

Final Consolidated City Council Meeting Agenda

Date: Monday, January 12, 2026

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>previously distributed</i>)
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4.1.	Adoption of the Windsor City Council minutes of its meeting held November 24, 2025 (SCM 380/2025)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

Crime Stoppers Month – January, 2026

6.	COMMITTEE OF THE WHOLE
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7.	COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports) (<i>previously distributed</i>)
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7.1.	Correspondence Report for Monday, January 12, 2026 (CMC 17/2025)
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Clerk's Note: Items 7.1.5 through 7.1.8 – Correspondence Items

No.	Sender	Subject
7.1.5	Committee of Adjustment	Applications heard by the Committee of Adjustment/Consent Authority, Thursday, December 11, 2025. Administrative Lead: City Planner Z2026 Note & File
7.1.6	Association of Municipalities of Ontario (AMO)	Submission on proposed regional consolidation of Conservation Authorities. Administrative Lead: Deputy Chief Administrative Officer, Commissioner, Economic Development GP/15086 Note & File
7.1.7	Essex Region Conservation Authority (ERCA)	Essex Region Source Protection Committee submission on proposed regional consolidation of Conservation Authorities. Administrative Lead: Deputy Chief Administrative Officer, Commissioner, Economic Development GP/15086 Note & File
7.1.8	County of Essex	Resolution of Essex County Council in support of member municipalities in regard to proposed regional consolidation of Conservation Authorities. Administrative Lead: Deputy Chief Administrative Officer, Commissioner, Economic Development GP/15086 Note & File

- 7.2. 2025 Audit Planning Report (**C 162/2025**) *Author: Stephen Cipkar, Manager of Financial Accounting*

8. CONSENT AGENDA (previously distributed)

CONSENT COMMITTEE REPORTS

- 8.1. Minutes of the Transit Windsor Working Group of its meeting held August 13, 2025
(SCM 369/2025) (SCM 294/2025)
- 8.2. Minutes of the Transit Windsor Working Group of its meeting held September 24, 2025
(SCM 370/2025) (SCM 315/2025)

- 8.3. Minutes of the Active Transportation Expert Panel of its meeting held October 8, 2025 **(SCM 371/2025) (SCM 337/2025)**
- 8.4. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held September 10, 2025 **(SCM 372/2025) (SCM 345/2025)**
- 8.5. Minutes of the Windsor Licensing Commission of its meeting held October 29, 2025 **(SCM 373/2025) (SCM 354/2025)**
- 8.6. Minutes of the Environment & Climate Change Advisory Committee of its meeting held December 4, 2024 **(SCM 374/2025) (SCM 367/2025)**
- 8.7. Bicycle Parking Policy Implementation and Feasibility Update - City Wide **(SCM 375/2025) (SCM 308/2025) (S 114/2025)** *Author: Kathy Quenneville, Coordinator, Schools and Sustainable Mobility*
Clerk's Note: Administration is providing the ***previously distributed*** additional information memo **(AI 24/2025)**
- 8.8. Traffic Calming Policy Update 2025 - City Wide **(SCM 376/2025) (S 111/2025)** *Author: Awele Italiano, Road Safety Coordinator*
- 8.9. Response to Instructional Memo TWB 16 – Analysis of Service Enhancements or New Routes for the Southeast Corridor of the City – City Wide **(SCM 385/2025) (S 132/2025)** *Author: James Chacko, Acting Executive Director, Transit Windsor*
Clerk's Note: Administration is providing the ***previously distributed*** additional information memo **(AI 26/2025)**
- 8.10. ZBA Application - 475 Cabana Road W - Z012-2025 [ZNG/7306] -Ward 1 **(SCM 388/2025) (S 103/2025)** *Author: Frank Garardo, Planner III – Policy & Special Studies*
- 8.11. Zoning By-law Amendment Application for 2525 Annie Street, Z-024/25 [ZNG-7328], Ward 8 **(SCM 389/2025) (S 128/2025)** *Author: Brian Nagata, Planner III - Development (Acting)*
- 8.15. Ontario Heritage Act Part IV Heritage Designations of 'High' Priority Properties, University of Windsor (Ward 2) **(SCM 387/2025) (S 133/2025)** *Author: Tracy Tang, Planner III – Heritage (Acting)*
- 8.16. Closure of Grand Boulevard and Joinville Avenue located east of Lloyd George Boulevard, Ward 8, SAS-7225 **(SCM 386/2025) (S 129/2025)** *Author: Brian Nagata, Planner III - Development (Acting)*
9. **REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**

