CALL TO ORDER

The Mayor calls the meeting to order at 8:11 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

4. COMMITTEE OF THE WHOLE

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

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

- (a) requests for deferrals, referrals and/or withdrawals of any items of business; and,
- (b) consideration of business items.

Carried.

9. REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

11. REGULAR BUSINESS ITEMS

11.1 Mayor – Opening Remarks

Mayor Drew Dilkens provides opening remarks and welcomes the members of Parliament and members of Provincial Parliament.

Minutes

Special Meeting of Council Monday, November 10, 2025

Page 3 of 6

Mr. Harb Gill, Member of Parliament, Windsor West

Mr. Harb Gill, Member of Parliament, Windsor West appears before Council and provides opening remarks.

Ms. Kathy Borrelli, Member of Parliament, Windsor-Tecumseh-Lakeshore

Ms. Kathy Borrelli, Member of Parliament, Windsor-Tecumseh-Lakeshore appears before Council and provides opening remarks.

Ms. Lisa Gretzky, Member of Provincial Parliament, Windsor West

Ms. Lisa Gretzky, Member of Provincial Parliament, Windsor West appears before Council and provides opening remarks.

Mr. Andrew Dowie, Member of Provincial Parliament, Windsor-Tecumseh

Mr. Andrew Dowie, Member of Provincial Parliament, Windsor-Tecumseh appears before Council and provides opening remarks.

11.3 Topics of discussion/Roundtable:

Councillor Fred Francis requests that the City endeavour to undertake an annual MP and MPP meeting on the Monday before remembrance day.

Councillor Fred Francis inquires about communications with the respective offices regarding matters that are outside of the mandate of City Councillors, specifically, what they can do to ensure that the proper policy updates and information is communicated to members of the community. MPP Andrew Dowie responds indicating that when provincial policies are changing or being proposed, that information is being shared actively on social media. Residents are encouraged to contact him directly with specific questions or feedback so that that information can be shared with the appropriate contacts. If there is specific wording in the Provincial Policy Statement (PPS) that is keeping members of Council from making decisions, that should be communicated so that alternate language can be brought forward to the Minister for consideration. The PPS is a regulatory document that enables us to assess good planning practices.

MPP Lisa Gretzky adds that legislation is being pushed through at record speeds with little to no consultation, skipping committee meetings where members of the public have an opportunity to express their thoughts in favour or against the legislation. It limits the ability for all MPPs to provide insight or possible amendments. It is incumbent on any level of government to ensure that there is enough time given for people to receive, review and provide feedback. There is a need for a model where everyone impacted by a proposal has an opportunity to file an appeal.

Councillor Fred Francis requests that the MPs and MPPs provide information to Council as a communication item. MPP Andrew Dowie responds that when Administration identifies gaps in information, they need to reach out to him to ask for the information.

Minutes

Special Meeting of Council

Monday, November 10, 2025

Page 4 of 6

MPP Lisa Gretzky adds that if there is a pattern or an influx of a specific concern from constituents, share it with the MP & MPP offices either by phone or email, otherwise the issues may go unaddressed.

Councillor Kieran McKenzie lists a number of provincial policies that he views as overstepping within the framework of municipal decision-making powers and not consulting with municipalities appropriately and moving forward with things that are making it more challenging, such as strong mayor powers; fiscal framework challenges; speed cameras; increased policing costs; and insufficient funding where gaps are created. MPP Andrew Dowie responds that stagnation and delay, combined with identified challenges, prompted the style of elected provincial government. Decisions must be made at the provincial level in order to move forward and course correct if needed. There is no plan for change in the near future, the people have chosen this for the people of Ontario.

Councillor Kieran McKenzie asks if there is any plan for review of the stripping of municipal authorities while the expectation for municipal funding remains the same. MPP Lisa Gretzky responds that during elections, the provincial government's authority over municipal government was not a known issue. She believes that Provincial and Federal legislation should be leaning more on municipalities to provide a deeply connected community voice when looking at provincial or federal legislation.

Councillor Gary Kaschak asks for additional funding and support for homelessness and housing from the federal and provincial governments and if there is a timeline available for those supports and action. MPP Andrew Dowie responds that in April of 2023 there was a recognition of need for additional provincial funding which resulted in a 3.4% increase that has been sustained annually. There have been a number of investments in local primary care agencies. MPP Lisa Gretzky adds that municipalities need sustainable, consistent funding in order to put forward proposals for specific projects and to plan accordingly. We are seeing an erosion of funding from higher levels of government to municipalities. The downloading of responsibility without adequate funding to follow is a big barrier to getting housing of any type.

