



CITY OF WINDSOR MINUTES 01/12/2026

City Council Meeting

Date: Monday, January 12, 2026

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

Location: Council Chambers, 1st Floor, Windsor City Hall

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, the Mayor calls the meeting to order at 10:00 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Fred Francis discloses an interest and abstains from voting on Item 8.15 being "Ontario Heritage Act Part IV Heritage Designations of 'High' Priority Properties, University of Windsor (Ward 2)," as his wife works at the University of Windsor.

Councillor Frazier Fathers discloses an interest and abstains from voting on the proposed 2026 Operating Budget amendment Item 2026-0097 (Reference no. D 184) specifically in relation to the "Position / Plan / Procedure to be Applied to Negotiation," as he has an Employment / Business relationship with the named party.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held November 24, 2025

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

That the minutes of the Meeting of Council held November 24, 2025 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 380/2025

5. NOTICE OF PROCLAMATIONS

Proclamations

Crime Stoppers Month – January, 2026

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

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;
- (f) consideration of Committee reports:

Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and

(g) consideration of by-laws 01-2026 through 13-2026 (inclusive)

Carried.

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

7.1. Correspondence Report for Monday, January 12, 2026

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

Decision Number: CR1/2026

That the following Communication Items 7.1.1through 7.1.5 and 7.1.7 and 7.1.8 as set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.6 be dealt with as follows:

7.1.6 Submission on proposed regional consolidation of Conservation Authorities.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR2/2026

That the correspondence from the Association of Municipalities of Ontario (AMO) dated December 23, 2025 regarding proposed regional consolidation of Conservation Authorities **BE RECEIVED**; and further,

Whereas the Province of Ontario has announced plans to create seven regional conservation authorities by merging the existing 36 Conservation Authorities along with establishing the Ontario Provincial Conservation Agency (the OPCA); and,

Whereas the Association of Municipalities of Ontario (AMO) supports the goal to streamline and improve land development services but is concerned the proposed pace and scale of changes risk increasing regulatory burdens and eroding responsive local decision-making without sufficient consultation; and,

Whereas AMO has submitted four key recommendations to the Province maintaining local governance, funding transition costs, restoring the 50/50 municipal funding partnership, and collaborating on implementing a implementation working group;

Therefore, be it resolved that the Council of the City of Windsor hereby **SUPPORTS** the AMO submission and recommendations regarding the proposed regional consolidation of conservation authorities; and,

Be it further resolved that the City of Windsor **URGES** the Province of Ontario to engage in greater collaborative stakeholder engagement with the municipal sector and Conservation Authorities to address governance and funding challenges in the current proposal as outlined in the AMO policy document dated December 23, 2025; and,

Be it further resolved that this resolution **BE FORWARDED** to the Premier of Ontario, the Minister of Natural Resources and Forestry, the Minister of Municipal Affairs and Housing, Andrew Dowie - MPP, Lisa Gretzky – MPP, Anthony Leardi - MPP, and the Association of Municipalities of Ontario. Carried.

Clerk's File: GP/15086

No.	Sender	Subject
7.1.1	Ontario Land Tribunal (OLT)	Acknowledgement of receipt of appeal for 619 Cabana Road W, OLT-25-000895 Administrative Lead: City Solicitor Z/15008 Note & File
7.1.2	Essex Region Conservation Authority (ERCA)	2026 Draft Budget notice to member municipalities Administrative Lead: City Treasurer AF/15032 Note & File
7.1.3	Town of Tecumseh	Notice of Public Open House #3 for Oldcastle Hamlet Special Planning Study Administrative Lead: Commissioner, Economic Development Z2026 Note & File

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No.	Sender	Subject
7.1.4	Deputy City Planner	Zoning By-law Amendment application and OPA application, Astoria Inc., 3771, 3783 & 3793 Howard Avenue, to construct 4 townhome dwellings for a total of 16 townhome dwelling units, and two multiple dwellings containing a total of 162 dwelling units Administrative Lead: City Planner Z/15068 Note & File
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

Carried.

Report Number: CMC 17/2025

7.2. 2025 Audit Planning Report

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

Decision Number: CR3/2026

That the report of the Manager of Financial Accounting dated December 8, 2025 entitled the “2025 KPMG Audit Planning Report” for the year ending December 31, 2025 **BE RECEIVED** for information.

Carried.

Report Number: C 162/2025
Clerk's File: AF/14508

8. CONSENT AGENDA

8.1. Minutes of the Transit Windsor Working Group of its meeting held August 13, 2025

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

Decision Number: CR4/2026 ETPS 1087

That the minutes of the Transit Windsor Working Group meeting held August 13, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 294/2025 SCM 369/2025
Clerk's File: MB2026

8.2. Minutes of the Transit Windsor Working Group of its meeting held September 24, 2025

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

Decision Number: CR5/2026 ETPS 1088

That the minutes of the Transit Windsor Working Group meeting held September 24, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 315/2025 SCM 370/2025
Clerk's File: MB2026

8.3. Minutes of the Active Transportation Expert Panel of its meeting held October 8, 2025

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

Decision Number: CR6/2026 ETPS 1089

That the minutes of the Active Transportation Expert Panel meeting held October 8, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 337/2025 SCM 371/2025
Clerk's File: MB2026

8.4. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held September 10, 2025

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

Decision Number: CR7/2026 ETPS 1090

That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board meeting held September 10, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 345/2025 SCM 372/2025
Clerk's File: MB2026

8.5. Minutes of the Windsor Licensing Commission of its meeting held October 29, 2025

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

Decision Number: CR8/2026 ETPS 1091

That the minutes of the Windsor Licensing Commission meeting held October 29, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 354/2025 SCM 373/2025
Clerk's File: MB2026

8.6. Minutes of the Environment & Climate Change Advisory Committee of its meeting held December 4, 2024

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

Decision Number: CR9/2026 ETPS 1092

That the minutes of the Environment & Climate Change Advisory Committee meeting held December 4, 2024 **BE RECEIVED**.

Carried.

Report Number: SCM 367/2025 SCM 374/2025
Clerk's File: MB2026

8.7. Bicycle Parking Policy Implementation and Feasibility Update - City Wide

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

Decision Number: CR10/2026 ETPS 1093 ETPS 1085

- I. That report of the Environment Standing Committee of its meeting held on November 26, 2025 entitled "Bicycle Parking Policy Implementation and Feasibility Update – City Wide" **BE RECEIVED** for information; and,
- II. That administration **BE DIRECTED** move forward with the installation of a security gate at the parking garage 2, conditional on Funding including the potential use of Ward funds, so that it may be offered for use by the general public free of charge for 2026; and,
- III. That the items outlined in the planning section of the administrative report **BE REFERRED** to the planning department for consideration at a future Development and Heritage Standing Committee Meeting.