10. DELEGATIONS (5 MINUTES)

- 11.2. Zoning By-law Amendment Application for 1730 Olive Road, Z-025/25 [ZNG-7329], Ward 8 **(SCM 339/2025) (S 121/2025)** *Author: Brian Nagata, Planner III - Development (Acting)*

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

- a) Amy Farkas, Agent for the Applicant, Dillon Consulting Limited, available for questions (in person)

- 8.12. ZBA Application - Z 029/25 (ZNG-7333) 3185, 3187, 3189 & 3191 McRobbie Rd. – Ward 7 **(SCM 390/2025) (S 125/2025)** *Author: Averil Parent, Planner II - Development Review*

- a) Jasmeen Dhillon, Applicant, JD Empire Construction Ltd., available for questions (via Zoom)
b) Wasem Toma, Area Resident (in person)
c) Daniel Ferlaino, Area Resident (in person)

- 8.14. Zoning By-law Amendment Application for 3503 Byng Road, Z-019/25 [ZNG-7317], Ward 9 **(SCM 392/2025) (S 127/2025)** *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Daniel Grenier, Applicant, available for questions (in person)
b) Frank & Linda Lucente, Area Residents (in person)
c) Debora Bessette Craig & Ronald Craig, Area Residents (via Zoom)

- 8.13. Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1 **(SCM 391/2025) (S 126/2025)** *Author: Adam Szymczak, Senior Planner - Development*

- a) Davide M. Petretta, Applicant, Petcon Realty Corp. (in person)
b) Esam Saeed, Area Resident (in person)
c) Tony Putrus, Area Resident (in person)
d) Max Song, Area Resident (in person)
e) Sue Gaul, Area Resident (in person) **(LATE)**

Clerk's Note: The following written submissions were ***previously distributed***:

- a) Mary & Alex Antic, Area Residents
b) Max Song, Area Resident
c) Ray Kavanaugh, Area Resident
d) Chante Pathak, Area Resident
e) Richard & Sandra Paterson, Area Residents
f) Joanna Hutz & Daniel Ritter, Area Residents
g) Warren Fisher, Area Resident
h) Abe Hobeika, Area Resident
i) Miroslav & Ludmila Slavik, Area Residents

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

- j) Michaela Stewart, Area Resident (***LATE***)

BUDGET DELEGATIONS (5 MINUTES)

- a) Mehari Hagos, MH100 (in person)
- b) Stephen Bisutti, Area Resident (in person)
- c) Howard Weeks, Area Resident (in person)
- d) Caroline Taylor, Area Resident (in person)
- e) Megan Ball, Area Resident (in person)
- f) Cynthia Van Vrouwerff, Area Resident (in person)
- g) Ron Dunn, Executive Director, Victoria Manor Housing with Supports (in person)
- h) Zachary Balogh, Area Resident (in person)
- i) Ashley Bruner, Area Resident (in person)
- j) Darcie Renaud, Area Resident (in person)
- k) Dana Killaire, Area Resident (via Zoom)
- l) Terry Fink, Curlers of Windsor (in person)
- m) Nate Hope, Activate Transit Windsor Essex (in person)
- n) Karen Soulliere, Chair & Anne Ryan, Executive Director, IRIS House, IRIS Residential Inns and Services (in person)
- o) Mike Fisher, President, The Friends of Ojibway Prairie (in person)
- p) Rosanna DeMarco, Area Resident (in person)
- q) Heather Zaleski, Engage Windsor (in person)
- r) Dr. Ken Blanchette, CEO & Dr. Mehdi Aloosh, MOH, Windsor-Essex County Health Unit (in person)
- s) Lorraine Goddard, CEO, United Way Windsor-Essex Chatham-Kent (in person)
- t) Robert Cameron, Executive Director, Downtown Windsor Community Collaborative (in person)