Councillor Gary Kaschak asks if the government can work towards converting federally owned properties that have been sitting vacant. MP Kathy Borrelli responds that they can advocate for those properties to be converted or transitioned to housing units. The Canada Housing Infrastructure Fund, as she understands, will be allocated over a 10-year period once approved. Mayor Drew Dilkens provides details regarding the HMCS Hunter building being for sale at one point with no bidders, then was taken off the market. The government has refused to put it back on the market since. It was identified as an opportunity for redevelopment but has not materialized. MP Kathy Borrelli responds that with a new leader, there is another layer of negotiations. MP Harb Gill adds that the government is severely lagging in divesting properties across the country. More bureaucracy is being created causing long delays for approval. These issues need to be addressed to reduce red tape in order to create housing.

MPP Andrew Dowie adds that they have the National Housing Strategy which is a 10-year commitment. The federal government sets the direction and funding envelope, then one by one the provincial governments sign an implementation agreement. The province sets the targets and rules for what is envisioned for the strategy, in accordance with the federal government's direction. Once the agreements are entered into, that sets the policy for that decade. The hiccups have been identified in the follow-through. MPP Lisa Gretzky adds that every election cycle presents barriers as

Minutes

Special Meeting of Council Monday, November 10, 2025

Page 5 of 6

projects and progress stop. All levels of government need to bake in protections for projects that were initiated or announced prior to an election in order to continue that work to move them forward.

Councillor Jo-Anne Gignac highlights a number of issues that the municipality faces such as unemployment, the economic reality for services that our community has come to expect have gotten more costly and funding reduced, policing costs and responsibilities, health, and housing. Municipalities are coming to a tipping point. The City of Windsor drives the economy of this country. Trading with our next closest neighbours impacts everything that we do and has increased cost of our projects that far exceeds the funding received which results in contributions through municipal funding.

Councillor Renaldo Agostino asks how and when the provincial and federal governments are going to step up to help seniors to address homelessness, drug addiction & mental health aside from financial support. Mayor Drew Dilkens adds that mental health and addiction used to be isolated to the downtown, now it is widespread throughout the city. The recent announcements from the federal government to increase funding for hospitals is atypical. Hopefully that funding is for facilities for people who cannot make sound decisions for themselves who need state intervention to get on the track to stability and wellness. This results in businesses not wanting to operate, people not wanting to live there. Even if it is perceived crime, the perception has the same impact as if it were real. It is going to take federal level leadership in order to effect change, because the municipality does not have the money to do it alone. MPP Andrew Dowie responds that in the municipal sector, nobody wants to be clear about the action needed for a solution. Involuntary treatment, as suggested by Councillor Renaldo Agostino, is the clarity that the provincial government needs to hear from municipal governments. Any such resolutions that Windsor City Council wishes to put forward asking to be included as a pilot project sends a message. MPP Lisa Gretzky adds that data shows that mandatory treatment works for some, but does not work for all. A data analysis from all levels of government is needed in order to provide a wraparound supportive system to alleviate the costs associated with education, healthcare, policing, firefighters, etc. The problem is how the available funding is being spent as well as the amount of funding.

Councillor Fred Francis inquires as to how they get the Ojibway National Urban Park added to the Parks Canada portfolio to mirror the model of Point Pelee National Park. MP Harb Gill responds that a petition from Mr. Fisher was submitted a couple of weeks ago and it will be presented in parliament at the next upcoming meeting. MPP Andrew Dowie adds that the model being pursued at the federal level is the same as that of Point Pelee National Park. He is unsure as to why it takes so long for the federal government to organize land.

Mayor Drew Dilkens adds that Parks Canada's preference is to not have a full transfer of the land. They are interested in pursuing a framework where everyone will agree to continue to own their land, while putting the Parks Canada logo on the sign and co-manage the park. There is \$36 million in funding identified, but the details in continuing to own our land, such as easements, hydro lines, sewer lines, etc. are being worked out. There is not enough clarity at this point. The City will continue to reach out, and the City has sent a letter requesting details.

Councillor Fred Francis asks what the municipality can do to assist MPPs to advance this objective. MP Harb Gill responds that the information must be provided. Share the letters to Parks Canada with MPPs so they can also reach out. MPP Andrew Dowie adds that Parks Canada is the barrier. They

Minutes

Special Meeting of Council Monday, November 10, 2025

Page 6 of 6

are waiting for them to act. He encourages residents to reach out to the federal government to express support for the project to move forward.