Carried.

Report Number: SCM 375/2025 SCM 308/2025 S 114/2025 AI 24/2025
Clerk's File: ST2025

8.9. Response to Instructional Memo TWB 16 – Analysis of Service Enhancements or New Routes for the Southeast Corridor of the City – City Wide

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

Decision Number: CR12/2026 TWB 23

That the report of the Environment, Transportation and Public Safety Standing Committee of its meeting held on November 26, 2025, entitled "Response to Instructional Memo TWB 16 – Analysis of Service Enhancements or New Routes for the Southeast Corridor of the City – City Wide" adopted from the meeting of City Council held on Monday, July 14, 2025, **BE RECEIVED** for information; and,

That the Additional Information Memo AI 26/2025 of the Acting Executive Director, Transit Windsor, dated December 5, 2025, entitled "Additional Information Memo to Report S 132/2025 - City Wide" **BE RECEIVED** for information.

Carried.

Report Number: S 132/2025 SCM 385/2025 AI 26/2025
Clerk's File: MT/13708

8.10. ZBA Application - 475 Cabana Road W - Z012-2025 [ZNG/7306] -Ward 1

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR13/2026 DHSC 784

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

x. **SOUTH SIDE OF CABANA ROAD WEST, WEST OF DOUGALL AVENUE**

For the lands comprising Part Lot 3, Registered Plan 1478, a *Townhome Dwelling* shall be an additional permitted *main use* and shall be subject to the following additional provisions:

- a) For this provision a *Townhome Dwelling* means one *dwelling* vertically divided into a row of a maximum of three dwelling units attached by common interior walls, each wall having a *minimum* area above *grade* of 10.0 sq. m., and may include, where permitted by Section 5.99.80, additional *dwelling units*.
- b) *Lot Width: minimum* 20.0 m
- c) *Lot Width: minimum per townhome dwelling unit* 5.0 m
- d) *Lot Area: minimum* 540 m²
- e) *Lot Coverage: maximum* 35.0%
- f) *Building height: maximum* 9.0 m
- g) *Front Yard Depth: minimum / maximum* 6.0 m / 7.0 m
- h) *Rear Yard Depth: Main Building: minimum* 20.0 m
- i) *Side Yard Width: minimum* 1.20 m
- j) In any *required front yard*, a *parking space* is prohibited.

- k) Notwithstanding Section 25.5.20.1.5, the *minimum* parking area separation from a *building* wall in which is located a main pedestrian entrance facing the *parking area* shall be 1.5 m.
- l) Notwithstanding Section 25.5.20.1.6, where a *building* is located on the same *lot* as the *parking area*, for that portion of a *building* wall not containing a *habitable room window* within 4.0 m of the *ground*, the *minimum* parking area separation from that portion of the *building* wall shall be 3.0 m.
- m) A *screening fence* with a *minimum* height of 1.8 m shall be provided along the *south lot line*.
- n) A landscaped area with a minimum width of 2.0 m shall be provided abutting the *south lot line*.
- o) A minimum of 50% of the north exterior wall elevation shall be covered in masonry, brick or any combination thereof. A minimum of 35% of east and west exterior wall elevations shall be covered in masonry, brick or any combination thereof.

[ZDM 9; ZNG/7306]

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Lot 3, Registered Plan 1478, situated on the south side of Cabana Road West, west of Dougall Avenue, from RD1.4 to RD1.4x(x).
- III. That when Site Plan Control is applicable:
 - A. Prior to the submission of an application for site plan approval, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer:
 1. Those documents submitted in support of the application for amendment to the Zoning By-law 8600 **BE UPDATED** to reflect the site plan for which approval is being sought, and any comments from municipal departments and external agencies included in Appendix D.

Carried.

Report Number: S 103/2025 SCM 388/2025
Clerk's File: ZB/15009

8.11. Zoning By-law Amendment Application for 2525 Annie Street, Z-024/25 [ZNG-7328], Ward 8

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

Decision Number: CR14/2026 DHSC 785

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

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14. SOUTH SIDE OF ANNIE STREET AND EAST SIDE OF MEADOWBROOK LANE AND SYCAMORE DRIVE

For the lands comprising of Part of Rose Avenue (Closed by R844364 & R963716), Plan 1151; Part 1, Plan 12R-18901 (PIN 01380-0155 LT & PIN 01380-0077 LT), *Dwelling Units* in a *Combined Use Building* and a *Multiple Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply:

- a) *Dwelling Units* in a *Combined Use Building* shall be permitted with any one or more of the following uses.
 - 1. *Business Office*
 - 2. *Convenience Store*
 - 3. *Personal Service Shop*
 - 4. *Professional Studio*
- b) *Dwelling Units: maximum* 13
- c) *Building Setback - minimum* 3.50 m
- d) *Amenity Area - Per Dwelling Unit - minimum* 12.0 m² per unit
- e) *Gross Floor Area - maximum*
For each *Business Office*,
Convenience Store, *Personal Service Shop* or *Professional Studio*: 250.0 m²
- f) Notwithstanding clause .3 of Table 25.5.20.1, the minimum parking area separation from an interior lot line or alley shall be 0.0 metres.
- g) Notwithstanding clause .5 of Table 25.5.20.1, the minimum separation of a parking area from a building wall in which is located a main pedestrian entrance facing the parking area shall be 0.74 metres.

[ZDM 15; ZNG/7328]

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Rose Avenue (Closed by R844364 & R963716), Plan 1151; Part 1, Plan 12R-18901; PIN No. 01380-0077 LT & PIN No. 01380-0155 LT), situated on the south side of Annie Street and east side of Meadowbrook Lane and Sycamore Drive from CD3.3 to CD3.3x(14).
- III. That, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** with an application for Site Plan Approval:
 - a. Planning Rationale Report, prepared by Pillon Abbs Inc., dated September 8, 2025.