BUDGET WRITTEN SUBMISSIONS:

Clerk's Note: The following written submissions were ***previously distributed:***

- a) Brandi Myles, BIA Coordinator, Via Italia
- b) Mehari Hagos, MH100
- c) John & Susan Vigneux, Area Residents
- d) Melissa Lauzon, Executive Director, The Safety Village
- e) Ashley Bruner, Area Resident
- f) Don Wilson, President, Les Amis Duff-Bâby
- g) Geoff Bezaire, Vice President, Windsor West Little League
- h) Karen Soulliere, Chair & Anne Ryan, Executive Director, IRIS House, IRIS Residential Inns and Services
- i) Zdravka Ostojic, Area Resident
- j) Niel Mens, Area Resident
- k) Paul Horoky, President, Windsor Minor Football Association
- l) Dina N, Area Resident
- m) Co-Chairs of the United Way/ProsperUs Community Action Network Working Groups
- n) Vino Patel, Owner, Bruce Villa
- o) Windsor-Essex County Health Unit
- p) Lorraine Goddard, CEO, United Way Windsor-Essex Chatham-Kent

q) Katie Renaud, Area Resident

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

r) David Hanna, Area Resident **(LATE)**

s) Engage Windsor **(LATE)**

t) Shannon Munson, President, Windsor Minor Hockey Association **(LATE)**

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

11.1. Capital Variance Report - September 30, 2025 - City Wide **(C 163/2025)** Author: Mike Dennis, Manager, Capital Planning & Reserves

10. REGULAR BUSINESS ITEMS TO BE TABLED FOR DELIBERATION AT THE JANUARY 26, 2026 SPECIAL COUNCIL MEETING (previously distributed):

10.1. 2026 Proposed Operating Budget Amendment Report - City Wide **(C 5/2026)** Author: Tony Ardochini, Executive Director, Financial Planning and Deputy Treasurer

10.2. 2026 Proposed Capital Budget - City Wide **(C 1/2026)** Author: Natasha Gabbana, Executive Director, Capital Planning and Corporate Energy

10.3. 2026 Stormwater and Wastewater Budget Amendments - City Wide **(C 3/2026)** Author: Tony Ardochini, Executive Director Financial Planning and Deputy Treasurer

10.4. Essex-Windsor Solid Waste Authority 2026 Budget - City Wide **(C 4/2026)** Author: Mark Spizzirri, Senior Manager Financial Planning (ABC's)

12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed)

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

12.2. Report of the In-camera meeting of Council of its meeting held November 24, 2025 **(SCM 9/2026)**

12.3. Report of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – In-camera of its meeting held November 24, 2025 **(SCM 10/2026)**

12.4. Report of the Striking Committee of its meeting held November 24, 2025. **(SCM 11/2026)**

- 13. BY-LAWS (First and Second Reading) (previously distributed)**
- 13.1 **By-law 1-2026** - A BY-LAW TO PROVIDE FOR INTERIM TAX LEVIES FOR 2026, authorized by CR462/2025, dated November 24, 2025.
- 13.2 **By-law 2-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR440/2018, dated August 13, 2018.
- 13.3 **By-law 3-2026** - A BY-LAW TO AUTHORIZE THE CONSTRUCTION OF A SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS ON RAY ROAD AND JOY ROAD, FROM THEIR EASTERN LIMITS TO 8TH CONCESSION ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR232/2023, dated May 30, 2023.
- 13.4 **By-law 4-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR464/2025, dated November 24, 2025.
- 13.5 **By-law 5-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR466/2025, dated November 24, 2025.
- 13.6 **By-law 6-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR465/2025, dated November 24, 2025.
- 13.7 **By-law 7-2026** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 18.29 METRE PORTION OF PERTH AVENUE RIGHT-OF-WAY NORTH OF CHAPPUS STREET, CITY OF WINDSOR, authorized by CR15/2020, dated January 6, 2020, and CR468/2025, dated November 24, 2025.
- 13.8 **By-law 8-2026** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 18.29 METRE PORTION OF PERTH AVENUE RIGHT-OF-WAY NORTH OF CHAPPUS STREET, CITY OF WINDSOR, authorized by CR15/2020 dated January 6, 2020, and CR468/2025, dated November 24, 2025.
- 13.9 **By-law 9-2026** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 3.81 METRE EAST/WEST ALLEY NORTH OF MILLOY STREET, EAST OF OLIVE ROAD, SOUTH OF ALICE STREET, AND WEST OF NORMAN ROAD, CITY OF WINDSOR, authorized by CR326/2025, dated July 28, 2025.
- 13.10 **By-law 10-2026** - A BY-LAW TO CLOSE, STOP UP AND RETAIN THE 3.81 METRE EAST/WEST ALLEY NORTH OF MILLOY STREET, EAST OF OLIVE ROAD, SOUTH OF ALICE STREET AND WEST OF NORMAN ROAD, CITY OF WINDSOR, authorized by CR326/2025, dated July 28, 2025.