Councillor Angelo Marignani asks if the City can get Circular Materials containers or systems changed as it relates to the size, storage and maneuverability. MPP Andrew Dowie responds that there was no specificity with respect to cart size provided to Circular Materials prior to implementation. They will not offer a smaller bin at their cost, but they are open to the idea of offering a smaller bin for purchase if the technology is compatible.

Councillor Angelo Marignani asks if there is a timeline for communication regarding purchasing smaller bins. MPP Andrew Dowie responds that they are currently working on getting to know their routes, and automated system, then they will look into adjusting for efficiencies and convenience. Mayor Drew Dilkens adds that in a recent conversation with Circular Materials related to the lack of communication, the CEO did commit to finding an accessibility path for those who are physically unable to manage those large bins.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Ed Sleiman

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Items Deferred Items Referred
 - 2) Consideration of the Balance of Business Items (as presented)
- Carried.

21. ADJOURNMENT

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

That this Special 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 9:44 o'clock a.m.

Mayor

City Clerk



Council Report: C 159/2025

Subject: Peche Island Preservability in Response to Mayoral Decision MD 24-2025 – Ward 7

Reference:

Date to Council: November 24, 2025

Author: Jamie Scott

Executive Director Parks, Recreation & Facilities (A)

jascott@citywindsor.ca

519-253-2300 x2729

Parks

Report Date: 11/10/2025

Clerk's File #: SR2025

To: Mayor and Members of City Council

Recommendation:

THAT the report on the preservation of Peche Island, in response to Mayoral Decision MD 24-2025 – Ward 7 **BE RECEIVED** for information.

Executive Summary:

N/A

Background:

On November 6, 2025, Mayoral Decision MD 24-2025 was received which included the following direction: "That Administration **report back** to City Council before the end of 2025 on the following items related to Peche Island

- Remaining work that needs to be undertaken to protect Peche Island from further erosion and programs available to offset capital works required
- Cost and timing to excavate soil that has gathered under the pedestrian bridge preventing water to access inland ponds; and,
- Consult with Port Windsor or other federal authorities to determine how the City can access dredged material to use as fill to elevate certain parts of the island to ultimately allow for a pedestrian circuit around Peche Island."

Additionally, on September 22, 2025, CQ 19-2025 relating to Peche Island was received and is addressed within this report.

In the mid-1880's, Hiram Walker purchased the island. In the five-year period between 1885-1890, Hiram Walker commissioned the dredging of a series of inland canals, that for more than 130 years have served as recreational space for many outdoor enthusiasts. The City of Windsor has continued to invest in the preservability of Peche Island, following in the footsteps of Hiram Walker

himself. In 2017, the City of Windsor entered into an agreement with the Canadian Coast Guard (CCG) following their interest in the improvement of Peche Island. Here, the City of Windsor and CCG worked to reinforce island boundaries to prevent future erosion and provide improved access, while also following guidance from Essex Region Conservation Authority (ERCA) to improve fish habitat around Peche Island. In 2020, rip rap riverbank protection measures and rock islands were implemented following the signing of the Peche Island Erosion Protection and Fish Habitat Creation Project Charter in October 2019. Please refer to Table 1. This created additional shore protection measures. As per the January 2024 Report on Monitoring of Offsetting Measures DFO File No.19-HCAA-00130 for Phase 1 & 2 by ERCA, *“The project engineer can represent that the islands were in a very good, stable state during his last site visit (Fall 2023). No observations were made that would suggest otherwise.”* Additionally, the report indicated that all fish habitat and community goals have been met, as outlined through monitoring that was conducted by Sue Doka’s laboratory at the Department of Fisheries and Oceans Canada in August 2023. Additionally, the Timber Bridge replacement that will allow for pedestrian ease while on the island is currently being carried out.

Table 1	
2019	2023
	

Discussion:

The preservation of Peche Island is one that is unique in nature due to its location in the Detroit River. As discussed above, preservation and erosion prevention measures have been implemented while working alongside community authorities including but not limited to, the Canadian Coast Guard, Essex Region Conservation Authority, and the Department of Fisheries and Oceans Canada. These methods of island preservation and erosion prevention continue to ensure preservation for generations to come. As of current, the Timber Bridge will complete construction and placement planned in 2026, allowing for better pedestrian travel on the island. Through the creation of the new Timber Bridge development, an additional natural areas pathway has been created. This path will allow for further exploration opportunities of the island, and an expansion of the current natural areas trail system that exists on the island.