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- b. Sanitary Sewer Analysis, prepared by Haddad Morgan & Associates Ltd.: Consulting Engineers, dated June 5, 2025.
- c. Servicing Assessment, prepared by Haddad Morgan & Associates Ltd.: Consulting Engineers, dated February 4, 2025.
- d. Video Inspection Report, prepared by Haddad Morgan & Associates Ltd.: Consulting Engineers, dated June 5, 2025.

IV. That the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

a. Approved Site Plan

- i. Sewer Connections - All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
 - 1. Modify drawings to include all sewer connections and water services.
 - 2. Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.
- ii. Encroachment Agreement - There are existing items encroaching into the right-of-way, which require either removal or an encroachment agreement to legalize said items.
 - 1. Modify drawings to remove encroaching items or identify that an encroachment agreement with the City of Windsor will be required for the existing raised curbs and proposed sewers.
- iii. Proper Agreement for Access and/or Services - If any portion of the driveway or sewer connections will be shared with the adjacent property, said items must be identified on the drawing.
 - 1. Modify drawings to identify shared accesses/services with adjacent property.

b. Site Plan Agreement

i. General Provisions

- 1. G-14 - Driveway Approaches
- 2. G-15 (1) - Street Opening Permits
- 3. G-15 (2) - Site Servicing Drawings
- 4. G-28 - Video Inspection

ii. Special Provisions

1. Encroachment Agreement - The owner agrees to submit application for and execute an agreement with the Corporation for the proposed encroachments into the right-of-way (i.e. raised curbs along existing driveway approach) to the satisfaction of the City Engineer.
2. Proper Agreement for Access and/or Services - The owner agrees to enter into a reciprocal agreement with the abutting property owners for access and services.
3. Sanitary Sampling Manhole - The owner agrees for all non-residential uses, to install a sanitary sampling manhole accessible at the property line of the subject lands to the City Engineer at all times. The determination of the requirement or interpretation if a sampling manhole exists or exceptions to such, will be to the satisfaction of the City Engineer.
4. A Record of Site Condition (RSC) be filed with the Ministry of the Environment, Conservation and Parks (MECP) in accordance with Ontario Regulation 153/04. And that written acknowledgement of the RSC filing issued by the MECP be provided prior to Building Permit issuance.

Carried.

Report Number: S 128/2025 SCM 389/2025
Clerk's File: Z/15043

8.15. Ontario Heritage Act Part IV Heritage Designations of 'High' Priority Properties, University of Windsor (Ward 2)

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

Decision Number: CR18/2026 DHSC 783

- I. That the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the following properties hereby identified as "Batch – University of Windsor" in accordance with Part IV, Section 29 of the *Ontario Heritage Act* for the reasons within the draft Statements of Cultural Heritage Value or Interest attached in Appendix 'B':
 - A. 400 Huron Church Rd – "Assumption College – Hall #3 & Chapel"
 - B. 401 Sunset Ave – "Dillon Hall U of W, Former Assumption H.S."
 - C. 401 Sunset Ave – "Memorial Hall"
 - D. 2629 Riverside Dr W – "John H. Rodd House"
 - E. 197 Sunset Ave – "John Stuart House"
 - F. 223 Sunset Ave – "Kamen House"

- II. That the City Solicitor **PREPARE** the By-laws for Council to designate the properties.

Carried.

Councillor Fred Francis discloses an interest and abstains from voting on this matter.

8.16. Closure of Grand Boulevard and Joinville Avenue located east of Lloyd George Boulevard, Ward 8, SAS-7225

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR19/2026 DHSC 782

- I. That the 30.48-metre-wide public highway known as Grand Boulevard, located east of Lloyd George Boulevard, and shown on Drawing No. CC-1863 (*attached hereto as Appendix "A"*), and hereinafter referred to as "Grand Boulevard", **BE ASSUMED** for subsequent closure;
- II. That the portion of Grand Boulevard shown as Parts 6, 9, 10 & 11 on Drawing No. CC-1863 **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Bell Canada to accommodate existing overhead infrastructure (north/south pole line only);
 - ii. Cogeco Connexion Inc. to accommodate existing overhead infrastructure (north/south pole line only); and
 - iii. ENWIN Utilities Ltd. to accommodate existing overhead 16kV and 120/240 volt distribution, poles and down guy wires.
 - b. Ontario Land Surveyor be directed to create the aforesaid Parts and a 3.0-metre-wide Part for the aforesaid easements, measuring 1.5 metres from each side of the north/south and east/west pole lines.
- III. That the portion of Grand Boulevard shown as Parts 7 & 8 on Drawing No. CC-1863 **BE CLOSED AND RETAINED** by The Corporation of the City of Windsor and as necessary, in a manner deemed appropriate by the City Planner, subject to the easements referenced under Section II of the Recommendation.
- IV. That the 20.12-metre-wide public highway known as Joinville Avenue, located east of Lloyd George Boulevard, and shown on Drawing No. CC-1863 (*attached hereto as Appendix "A"*), and hereinafter referred to as "Joinville Avenue", **BE ASSUMED** for subsequent closure;
- V. That the portion of Joinville Avenue shown as Parts 1, 3, 4 & 5 on Drawing No. CC-1863 **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Bell Canada to accommodate existing overhead infrastructure;

- ii. Cogeco Connexion Inc. to accommodate existing overhead infrastructure; and
- iii. ENWIN Utilities Ltd. to accommodate existing overhead 16kV and 120/240 volt distribution, poles and down guy wires.

b. Ontario Land Surveyor be directed to create the aforesaid Parts and a 3.0-metre-wide Part for the aforesaid easements, measuring 1.5 metres from each side of the north/south and east/west pole lines.

VI. That the portion of Joinville Avenue shown as Part 2 on Drawing No. CC-1863 **BE CLOSED AND RETAINED** by The Corporation of the City of Windsor and as necessary, in a manner deemed appropriate by the City Planner, subject to the easements referenced under Section V of the Recommendation.

VII. That the Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

- a. For Grand Boulevard conveyed to abutting lands zoned RD1.1, market value per front foot plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- b. For Grand Boulevard conveyed to abutting lands zoned RD2.1, \$1.00 plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- c. For Grand Boulevard sold as a building lot, market value plus HST and any associated legal costs.
- d. For Joinville Avenue conveyed to abutting lands zoned RD1.1 or RD2.1, \$1.00 plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- e. For Joinville Avenue sold as a building lot, market value plus HST and any associated legal costs.

VIII. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1863.

IX. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

X. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.

XI. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003 Carried.