- 13.11 **By-law 11-2026** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 3.81 METRE EAST/WEST ALLEY NORTH OF MILLOY STREET, EAST OF OLIVE ROAD, SOUTH OF ALICE STREET, AND WEST OF NORMAN ROAD, CITY OF WINDSOR, authorized by CR326/2025, dated July 28, 2025, and CR468/2025, dated November 24, 2025.
- 13.12 **By-law 12-2026** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 3.81 METRE EAST/WEST ALLEY NORTH OF MILLOY STREET, EAST OF OLIVE ROAD, SOUTH OF ALICE STREET AND WEST OF NORMAN ROAD, CITY OF WINDSOR, authorized by CR326/2025, dated July 28, 2025, and CR468/2025, dated November 24, 2025.
- 13.13 **By-law 13-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 12TH DAY OF JANUARY, 2026.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

- 15.1 Moved by Councillor Renaldo Agostino
Seconded by: _____

THAT administration **BE DIRECTED** to prepare a report based on new information that would increase revenue in the 2026 budget without raising rates or enforcement times related to parking; and,

THAT this report **BE PREPARED** for the next meeting of City Council on January 26, 2026.

16. THIRD AND FINAL READING OF THE BY-LAWS

By-laws 1-2026 through 13-2026 inclusive

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

21. ADJOURNMENT

From: Kale Stewart < >
Sent: January 11, 2026 12:32 PM
To: clerks <clerks@citywindsor.ca>
Subject: Opposition to zoning changes in Roseland

Hi there.

My name is Michaela Stewart. I am a resident at 4245 Kennedy Dr E in Windsor. I would like to make it known that I oppose the development and townhouse zoning changes at the old church at 4276 Roseland Dr E.

I understand there is a meeting regarding this issue and would like the option to attend virtually if possible.

Thank you very much.

From: david hanna < >

Sent: January 9, 2026 11:59

To: clerks <clerks@citywindsor.ca>; Francis, Fred <ffrancis@citywindsor.ca>; Agostino, Renaldo <ragostino@citywindsor.ca>; Fathers, Frazier <FFathers@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>; jmorriso@citywindsor.ca; Kaschak, Gary <gkaschak@citywindsor.ca>; Gignac, Jo-Anne (Councillor) <joagignac@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>; McKenzie, Mark <mmckenzie@citywindsor.ca>; Sleiman, Ed <esleiman@citywindsor.ca>

Subject: City of Windsor Budgets 2026

Re: Written Delegation to City of Windsor Council January 12, 2025 2026 City Budget (Capital & Operating Budgets).

Hello,

I writing to ask Windsor City Council to consider setting aside City money in the 2026 City Budget towards purchasing the remnant former Windsor Raceway lands which are currently up for sale. This is a chance in a life time opportunity to protect and expand the Ojibway Nature area. An opportunity overlooked in the past, which couldn't be more timely and pertinent now with: 1. The former Windsor Raceway lands currently up for sale. 2. The present ongoing process of the formation of a new National Ojibway Urban Park.

The City of Windsor has already given away \$50 Million to a private corporation to purchase land for the New Stellantis EV Battery plant. Although projected jobs are of course beneficial to the City there. There is still no guarantee to how many will be new jobs versus transfers. Despite Stellantis receiving Billions form both the Province of Ontario and the Canadian Federal Government for this new EV Plant - there were absolutely no separate "Community Benefits" ever offered to local residents or the City of Windsor. Stellantis (former Chrysler Canada, has been bailed out twice from Bankruptcy by both the American and Canadian Governments in the past. Canada was never paid back on either of these two huge Bankruptcy handouts.