As has been noted over the years, Peche Island is subject to water levels on the Great Lakes. Great Lake water levels are driven by climate related factors, mainly the ratio

between evaporation and precipitation rates in the region. The movement of sediment in and around the island is affected by natural river and shoreline processes which are also influenced by a changing climate, particularly extreme water levels.

City of Windsor Administration continues to search diligently and apply for grant and funding programs to fund a natural areas management plan for this Natural Heritage Park and assist in offsetting any works required to continue investing in island preservation and recreational opportunities. Additionally, the community appears to be interested and engaged within the preservation of Peche Island. Most recently, administration had the opportunity to attend the Peche Island Public Meeting that took place on September 15, 2025, at the Riverside Library. Here, members of the community were able to hear directly from the project consultant and an ERCA representative and ask pertinent questions.

Erosion Protection and Access and Utilization of Dredged Material

This requires additional studies to be undertaken by a consultant. Any study should consider services in erosion and flooding hazards, shoreline management planning, dredged material management, coastal risk assessments, topographic surveys, and climate change adaptation planning for the purpose of improving coastal resilience and nearshore wetland preservation. The study would investigate the availability, cost and possible uses of dredged materials from nearby waterways in an effort to elevate certain parts of the island thus increasing the potential for pedestrian recreation and also restoring eroded areas that have resulted in overall decreases to the land mass. The results of a study would outline how to protect the island from erosion, while also providing the foundation for decision-making on capital investments for natural heritage protection and recreational services on the island. A study would require collaboration among third party consultants and all relevant governing bodies, including, but not limited to: ERCA, CCG, Port Windsor, Ministry of Environment, Conservation and Parks (MECP), and Department of Fisheries and Oceans.

Addressing Sediment Under the Pedestrian Bridge and Inland Water Flow

In order to address the situation of water flow and sediment accumulations under the pedestrian bridge and within the internal lagoons, sufficient areas of the island will require dredging. Restoring flow through the bridge in a permanent manner requires dredging a channel in excess of 500m long through the internal canal and excavating a channel 55m long under and around the bridge. In addition, a hooked shaped rock jetty should be constructed at the northeast end of the channel to deflect sediment away from the inlet to mitigate future fowling. To be able to dredge a channel, the channel needs to have a minimum bottom width of 10m to accommodate the dredge barge. It should be assumed that if the channel were dredged next year, that water levels would be similar to today's levels. To accommodate a barge, 1.5m of water depth is needed. Water levels in Lake St. Clair and Lake Erie are currently approximately 500mm above chart datum. The dredge segment would need to be excavated to a minimum depth of 173.2m (1.5m below current water levels). Given the nature of the existing canal bottom, side slopes of 4(H):1(V) are needed for the purpose of estimating dredge quantities. These assumptions yield dredge volumes in the order of 9,000 to 10,000 cu.m of material. In addition, there is an additional 1,400 cu.m (plus or minus) of land-based excavation needed to deepen the area around the bridge, from the limits of the dredge channel at the southwest, to the lake at the northeast.

Risk Analysis:

The greatest risk involved in any work to be done in these natural areas, whether dredging or erosion protection, is timing for approvals from various agencies and governing bodies. Once direction is clear and a plan is developed, permitting applications must be completed and submitted. The project is then subject to multi-agency reviews that could lead to delays in the project starting. To avoid impact on wildlife habitat, work of this nature must be completed during the appropriate working-window as determined by the approving regulatory bodies. If approvals are not received in time to complete the work, the project would have to be postponed to the next working-window. There is also the risk that one or more of these agencies does not approve the work.

The timing of any major study for erosion protection could begin once directed, however, it could take 12-16 months due to required input from external agencies and associated consultations particularly considering discussions regarding the availability and use of dredged material from surrounding waterways to elevate certain parts of the island. Additionally, upon multi-agency review, additional cost for unforeseen requirements related to each respective agency are possible.

Financially, there is a risk that the allocation of required funds for a major project on the island could impact other municipal projects.

Climate Change Risks

Climate Change Mitigation:

Initiatives such as expanding green infrastructure, enhancing shoreline protection, and promoting nature-based solutions, like wetland restoration and urban tree planting, help capture carbon, improve air quality, and build ecological resilience. These actions align with leading municipal and provincial strategies, demonstrating Windsor's leadership in climate action and its dedication to preserving natural assets for generations to come.