11.1. Capital Variance Report - September 30, 2025 - City Wide

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

Decision Number: CR20/2026

- I. That City Council **RECEIVE** the 2025 Life-to-Date Capital Variance Report as at September 30, 2025; and further,
- II. Whereas on February 21, 2025, the Capital Budget was deemed approved via Mayoral Decision MD08-2025 and subsequently City Council **SUPPORTS** the transfers noted within this report, be it further resolved that City Council **DIRECT** the City Treasurer to affect the transfers to and from existing capital projects/reserves as identified within Appendix A – Summary of Capital Project Variances; and further,
- III. That City Council **AUTHORIZE** a transfer of \$30,765 from the Energy Reserve, Fund 188, to the Corporate Energy operating Dept ID 0122980 as it relates to necessary repairs to public-use Electric Vehicle (EV) charging stations; and further,
- IV. That City Council **AUTHORIZE** the creation of a new capital project for Engineering Department Office Renovations, as indicated in the Financial Matters section of this report, and that the City Treasurer **BE DIRECTED** to fund the works through a transfer of unclaimed indemnity fees, in the amount of \$180,000; and further,
- V. That City Council **AUTHORIZE** the return of \$6,827,608 in funding from Pollution Control projects to their original funding source, the Pollution Control Reserve, Fund 208.

Carried.

Report Number: C 163/2025
Clerk's File: AF/14854

11.2. Zoning By-law Amendment Application for 1730 Olive Road, Z-025/25 [ZNG-7329], Ward 8

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

Decision Number: CR21/2026 DHSC 776

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 318, 319, 431 & 432, Part of Lots 317, 320, 430 & 433, and Part of Closed Alley, Plan 1063 [PIN No. 01116-0581 LT (in part) & PIN No. 01116-0587 LT (in part)], situated on the south part of Kinsmen Norman Road Park and north half of abutting 7.62-metre-wide closed east/west alley, shown as the *Subject Site* on Appendix A, from GD1.1 to RD1.2.

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- II. That before the issuance of a Building Permit, the City Solicitor **BE DIRECTED** to grant Bell Canada, ENWIN Utilities Ltd. and Managed Network Systems Inc. (MNSi), at no cost, a 4.57-metre-wide easement, measuring 1.52 metres and 3.05 metres from the shared rear lot line of the new single unit dwelling lots on Olive Road and Norman Road, respectively, shown as the *Subject Site* on Appendix A, to service the proposed development.

Carried.

Report Number: S 121/2025 SCM 339/2025
Clerk's File: Z/15041

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

8.12. ZBA Application - Z 029/25 (ZNG-7333) 3185, 3187, 3189 & 3191 McRobbie Rd. - Ward 7

Jasmeen Dhillon, Applicant, JD Empire Construction Ltd.

Jasmeen Dhillon, applicant, appears before City Council regarding the administrative report dated October 17, 2025, entitled "ZBA Application - Z 029/25 (ZNG-7333) 3185, 3187, 3189 & 3191 McRobbie Rd. – Ward 7" and is available for questions.

Wasem Toma, Area Resident

Wasem Toma, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report dated October 17, 2025, entitled "ZBA Application - Z 029/25 (ZNG-7333) 3185, 3187, 3189 & 3191 McRobbie Rd. – Ward 7" specifically pertaining to safety, parking, traffic, property value and cohesiveness with the existing neighbourhood.

Moved by: Councillor Fred Francis
Seconded by: Councillor Kieran McKenzie

Decision Number: CR15/2026 DHSC 786

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

- 13. **WEST SIDE OF MCROBBIE ROAD, BETWEEN MULBERRY ROAD AND LEISURE CRESCENT**

For the lands comprising of Part Lot 1 and Part Lot 2, Registered Plan 1597, designated as Parts 2, 3 and 5 on 12R-29955, one *Semi-Detached Dwelling* shall be an additional

permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

- a) *Lot Width: minimum 14.2 m*
- b) *Garage width: maximum 8.1 m*

[ZDM 15; ZNG/7333]

II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Lot 1 and Part Lot 2 on Registered Plan 1597, known municipally as 3185, 3187, 3189 and 3191 McRobbie Road (Roll No. 070-890-04702 and 070-890-00114), situated on the west side of McRobbie Road between Mulberry Road and Leisure Crescent, from RD1.1 to RD1.1x(13).

Carried.

Councillor Angelo Marignani voting nay.

Report Number: S 125/2025 SCM 390/2025
Clerk's File: Z/15051

8.14. Zoning By-law Amendment Application for 3503 Byng Road, Z-019/25 [ZNG-7317], Ward 9

Daniel Grenier, Applicant

Daniel Grenier, applicant, appears before City Council regarding the administrative report dated November 3, 2025, entitled "Zoning By-law Amendment Application for 3503 Byng Road, Z-019/25 [ZNG-7317], Ward 9" and is available for questions.

Linda Lucente, Area Resident

Linda Lucente, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report dated November 3, 2025, entitled "Zoning By-law Amendment Application for 3503 Byng Road, Z-019/25 [ZNG-7317], Ward 9" specifically pertaining to parking, stormwater management, pedestrian safety due to lack of sidewalks, and cohesiveness with the existing neighbourhood.

Debora Bessette Craig & Ronald Craig, Area Residents

Debora Bessette Craig and Ronald Craig, area residents, appear before City Council and express concern regarding the recommendation in the administrative report dated November 3, 2025, entitled "Zoning By-law Amendment Application for 3503 Byng Road, Z-019/25 [ZNG-7317], Ward 9" Specifically pertaining to property maintenance, parking, noise, garbage and pest control, stormwater management, and cohesiveness with the existing neighbourhood.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Frazier Fathers