It behooves City of Windsor Council to purchase the former remnant Windsor Raceway lands NOW as a solid investment towards the future health and environment of this region. Even if that means temporarily going into City Reserves, into deferring parts of City road money, or asking the Windsor Police to for once in the life time to hold off any exorbitant increase to their Police budget this year.

Now is the time to do the right thing and purchase these former Windsor Raceway lands to preserve them for all time.

David Hanna

January 9th, 2026

Dear Mayor and City Council,

Engage Windsor has reviewed the 2026 operating budget, and we are writing to express our concern regarding numerous aspects of the proposal.

We are pleased to hear that the City is committed to affordability during times of economic uncertainty. However, we believe that the budget as presented does not achieve those stated goals. While the impact on the tax levy achieves the promised tax savings, it does so by relying on one-time dividends and increased user fees, both of which are unsustainable and unreliable methods of sustaining future growth.

User fee increases on seniors and students cost families more than a moderate tax increase would. For example, the cost for public transportation was kept low for students going to and from public schools. The tabled budget increases the cost of the student bus pass by 11%, from \$81.00 to \$91.00 a month. Traditionally, public transit has provided seniors with a means to navigate the city without the use of a private vehicle - this budget raises the cost of a five-ride senior fare by 28%.

Families who rely on childcare throughout the summer also face significant cost increases - summer camp goes up \$500 a summer, bulk discounts are removed entirely and the cost of weekly programs has increased. In total, the average family would see costs for their children increase by nearly \$2000 - far higher than an increase as high as 4% would add to the average tax bill.

In 2026, it will be harder to start and maintain a small business in Windsor, directly impacting the downtown. For example, the initial cost to start a restaurant is now nearly \$600, and the annual licence renewal fee has increased 6% to \$440.

The budget relies heavily on one-time dividend increases to reduce the tax levy - this is not sustainable in the short or long term. Over \$5 million in extra dividends this year will place an incoming Council in a difficult position as they will not have access to these funds, some of which have been achieved by draining budget reserves entirely. To find this level of funding in future years, further budget cuts or a much more burdensome tax increase would be necessary.

Together, the operating cuts and fee increases will outweigh any savings found by aggressively restricting the tax levy. Both service delivered and out-of-pocket costs will skyrocket for residents across every ward in the city.

We are urging Council to reconsider the devastating budget cuts to vital public services like transit, and to demonstrate a real commitment to families, students and seniors by voting against user fee increases and operating budget cuts. Instead, we ask that Council prioritize the working class, and keep services stable and affordable.

From: Shannon Munson < >
Sent: January 11, 2026 9:16 PM
To: clerks <clerks@citywindsor.ca>
Subject: Opposition to City of Windsor Ice Fee Increase

Dear Mr. Mayor & Councillors,

I am writing to express deep concern regarding the proposed 8% increase in arena rental fees that Windsor City Council will be considering this Monday. While this may appear modest on paper, the impact on families, volunteers, and children involved in the Windsor Minor Hockey Association (WMHA) will be significant.

For WMHA alone, this increase translates to approximately \$27,000 in additional ice costs. This burden will fall largely on over 650 families who already work hard to keep youth engaged in sport. For many, this could mean the difference between staying on the ice or being priced out of hockey altogether.

Hockey is more than a game—it is where Windsor's youth learn teamwork, discipline, resilience, and civic pride. WMHA has proudly served our community for 65 years, offering affordable, inclusive programming and financial assistance through initiatives like the *We Love Hockey Fund*. These programs ensure that children from all backgrounds have the opportunity to participate.

Increasing fees jeopardizes these efforts and risks eroding the strong community bonds built through volunteer coaches, parent leaders, and lifelong friendships forged on the ice.

I urge you to vote **against** this fee increase and continue supporting WMHA and other community non-profits that build Windsor's future. Please protect our youth and preserve access to affordable sport for all families.

Thank you for your time and consideration.

Sincerely,
Shannon Munson

President, Windsor Minor Hockey Association