Climate Change Adaptation:

Adapting to the impacts of climate change is equally vital for Peche Island's future. The City of Windsor's adaptation planning emphasizes collaboration with regional partners, ongoing risk assessments, and the integration of climate resilience into all major projects. Measures such as restoring natural habitats, improving flood attenuation, and enhancing the resilience of urban forests and shoreline infrastructure are already underway. Advancing projects like this one which support biodiversity, and resilient infrastructure, enables Windsor to build a safer, healthier, and more vibrant future for Peche Island and its visitors. This positive, forward-looking approach reflects global best practices and positions Windsor as a model for urban island adaptation.

Financial Matters:

Erosion Protection and Access and Utilization of Dredged Materials

At this time, detailed financial estimates for excavation, dredged material management, erosion protection enhancements, and long-term maintenance are not yet available. These costs would be determined through the undertaking of a comprehensive study

and subsequent design work. The expected cost to undertake a study to create a management plan is projected to be \$125,000 to \$150,000.

Addressing Sediment Under the Pedestrian Bridge and Inland Water Flow

Based on the projected scope of work outlined in the Discussion above, the total estimated construction cost to restore flow through the island, including design, administration, permitting, and contingency, is between \$800,000 and \$900,000.

Funding

Administration continues to pursue relevant federal and provincial funding opportunities, including natural heritage, climate resilience, and shoreline protection programs, to offset future capital expenditures. The Natural Areas Management Program capital project (7219014) currently has an available balance of \$290,119, net of encumbrances that could be used toward the initiatives outlined in this report. Any additional funding required above this amount would need to be considered in the context of future budget deliberations.

Consultations:

Darron Ahlstedt, Supervisor, Parks Development
James Chacko, Executive Director, Transit (A)
Karen Alexander, City Naturalist & Supervisor Nat. Areas, Parks & Facilities
Brana Cesljarov, Supervisor, Environmental Sustainability & Climate Change
Michelle Moxley-Peltier, CEP Project Administrator, Environmental Sustainability & Climate Change
Erika Benson, Financial Planning Administrator
Michael Dennis, Manager, Capital Planning & Reserves
Fina Pirrone, Executive Initiatives Coordinator, Community Services

Conclusion:

The preservation and erosion protection of Peche Island remains an important consideration for the City of Windsor. At the direction of Council, as funding becomes available, Administration can move forward with the necessary steps to support the ongoing preservation of the island, the development of natural areas pathways, and maintaining waterways for recreational purposes to allow citizens and visitors to enjoy this natural gem for generations to come.

Planning Act Matters:

N/A

Approvals:

Name	Title
Emilie Dunnigan	Mgr. Dev. Revenue & Fin. Admin.
Michael Chantler	Commissioner, Community Services
Janice Guthrie	Commissioner – Finance and City Treasurer

Ray Mensour	Chief Administrative Officer
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Notifications:

Name	Address	Email

Appendices:



Committee Matters: SCM 362/2025

Subject: Report of the Special Meeting of Council – In-Camera of its meeting held November 10, 2025

**SPECIAL MEETING OF COUNCIL – IN CAMERA
November 10, 2025**

Meeting called to order at: 11:10 a.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
Councillor Frazier Fathers

Also in attendance:

Ray Mensour, Chief Administrative Officer
Jelena Payne, Commissioner, Economic Development/Deputy CAO
Andrew Daher, 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
Wira Vendrasco, City Solicitor
Christopher Menard, Acting Mayor's Chief of Staff
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
James Chacko, Acting Executive Director Transit Windsor (Items 2 and 4)
Kate Tracey, Senior Legal Counsel (Item 3)
Kirk Whittall, Executive Director Housing and Children Services (Item 3)
Deputy Chief Jason Crowley, Windsor Police Service (Item 3)

**Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded
by Councillor Fred Francis,**

that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:

4. Position/plan – negotiations to be applied to any negotiations, verbal update.

Motion Carried.

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Fred Francis, to move in Camera for discussion of the following item(s), adding Item 4:

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Property matter, amendment re acquisition of land, Section 239(2)(c)
2	Legal matter, advice subject to solicitor-client privilege – governance, Section 239(2)(f)
3	Legal/property matter, security of the property/advice subject to solicitor-client privilege – CQ 13-2025, Section 239(2)(a)(f)
4	Position/Plan – negotiations, Section 239(2)(k) – VERBAL - ADDED

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Mark McKenzie, to move back into public session.