Decision Number: CR17/2026 DHSC 788

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

14. SOUTHWEST CORNER OF BYNG ROAD AND LAPPAN AVENUE

For the lands comprising of Lots 110 & 111 and Part of Closed Alley, Plan 1215; Part 2, Plan 12R-27297 (PIN 01348-0464 LT & PIN 01348-0841 LT), a *Multiple Dwelling* shall be subject to the following additional provisions:

a) <i>Lot Area: minimum</i>	674 m ²
b) <i>Building Height: Main Building: maximum</i>	9.0 m
c) <i>Side Yard Width: minimum</i>	1.2 m
d) <i>Dwelling Units: maximum</i>	6
e) Notwithstanding Table 24.20.5.1, the <i>minimum</i> number of <i>required parking spaces</i> shall be 6.	
f) Notwithstanding clause .2 of Table 25.5.20.1, the <i>minimum parking area</i> separation from a <i>street</i> shall be 2.63 m and an <i>ornamental screening fence</i> having a height of 1.20 m shall span the length of that <i>parking area</i> separation, save and except that portion within 0.30 m of an <i>access area</i> .	
g) Notwithstanding clause .6 of Table 25.5.20.1, the <i>minimum</i> separation of a <i>parking area</i> from a <i>building</i> wall containing a <i>habitable room window</i> or containing both a main <i>pedestrian entrance</i> and a <i>habitable room window</i> facing the <i>parking area</i> where the <i>building</i> is located on the same <i>lot</i> as the <i>parking area</i> shall be 2.25 m, and the <i>parking area</i> separation shall be maintained with <i>soft landscaping</i> , save and except any area occupied by a <i>public walkway</i> providing access to a main <i>pedestrian entrance</i> .	
h) A <i>screening fence</i> having a height of 1.83 m shall be maintained along the west <i>lot lines</i> and any portion of the south <i>lot line</i> abutting a <i>parking area</i> .	
i) A central air conditioning system shall be provided for each <i>dwelling unit</i> .	

[ZDM 12; ZNG/7317]

II. That Zoning By-law 8600 **BE FURTHER AMENDED** by deleting and replacing Section 1.7.1 as follows:

1.7.1 CITY PLANNER

The City Planner shall be responsible for administering and interpreting this By-law. Any reference to the "City Planner" in this By-law shall include a Deputy City Planner or a designate authorized by the City Planner.

The City Planner shall have the authority to execute an agreement related to the implementation of noise mitigation measures identified in a noise study, provided that the noise study is deemed satisfactory by the City Planner and all legal documentation is in a form satisfactory to the City Solicitor.

[ZNG/6277; ZNG/7317]

(B/L 52-2024 Apr 22/2024)

III. That Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following site specific holding condition clause to Section 95.20:

(3) A noise study shall be submitted to the satisfaction of the City Planner. The City Planner shall determine and approve which mitigation measures identified in the approved noise study are to be included in an agreement. The agreement shall be in a form satisfactory to the City Solicitor and registered on title.

[ZNG/7317]

IV. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 110 & 111 and Part of Closed Alley, Plan 1215; Part 2, Plan 12R-27297 (PIN 01348-0464 LT & PIN 01348-0841 LT), situated at the southwest corner of Byng Road and Lappan Avenue from RD1.1 to H(3)RD3.1x(14).

Carried.

Councillors Fred Francis and Angelo Marignani voting nay.

Report Number: S 127/2025 SCM 392/2025
Clerk's File: Z/15054

8.13. Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1

Davide M. Petretta, Applicant, Petcon Realty Corp.

Davide Petretta, applicant, Petcon Realty Corp. appears before City Council regarding the administrative report dated October 20, 2025, entitled "Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1" and highlights the benefits of the proposed development by addressing the City's housing targets, while using existing infrastructure; and concludes by suggesting that the development will bring additional value and provides an opportunity for current Roseland residents to downsize.

Esam Saeed, Area Resident

Esam Saeed, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report dated October 20, 2025, entitled "Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1" specifically pertaining to the character of the existing neighbourhood, decreased property value, increased traffic volume, parking, and noise.

Max Song, Area Resident

Max Song, area resident, appears before City Council and expresses concern regarding the recommendation in the administrative report dated October 20, 2025, entitled "Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1" specifically pertaining to increased traffic volume, parking, and asks that a traffic study be conducted.

Tony Putrus, Area Resident

Tony Putrus, area resident appears before City Council and expresses concern regarding the recommendation in the administrative report dated October 20, 2025, entitled "Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1" specifically pertaining to increased traffic volume, parking, decreased property value, and cohesiveness with the existing neighbourhood,

Sue Gaul, Area Resident

Sue Gaul, area resident appears before City Council and expresses concern regarding the recommendation in the administrative report dated October 20, 2025, entitled "Rezoning – 4276 Roseland Drive East – Z-030/25 ZNG/7334 – Ward 1" specifically pertaining to the size of the development, cohesiveness with the existing neighbourhood, affordability, and added strain on the sewer system.

Moved by: Councillor Fred Francis

Seconded by: Councillor Renaldo Agostino

Decision Number: CR16/2026 DHSC 787

1. That Zoning By-law 8600 **BE AMENDED** by adding the following clause to Section 91.10:

12. **ROSELAND DRIVE SOUTH AND ROSELAND DRIVE EAST, WEST OF KENNEDY DRIVE / NEAL BOULEVARD**

For the lands comprising BLK D PL 1241 SANDWICH WEST; WINDSOR (PIN 01289-1265), for any *main use* permitted in RD2.2, the following additional provisions shall apply:

a) Notwithstanding Section 3.10,

1. **FRONT LOT LINE** means the *exterior lot line* closest to the wall of the *main building* that contains a garage door or a primary pedestrian entrance.
2. Any *exterior lot line* that is not defined as a *front lot line* is deemed to be a *side lot line*.
3. Where two *side lot lines* meet at the same point on a *lot*, that point is deemed to be the *rear lot line*.

b) The *minimum lot frontage* shall equal the *minimum lot width* required for that permitted *main use*.

- c) For a *main building*, the *minimum* building setback from an *interior lot line* or a *side lot line* shall be 1.50 m.
- d) Section 5.15.1, Section 5.23.5.1, and the *lot width*, *rear yard* depth, and *side yard* width provisions in Section 11.2.5 shall not apply.

[ZDM 9; ZNG/7334]

2. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of BLK D PL 1241 SANDWICH WEST; WINDSOR (PIN 01289-1265), situated on Roseland Drive South and Roseland Drive East, west of Kennedy Drive East / Neal Boulevard (4276 Roseland Drive East; Roll No. 080-090-06100), from ID1.1 to RD2.2x(12).
3. That, when Site Plan Control is applicable:
 - A. The Site Plan Approval Officer **BE DIRECTED** to incorporate into an approved site plan or an executed and registered site plan agreement, additional requirements identified in Appendix D to Report S 126/2025, to the satisfaction of the municipal department or external agency requesting them.
 - B. The Site Plan Approval Officer **CONSIDER** incorporating into an approved site plan or an executed and registered site plan agreement any additional comments identified in Appendix D to Report S 126/2025, to the satisfaction of the municipal department or external agency requesting them.

Carried.

Report Number: S 126/2025 SCM 391/2025
Clerk's File: Z/15052

2026 Proposed Operating Budget and Capital Budgets

Mehari Hagos, MH100

Mehari Hagos, MH100, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets, and provides a brief overview of the programming offered to at risk youth in the community; and concludes by indicating that the losses suffered with the closure of Windsor Waterworld were substantial, and requests to be compensated for the loss of equipment and investments made at that location and for additional funding to be allocated to continue to offer and grow this programming.

Stephen Bisutti, Area Resident

Stephen Bisutti, area resident, appears before City Council regarding the Proposed 2026 Operating and Capital Budgets and requests an increased budget for alleyways due to recent vandalism, safety concerns and to deter the use of illegal drug use in these spaces.

Howard Weeks, Area Resident

Howard Weeks, area resident, appears before City Council regarding the Proposed 2026 Operating and Capital Budget and speaks in support of the budget expenditure for Peche Island as it relates to preserving the natural landscape of this important park land.

Caroline Taylor, Area Resident

Caroline Taylor, area resident, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets as it relates to the 0% property tax increase as it adds undue financial stress to the most vulnerable populations; and concludes by suggesting that user fee increases will cost far more on a daily basis than an increased annual property tax rate.

Megan Ball, Area Resident

Megan Ball, area resident appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets as it relates to the Transit Windsor user fee increases, which will result in reduced access and added hardship for those already struggling to access basic necessary services.

Cynthia Van Vrouwerff, Area Resident

Cynthia Van Vrouwerff, area resident, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets as it relates to budget cuts to public housing that are in need of repairs and additional security; and concludes by advocating for additional funding for the arts, sports, transportation, pools, and affordable housing.

Ron Dunn, Executive Director, Victoria Manor Housing with Supports

Ron Dunn, Executive Director, Victoria Manor Housing with Supports, appears before City Council regarding the Proposed 2026 Operating and Capital Budgets and thanks Council for approving the recommendation to increase per diem funding to \$65 as it supports the staff who keep residents safe, keeps the residents healthy and fed and the building maintained to ensure an adequate level of service and quality of life for the residents.

Zachary Balogh, Area Resident

Zachary Balogh, area resident, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets as it relates to Transit Windsor fee increases specifically in terms of affordability, decreased reliability, and frequency.

Ashley Bruner, Area Resident

Ashley Bruner, area resident, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets as it relates to Strong Mayor Powers and public engagement being undermined; and concludes by suggesting that 0% property tax increase and budget cuts offload costs to the most vulnerable.

Darcie Renaud, Area Resident

Darcie Renaud, area resident, appears before City Council regarding the Proposed 2026 Operating and Capital Budgets and requests that Council reinstate school bus extras for the remainder of the school year to allow advocates to re-engage with the school board to identify a solution for high school students who are being deeply affected by the daily challenges related to indirect routes, transfers, timeliness and rate increases.

Terry Fink, Curlers of Windsor

Terry Fink, Curlers of Windsor, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets specifically as it relates to increased user fees and suggests that a rate of 1-2% would be more appropriate so as to remove barriers to participation and improve quality of life in the City of Windsor.

Mayor Drew Dilkens leaves the meeting at 1:37 o'clock p.m. and Councillor Jo-Anne Gignac assumes the chair.

Nate Hope, Activate Transit Windsor Essex

Nate Hope, Activate Transit Windsor Essex, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets specifically as it relates to increased user fees for transit, citing service levels, reliability, and affordability; and concludes by suggesting that the Transit Master Plan be implemented and that the City allocate additional funding towards operations.

MayorDrew Dilkens returns to the meeting at 1:47 o'clock p.m. and Councillor Jo-Anne Gignac returns to her seat at the Council Table.

Karen Soulliere, Chair & Anne Ryan, Executive Director - IRIS House, IRIS Residential Inns and Services

Karen Soulliere, Chair and Anne Ryan, Executive Director - IRIS House, IRIS Residential Inns and Services appear before City Council regarding the Proposed 2026 Operating and Capital Budget and speaks in favor of the per diem increase to \$65 to support the daily operations, and propose that a strategy be developed to ensure the sustainability of City residential service homes such as yearly

increases in funding equivalent to the annual cost of living increases to resident pensions, Ontario Disability Support Program (ODSP) and Old Age Security (OAS).

Mike Fisher, President, The Friends of Ojibway Prairie

Mike Fisher, President, The Friends of Ojibway Prairie, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets specifically as it relates to the increased user fees for programming at the Ojibway Nature Centre, and recommends that Council reevaluate the fees to keep nature accessible; and concludes by requesting that Council participate in the fight to acquire the lands adjacent to Ojibway, to add to the National Urban Park.

Rosanna DeMarco, Area Resident

Rosanna DeMarco, area resident, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets specifically as it relates to Strong Mayor Powers; and concludes by advocating for the re-opening of Sandpoint Beach, with the upgrades to the location of the beach to ensure safety.

Heather Zaleski, Engage Windsor

Heather Zaleski, Engage Windsor, appears before City Council and expresses concern regarding the Proposed 2026 Operating and Capital Budgets specifically as it relates to the 0% property tax increase and the proposed increase to user fees, as it limits access to programming for vulnerable populations across the city; and concludes by suggesting that increasing user fees will cost more on average than the property tax increase may have.

Dr. Ken Blanchette, CEO, Windsor-Essex County Health Unit

Dr. Ken Blanchette, CEO, Windsor-Essex County Health Unit, appears before City Council regarding the Proposed 2026 Operating and Capital Budgets and advocates for health equity by partnering with community groups to enhance accessibility to public transit, long-term funding to Pathway to Potential (P2P) and subsidized user fees for programming.

Lorraine Goddard, CEO, United Way Windsor-Essex Chatham-Kent and Robert Cameron, Executive Director, Downtown Windsor Community Collaborative

Lorraine Goddard, CEO, United Way Windsor-Essex Chatham-Kent and Robert Cameron, Executive Director, Downtown Windsor Community appear before City Council regarding the Proposed 2026 Operating and Capital Budgets and thank Council for the continued investment in vital P2P funding and request that Council explore options to return P2P funding to the tax levy to ensure long-term stability in 2027.