Motion Carried.

Moved by Councillor Jim Morrison, seconded by Councillor Frazier Fathers,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held November 10, 2025 directly to Council for consideration at the next Regular Meeting.

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

2. That the in-camera report from the Acting Executive Director Transit Windsor, City Solicitor, Commissioner of Corporate Services, Deputy Chief Administrative Officer/Commissioner of Economic Development and Commissioner of Finance/City Treasurer respecting a legal matter – advice subject to solicitor-client privilege – governance **BE RECEIVED FOR INFORMATION** and further Administration **PROCEED** in accordance with the verbal direction of Council.

Aye votes: Councillors Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Gary Kaschak, Mark McKenzie, Ed Sleiman and Mayor Drew Dilkens

Nay votes: Councillors Frazier Fathers, Angelo Marignani, Kieran McKenzie and Fred Francis

Absent: None

Abstain: None

3. That the in-camera report from the Executive Initiatives Coordinator, Executive Director Financial Planning/Deputy Treasurer, City Solicitor, Commissioner of Finance/City Treasurer and Commissioner of Human and Health Services respecting a legal/property matter, security of the property/advice subject to solicitor-client privilege – CQ 13-2025 **BE RECEIVED FOR INFORMATION.**

4. That the confidential verbal update from the Acting Executive Director of Transit Windsor and the Commissioner of Economic Development/Deputy Chief Administrative Officer respecting a position/plan – negotiations **BE RECEIVED** and Administration **PROCEED** in accordance with the verbal direction of Council.

Motion Carried.

**Moved by Councillor Gary Kaschak, seconded by Councillor
Kieran McKenzie,
That the special meeting of council held November 10, 2025 BE
ADJOURNED.
(Time: 12:30 p.m.)
Motion Carried.**



Committee Matters: SCM 363/2025

**Subject: Report of the In-Camera Striking Committee of its meeting held
November 10, 2025**

**STRIKING COMMITTEE – IN CAMERA
November 10, 2025**

Meeting called to order at: 12:30 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
Councillor Frazier Fathers

Also in attendance:

Ray Mensour, Chief Administrative Officer
Jelena Payne, Commissioner Economic Development/Deputy CAO
Andrew Daher, 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
Anna Ciacelli, Deputy Clerk
Sandra Gebauer, Council Assistant
Christopher Menard, Acting Mayor's Chief of Staff

**Verbal Motion is presented by Councillor Renaldo Agostino,
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, 2001</i>, as amended
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1	Personal matter – about identifiable individual(s) –appointment of member to the Windsor Canada Utilities Board of Directors, Section 239(2)(b)
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Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

**Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Ed Sleiman, to moved back into public session.
Motion Carried.**

**Moved by Councillor Jo-Anne Gignac, seconded by Councillor Gary Kaschak,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held November 10, 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 members to the ***Windsor Essex Community Housing Board of Directors*** BE RECEIVED. (see open report of the Striking Committee).

**Moved by Councillor Angelo Marignani, seconded by Councillor Jim Morrison
That the special Striking Committee meeting held November 10, 2025 BE ADJOURNED.
(Time: 12:37 p.m.)
Motion Carried.**



Committee Matters: SCM 364/2025

Subject: Report of the Striking Committee of its meeting held November 10, 2025

**REPORT OF THE STRIKING COMMITTEE
of its meeting held
November 10, 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
Councillor Frazier Fathers

Also in attendance:

Ray Mensour, Chief Administrative Officer
Jelena Payne, Commissioner Economic Development/Deputy CAO
Andrew Daher, 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
Wira Vendrasco, City Solicitor
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 the Councillor Frazier Fathers **BE APPOINTED** to the Community Services Standing Committee and the Environment, Transportation and Public Safety Standing Committee for the term expiring November 14, 2026 or until successors are appointed to fill the vacancy of former Councillor Fabio Costante.

(2) That the following persons **BE APPOINTED** to the Windsor-Essex Community Housing Corporation Board of Directors commencing January 1, 2026 and expiring November 14, 2026 or until successors are appointed:

Councillor Renaldo Agostino, Chair
Becky Parent
Ann Paul (tenant representative)
Chelsea Redmond (legal sector)
Albert Schepers
Andi Shallvari (accounting sector)
Charles Simpkins

MAYOR

CITY CLERK

COMMITTEE OF ADJUSTMENT/CONSENT AUTHORITY AGENDA RECORD

PLEASE BE ADVISED THIS MEETING IS CONDUCTED ELECTRONICALLY.