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

8.8. Traffic Calming Policy Update 2025 - City Wide

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Fred Francis

Decision Number: CR11/2026 ETPS 1094

That the report of the Environment, Transportation and Public Safety Standing Committee dated November 26, 2025, entitled "Traffic Calming Policy Update 2025-City Wide" **BE RECEIVED** for information; and,

That the current traffic calming policy (Traffic Calming Policy, 2022) **BE RESCINDED**; and,

That the new updated 2025 Traffic Calming Policy attached as Appendix A to this report **BE APPROVED**; and,

That the Stage 3: Project Approval - Traffic Calming Survey process proposed in the Traffic Calming Program **BE UPDATED** to interpret non-responses as support; and,

That administration **BE DIRECTED** to send a letter to the province regarding receiving funding for traffic calming in light of the removal of the Speed Camera program, as Windsor was in the process of implementing this program when it was cancelled; and,

That administration **BE DIRECTED** to move forward with the \$15,000 funding per ward for Traffic Calming measures approved in principal for 2026, with Councillors having full discretion on how to spend the funding.

Carried.

Report Number: S 111/2025 SCM 376/2025
Clerk's File: ST/13863

10. REGULAR BUSINESS ITEMS TO BE TABLED FOR DELIBERATION AT THE JANUARY 26, 2026 SPECIAL COUNCIL MEETING

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR22/2026

That report items 10.1 through 10.4 as set out in the January 12, 2026, agenda **BE TABLED** as they will be deliberated by Council at its meeting to be held on Monday January 26, 2026.
Carried.

Report Number: C 5/2026

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Report of the Special Meeting of Council – In-Camera of its meeting held November 24, 2025

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

Decision Number: CR482/2025

That the report of the Special Meeting of Council – In-Camera of its meeting held November 24, 2025 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 9/2026
Clerk's File: ACO2026

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

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

Decision Number: CR484/2025

That the 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 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 10/2026
Clerk's File: ACO2026

12.4. Report of the Striking Committee of its meeting held November 24, 2025

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

Decision Number: CR483/2025

That the report of the Striking Committee of its meeting held November 24, 2025 **BE ADOPTED** as presented.

Carried.

13. BY-LAWS (First and Second Reading)

Moved by: Councillor Frazier Fathers
Seconded by: Councillor Jo-Anne Gignac

That the following By-laws No. 1-2026 through 13-2026 (inclusive) be introduced and read a first and second time:

1-2026 - A BY-LAW TO PROVIDE FOR INTERIM TAX LEVIES FOR 2026, authorized by CR462/2025, dated November 24, 2025.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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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.

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.

13-2026 - 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.
Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

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

Councillor Angelo Marignani gives notice that he intends to introduce a motion for consideration at the January 26, 2026 meeting of Council regarding 2026 Proposed Budget Item Project 7021025 – Sandpoint Beach.

Councillor Kieran McKenzie gives notice that he intends to introduce a motion for consideration at the January 26, 2026 meeting of Council regarding Ontario Big City Mayors (OBCM) Declaration of a state of emergency on homelessness and addiction .

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Kieran McKenzie

Decision Number: CR23/2026

That Administration **BE DIRECTED** to report back on Parking enforcement adjustments specifically

considering how to add up to \$ 1 million in additional revenue by increasing on street parking spots in the Downtown core and some surrounding areas to offset administration's request to increase meter enforcement times and roll back enforcement time to 6pm; and, can this be achieved with additional spots, bylaw changes, and a move to maximize on street parking; and,

That the information **INCLUDE** projected additional revenue by increasing the fee of cash payments at street meters but keeping the cost of app-based parking fees at their current level to aid in more APP usage for future budgets; and,

That Administration **EXPLORE** ways to make street parking available to potential housing and business developments; and that this report **BE BROUGHT FORWARD** during the Budget deliberation meeting scheduled to take place on January 26, 2026.

Carried.

Clerk's File: AF/15032

16. THIRD AND FINAL READING OF THE BY-LAWS

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

That the By-laws No. 1-2026 through 13-2026 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

17.1. Petition Regarding the Partial Naturalization of Chopin Park

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

Decision Number: CR24/2026

That the petition presented by Councillor Ed Sleiman on behalf of the residents of the 1200 block of Rossini Boulevard regarding the Partial Naturalization of Chopin Park **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Commissioner, Community Services for the purpose of an examination of the requested works or undertakings.

Carried.

Clerk's File: ACO/15088

17.2. Petition Regarding Condition of Ontario Street between Glidden Avenue and Esdras Avenue

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

Decision Number: CR25/2026

That the petition presented by Councillor Jo-Anne Gignac on behalf of the residents of Ontario Street between Glidden Avenue and Esdras Avenue regarding Condition of Ontario Street between Glidden Avenue and Esdras Avenue **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Commissioner, Infrastructure Services and City Engineer for the purpose of an examination of the requested works or undertakings.

Carried.

Clerk's File: ACO/15088

17.3. Petition regarding urgent action regarding high school transportation in Windsor

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

Decision Number: CR26/2026

That the petition presented by Councillor Kieran McKenzie on behalf of parents, caregivers, students, and residents of the City of Windsor regarding high school transportation in Windsor **BE RECEIVED** by the Clerk as part of the public record.

Carried.

Clerk's File: ACO/15088

18. QUESTION PERIOD

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

Decision Number: CR27/2026

That the following Council Question by Councillor Renaldo Agostino **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 1-2026:

Assigned to: Deputy Chief Administrative Officer / Commissioner, Economic Development

Windsor residents continue to face serious housing pressures—not only in affordability and availability, but also in the shortage of attainable, family-sized housing that allows families, seniors, and working households to remain in our community. As Council continues to look for practical and community-focused ways to address Windsor's housing shortage, it is important to understand how the City's role in planning policies, procedures, and approvals can support the delivery of privately built housing, including both rental housing and small-scale condominium developments that provide attainable ownership opportunities for residents.

Asks that Administration report back on the funding and tools that are available at the provincial and federal level including the new Build Canada Homes Agency to support community, non-profit and private housing development in Windsor. Included in this, could administration report back on how these program requirements align with City of Windsor planning and zoning requirements such as minimum unit requirements or affordability thresholds to ensure a streamlined application process and remove barriers to access these programs.

Additionally, can administration investigate and report back a summary of current municipal incentives and programs that are available in other comparable cities and municipalities including: capital grants, planning fast tracking, tax incremental financing, fee and charge waivers, and specialized programs like multi-unit residential acquisition (MURA) programs or formal land banking and transfers.

Carried.