The following applications are scheduled to be heard electronically by the Committee of Adjustment/Consent Authority on Thursday, December 11, 2025 in the order stated below commencing at 3:30 PM or shortly thereafter.

ITEM	FILE #	APPLICANT	LOCATION	REQUEST
1	A-086/25	2674404 ONTARIO INC.	591 WELLINGTON AVE	RELIEF: Extension of Legal non-conforming use for proposed additional unit in an existing residential building.
2	A-089/25	ABDUL AHAD	238 DETROIT ST	RELIEF: Request for relief from the maximum lot coverage, building height, and gross floor area requirements for a detached accessory building containing an Additional Dwelling Unit (ADU), and from the maximum lot coverage requirement for the subject property.
3	A-090/25	SCOTT D'AMORE	790 ROSELAND DR S	RELIEF: Requesting relief for an increased main building maximum gross floor area.
4	A-091/25	ALA'EDDIN ABUALSONDOS, AHIMAD ABUALSONDOS	5625 QUEEN ELIZABETH DR	RELIEF: Requesting relief for increased maximum gross floor area for an additional dwelling unit in an accessory building.
5	A-092/25	DANE LITTLE, ANDREA TEDESCO	898 EDWARD AVE	RELIEF: Requesting relief for reduced minimum rear yard depth.
6	A-093/25	1001225233 ONTARIO INC (TAIPING JIN)	720 PARTINGTON AVE	RELIEF: Request for relief from maximum lot coverage and main building gross floor area requirements for a single unit dwelling with an Additional Dwelling Unit (ADU)
7	A-094/25	1001054864 ONTARIO INC	1989 WYANDOTTE ST W	RELIEF: Proposed additional dwelling unit in an existing multi residential building seeking relief from increased maximum number of dwelling units.
8	B-062/25	BUTCHER GROUP INC	2755 LAUZON PKY	CONSENT: Lot Addition

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

My name is John Coleman and I am the vice-president of Essex Condominium Corp. 123, Ambassador Estates I will be addressing Item 11.1 which deals with stormwater and wastewater rate settings for 2026. Joining me to answer any technical questions that you may have will be Mike Sklash. Dr. Sklash is an Ambassador resident and senior hydrologist with Dragoon Corp.

Below, please find a letter sent by Marcello Cuzzolino, board president of ECC 123, to the city on Oct. 24 after our residents' application in June for a credit of totalling 50 per cent which was rejected .

We believe the rejection represents a serious misunderstanding of our longstanding strategy and our steadfast commitment to managing our stormwater. It's an environmental model that we are proud of.

Mr. Cuzzolino's letter follows:

In response to your email regarding the SWF Credit Application – 5983 Ballantrae Cres. (25-025711) (Ambassador Estates), denying the credit application under the current Bylaw (Scenario A) and limiting the credits under proposed amendments to the Bylaw (Scenario B), we contend that our 191 residential town home community is not being treated fairly with respect to the intent of the Bylaw.

Following are two excerpts from the City of Windsor, Stormwater Financing Site with highlighted key passages ...

Step 1 - What is Stormwater Financing?

In 2025, the City of Windsor is introducing a new way to pay for stormwater management, one that will save most property owners money. This is not an additional fee for residents. Your current water bill already includes a single, combined fee currently called the waste water charges that funds the removal of both wastewater and stormwater. Starting in January 2025, these fees will be separated. **The stormwater fee will be based on each property's water runoff contribution to the storm sewer system.** This also means that properties with

large non-absorbent surfaces, like big-box stores with large parking lots, will pay their fair share for using the stormwater system. This Fair Share plan is designed to create an equitable system for residents whereby most households, and many small and medium sized businesses will actually see a reduction in overall costs. It's the Fair Share way to pay for the stormwater systems used to control water runoff.

What is the City's role in managing stormwater?

The City is responsible for managing stormwater within the municipality. Stormwater management is key in protecting public safety and health, and works to reduce flood risk, control erosion and maintain water quality.

Managing stormwater includes planning, designing, constructing, operating and maintaining stormwater management structures. These structures consist of storm sewers, ditches, inlets, stormwater management facilities (ponds), bridges, culverts, infiltration facilities, oil grit separators, engineered and natural channels, and storm sewer outfalls to streams and watercourses.

Stormwater Management at Ambassador Estates:

From a layman's perspective, it is obvious that Ambassador Estates qualifies and is entitled to the maximum 50% credit as outlined in the Functional Description submitted with the application. All of Ambassador Estates stormwater is directed to the ponds on the Golf Course based on the original agreements between the condominium corporations and the owners of the Golf Course. We also contend that the credits will apply irrespective of the Golf Course management of the ponds. Following are the main points that reinforce our claim.

- Roof (eaves troughs) drains directly into the ground thus filtering particulates in the runoff water.
- The ponds inherently provide additional suspended solid settlement.
- Only Ontario approved lawn treatments are used.
- The balance of the hard surface drainage (pavement) is directed to the golf course ponds via catch basins and sewers (these are owned by the Condominium associations).

- Native sandy soils between hard surfaces preclude surface runoff to the sewers.
- No stormwater from Ambassador Estates requires further treatment before discharging to the ponds.
- Sump pump discharge is directed to the golf course ponds via PVC piping and sewers.
- Ambassador Estates is 100% responsible for sewer maintenance financed through our reserve funds. NO involvement or liability for the City of Windsor.
- The golf course is 100% responsible for pond maintenance. NO involvement or liability for the City of Windsor.
- The ponds inherently provide volume runoff control providing ZERO discharge to the Ojibway drain for the majority of the year.
- No stormwater from Ambassador Estates is entering the City of Windsor sanitary sewer system. Stormwater ultimately drains to the Ojibway Drain, Turkey Creek, then the Detroit River.
- Irrigation- Please note that Ambassador Estates recycles the pond water for all irrigation needs (through the golf course system).

There is an argument that Ambassador Estates is a model residential community with respect to stormwater and water use management and is willing to pay our “FAIR” share of the stormwater charge. We would ask that you reconsider our credit application and apply the sewer charge per the intent of the Bylaw.

Thank you in advance for your consideration.

Marcello Cuzzolino, Board President, Ambassador Estates – ECC123

From: Crystal Dunn
Sent: May 15, 2025 9:08 AM
To: clerks <clerks@citywindsor.ca>
Subject: Make City Council Meetings Accessible Again!

Good morning,

I'm writing today in regards to the issue of the Windsor City Council's current meeting times.

It has been made aware to the Council in a variety of ways that the decision to hold important public meetings during core working hours is a harmful disruption to our local democracy and governance. As well, I find it disappointing that the city would defend this choice from a solely financial perspective. I would call it shortsighted, if it didn't seem so blatantly intentional.

[The decision to move the meeting time from 4:00 PM to 10:00 AM has been historically criticized since its implementation](#), and it's quite obvious why. At 10:00 AM, modern society's citizens are at work, at school, and certainly not available to go to a City Council Meeting.

Councillor Mark McKenzie's defense of the decision— saying that Windsor has never been a “9-5 city”— are so blatantly out of touch that it calls to question his understanding of the people that he represents. And given his recent controversy and public scrutiny over past comments, is that really the person City Council wants to align with when it comes to their reasoning?

The truth is, Windsor *absolutely* lives in a “9-5 society.” Have you ever seen a store open after 10:00 AM? Nurses work 12-hour shifts, from 7:00 AM to 7:00 PM. Factories and construction sites run on 8-hour blocks, from 8:00 AM to 4:00 PM, 4:00 PM to 12:00 AM, and 12:00 AM to 8:00 AM. The University runs their class schedule in consistent 80-minute blocks, which start at 8:30 AM and go to 9:50 AM. Major facets of Windsor's population are entirely decimated from civic engagement at 10:00 AM, contrary to what some councillors might say or unfoundedly believe.

Do you truly expect people to risk losing their jobs, shell out money for childcare, or miss the education that they are paying for just for the chance to speak to Council?

This decision has done *nothing* to benefit the people of Windsor, and *everything* to benefit City Council— allowing it to run unimpeded and without the due consideration of their constituents, lacking opinions that citizens are entitled and should be encouraged to give. A government must be receptive to the needs of their citizens, or else we don't have a democracy, we have an absolute monarchy.

The people of Windsor are asking the City Council to move their meeting times to a more accessible hour. This is hardly a financial concern, it's a social one.

Can you really put a price tag on civic engagement?

Respectfully,
Crystal Dunn

**SCHEDULE “A”
TO BY-LAW NO. 185-2025**

Column 1 LICENCE TYPE	Column 2 ANNUAL LICENCE FEE
Mandatory Licence (Pursuant to Section 3)	\$150
Voluntary Licence (Pursuant to Section 4)	\$25