Clerk's File: ACOQ2026 & GH/14271

21. ADJOURNMENT

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

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 4:32 o'clock p.m.

Mayor

City Clerk

Adopted by Council at its meeting held November 24, 2025 (CR482/2025)
SV/bm

SPECIAL MEETING OF COUNCIL – IN CAMERA
November 24, 2025

Meeting called to order at: 1:49 p.m.

Members in Attendance:

Mayor Drew Dilkens
Councillor Renaldo Agostino
Councillor Jo-Anne Gignac
Councillor Gary Kaschak
Councillor Angelo Marignani (arrives at 1:54 p.m.)
Councillor Kieran McKenzie
Councillor Mark McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman
Councillor Frazier Fathers

Members Absent:

Councillor Fred Francis

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
Denise Wright, Manager of Real Estate Services (Item 3)
James Chacko, Acting Executive Director Transit Windsor (Items 3 and 6)

**Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Ed Sleiman,
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	Legal matter – litigation settlement, Sections 239(2)(e)(f)(k)
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2	Legal matter – litigation update, Sections 239(2)(e)(f)(k)
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3	Property matter – disposition of land, Section 239(2)(c)
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4	Plan/position – agreement/security of the property of the Corporation, Section 239(2)(a)(k)
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5	Plan/position – agreement, Section 239(2)(k)
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6	Plan/position – agreement, Section 239(2)(k)
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NOTE: Recommendation from Environment Standing Committee sitting as Transit Windsor Board – in-camera on November 24, 2025

Motion Carried.

Councillor Mark McKenzie was absent from the meeting when the vote was taken on this matter.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

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

Motion Carried.

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Moved by Councillor Jim Morrison, seconded by Councillor Kieran McKenzie,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held November 24, 2025 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Commissioner of Corporate Services, Commissioner of Infrastructure Services/City Engineer, City Solicitor, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a legal matter – litigation settlement **BE APPROVED**.

2. That the in-camera report from the City Solicitor, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a legal matter – litigation update **BE RECEIVED**.

3. That the recommendation contained in the in-camera report from the City Solicitor, Commissioner of Corporate Services, Acting Executive Director Parks Recreation and Facilities, Commissioner of Community Services, Executive Director Engineering/Acting Deputy City Engineer/Commissioner of Infrastructure Services/City Engineer, City Planner, Commissioner of Economic Development/Deputy Chief Administrative Officer, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – disposition of land **BE APPROVED**.

Councillor Angelo Marignani voting nay.

4. That the recommendation contained in the in-camera report from the Executive Director of Information Technology/Chief Information Officer, City Planner, Commissioner of Infrastructure Services/City Engineer, Commissioner of Corporate Services, City Solicitor, Commissioner of Economic Development/Deputy Chief Administrative Officer, Manager Development Revenue and Financial Administration and Commissioner of Finance/City Treasurer respecting a plan/position – agreement/security of the property of the Corporation **BE APPROVED**.

5. That the recommendation contained in the in-camera report from the City Solicitor and Commissioner of Finance/City Treasurer respecting a plan/position - agreement **BE APPROVED**.

6. That the confidential report from the Acting Executive Director of Transit Windsor, Deputy Chief Administrative Officer/Commissioner of Economic Development, City Solicitor, Manager Performance Measurement and Business

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Case Development and Commissioner of Finance/City Treasurer respecting a plan/position – agreement **BE RECEIVED** and that the in-camera recommendation of the Environment, Transportation and Public Safety Committee, sitting as the Transit Windsor Board of Directors, of its meeting held November 24, 2025 **BE APPROVED**.

Motion Carried.

**Moved by Councillor Angelo Marignani, seconded by Councillor
Renaldo Agostino,
That the special meeting of council held November 24, 2025 BE ADJOURNED.
(Time: 2:13 p.m.)**

Motion Carried.

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Adopted by Council at its meeting held November 24, 2025 (CR483/2025)
SV/bm

**REPORT OF THE STRIKING COMMITTEE
of its meeting held**

November 24, 2025

Members in Attendance:

Mayor Drew Dilkens
Councillor Jo-Anne Gignac
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Ed Sleiman
Councillor Jim Morrison
Councillor Renaldo Agostino
Councillor Gary Kaschak
Councillor Mark McKenzie
Councillor Frazier Fathers

Members Absent:

Councillor Fred Francis

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:

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None declared.

Your Committee submits the following recommendations:

- (1) That Councillor Frazier Fathers **BE APPOINTED** to the **Windsor-Essex County Health Unit Board of Directors** for the term expiring November 14, 2026 or until successors are appointed to fill the vacancy of former Councillor Fabio Costante.

- (2) That the resignation of Councillor Mark McKenzie on the **Essex Region Conservation Authority BE ACCEPTED** and further that Councillor Frazier Fathers **BE APPOINTED** to the Authority to fill the vacancy for the term expiring November 14, 2026.

MAYOR

CITY CLERK

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Adopted by Council at its meeting held November 24, 2025 (CR484/2025)
SV/bm

**SPECIAL MEETING OF ENVIRONMENT, TRANSPORTATION
AND PUBLIC SAFETY STANDING COMMITTEE – SITTING AS
TRANSIT WINDSOR BOARD OF DIRECTORS – IN CAMERA**
Monday, November 24, 2025

Meeting called to order at: 2:01 p.m.

Members in Attendance:

Councillor Kieran McKenzie (Chair)
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
Christopher Menard, Acting Mayor's Chief of Staff
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
James Chacko, Acting Executive Director Transit Windsor (Item 1)
Also in attendance Mayor Drew Dilkens, Councillors Jo-Anne Gignac, Angelo Marignani, Jim Morrison and Ed Sleiman

**Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Gary Kaschak,
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	Plan/position – agreement, Section 239(2)(k)
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Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Gary Kaschak, to move back into public session.

Motion Carried.

Moved by Councillor Renaldo Agostino, seconded by Councillor Mark McKenzie
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – in camera held November 24, 2025 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Acting Executive Director of Transit Windsor, Deputy Chief Administrative Officer/Commissioner of Economic Development, City Solicitor, Manager Performance Measurement and Business Case Development and Commissioner of Finance/City Treasurer respecting a plan/position – agreement **BE APPROVED**.

Motion Carried.

Moved by Councillor Mark McKenzie, seconded by Councillor Gary Kaschak,
That the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – in camera held November 24, 2025 BE ADJOURNED.
(Time: 2:11 p.m.)
Motion Carried.