



CITY OF WINDSOR MINUTES 02/09/2026

City Council Meeting

Date: Monday, February 9, 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

None disclosed.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council Special meeting minutes held January 26, 2026.

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

That the minutes of the Special Meeting of Council held January 26, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 55/2026

5. NOTICE OF PROCLAMATIONS

Proclamations

Eating Disorders Awareness Week (EDAW) – February 1 – 7, 2026

Illumination

Eating Disorders Awareness Week (EDAW) – February 1 – 7, 2026

6. COMMITTEE OF THE WHOLE

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

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

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- (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 22-2026 through 27-2026 (inclusive)
- Carried.

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

7.1. Correspondence Report for Monday, February 9, 2026, City Council Meeting

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

Decision Number: CR35/2026

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

7.1.1 Municipalities Under Pressure One Year Later: An Update on the Human and Financial Cost of Ontario's Homeless Crisis.

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

Decision Number: CR36/2026

That the news release from the Association of Municipalities of Ontario (AMO) entitled "Municipalities Under Pressure One Year Later: An Update on the Human and Financial Cost of Ontario's Homeless Crisis," **BE RECIEVED** for information; and,

That City Council **ENDORSE** the Association of Municipalities of Ontario's (AMO) recommendations which states that Ontario needs a fundamentally new approach that focuses on long-term housing solutions over temporary emergency measures and enforcement:

- An additional \$11 billion over 10 years that would focus on capital investments to develop more than 75,000 new affordable and supportive housing units, as well as increased funding on prevention efforts;
- To ensure that current encampment residents are quickly and appropriately housed, Ontario needs to invest an additional \$2 billion over eight years;

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- Continued federal funding through the National Housing Strategy to maintain critical programs like the Canada-Ontario Housing Benefit; and,
- Collaboration amongst all orders of Government to ensure our homelessness and housing dollars are having the biggest impact, including coordinating data and outcomes across programs, connecting services, and tracking every dollar from investment to impact; and,

That Administration **BE DIRECTED** to advise the Premier of Ontario, the Minister of Municipal Affairs and Housing, and the City's local Members of Provincial Parliament of Council's endorsement.

Carried.

Clerk's File: GH/11710

No.	Sender	Subject
7.1.1	Association of Municipalities of Ontario (AMO)	Report entitled Municipalities Under Pressure One Year Later: An Update on the Human and Financial Cost of Ontario's Homeless Crisis. Administrative Lead: Commissioner, Human & Health Services GH/11710 Note & File
7.1.2	Essex Region Conservation Authority (ERCA)	Fee Schedule for 2026 Administrative Lead: Commissioner, Finance & City Treasurer GCE2026 Note & File
7.1.3	Town of Tecumseh	Notice of Public Meeting for proposed Official Plan Amendment within the Oldcastle Hamlet Settlement Area. Administrative Lead: Deputy Chief Administrative Officer / Commissioner, Economic Development Z2026 Note & File
7.1.4	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority on Thursday, February 12, 2026. Administrative Lead: City Planner Z2026 Note & File

Carried.

Report Number: CMC 2/2026

7.2. Hybrid Work Program Update Per B11/2025 Directive

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

Decision Number: CR37/2026

That the report of the Executive Initiatives Coordinator dated December 12, 2025 entitled "Hybrid Work Program Update Per B11/2025 Directive" **BE RECEIVED** for information.
Carried.

Report Number: C 164/2025
Clerk's File: AS2025

7.3. Process for the Placement of Question on the October Municipal Election Ballot - City Wide

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

Decision Number: CR38/2026

That the report of Program Manager, Council Services dated January 29, 2026, entitled "Process for the Placement of Question on the October Municipal Election Ballot - City Wide," **BE RECEIVED** for information.
Carried.

Report Number: C 17/2026
Clerk's File: ACEE/15096

8. CONSENT AGENDA

8.1. Policy Update - City Wide

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

Decision Number: CR39/2026

- I. That Council **APPROVE** the updates to the Corporate Policy Library as outlined in Appendices A through M, as attached to the report entitled 'Policy Update' dated December 12, 2025; and further,
 - II. That Council **APPROVE** the use of the new Policy Template, attached as Appendix N.
- Carried.

8.2. Rezoning – 1913, 1925 & 1949 Devonshire Court – Z-027/25 ZNG/7331 – Ward 4

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

Decision Number: CR40/2026 DHSC 789

1. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Parts 1 to 4, Plan 12R-27198 (known municipally as 1913, 1925 & 1949 Devonshire Court; Roll No. 020-220-03903, 020-220-03906, 020-220-03901), situated at the southeast corner of Devonshire Court and Kildare Road, by deleting and replacing Section 20(1)340 with the following:

340. SOUTHEAST CORNER OF DEVONSHIRE COURT AND KILDARE ROAD

For the lands comprising Parts 1 to 4, Plan 12R-27198, the following additional provisions shall apply:

1. Additional permitted *main uses*:

Double Duplex Dwelling

Duplex Dwelling

Multiple Dwelling

Semi-Detached Dwelling

Townhome Dwelling

2. Any *use* accessory to an additional permitted *main use*.

3. For any *dwelling*, the following additional provisions shall apply:

a) An *access area* or driveway in any *front yard* or any *exterior side yard* is prohibited. Access to a *parking space* shall be from an *alley*.

b) Exposed flat concrete block, untextured concrete whether painted or unpainted and vinyl siding on any exterior wall is prohibited. A minimum of 50 per cent of the area of any exterior wall shall be covered in brick, textured concrete block, stucco, stone or any combination thereof.

4. For a *Single Unit Dwelling*, the following additional provisions shall apply:

a) *Building Height: Main Building: minimum 7.00 m*

b) *Front Yard Depth: minimum 7.50 m*

5. For a *Double Duplex Dwelling*, *Duplex Dwelling*, *Semi-Detached Dwelling*, or *Townhome Dwelling*, the following additional provisions shall apply:

a) *Lot Width: minimum:*

1. *Double Duplex Dwelling: 12.0 m*

2. *Duplex Dwelling: 9.0 m*

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3. *Semi-Detached Dwelling*: 15.0 m
 4. *Townhome Dwelling*: 20.0 m
 - b) *Lot Area: minimum*:
 1. *Double Duplex Dwelling*: 530.0 m²
 2. *Duplex Dwelling*: 350.0 m²
 3. *Semi-Detached Dwelling*: 425.0 m²
 4. *Townhome Dwelling*: per Townhome Dwelling Unit: 250.0 m²
 - c) *Lot Coverage: maximum 52%*
 - d) *Building Height: Main Building: maximum 12.0 m*
 - e) The *Front Yard Depth, Rear Yard Depth, Side Yard Width* provisions in Section 10.1.5 shall not apply
 - f) *Building Setback: Any Building: minimum*
 1. From the *lot line* abutting Kildare Road: 1.20 m
 2. From the *lot line* abutting Devonshire Court: 3.39 m
 3. From the midpoint of the 20ft radius of Lot 87 RP 684: 1.70 m
 4. From an *interior lot line*: 1.20 m
 - g) For a *Duplex Dwelling* and *Semi-Detached Dwelling*, the *maximum gross floor area* of the *main building* shall be 400 m²
 - h) For a *Townhome Dwelling*, a *minimum of 2 parking spaces per townhome dwelling unit* shall be provided
 - i) Required Number of *Visitor Parking Spaces*: 0
6. For a *Multiple Dwelling*, the following provisions shall apply:
- a) *Lot Width: minimum 35.0 m*
 - b) *Lot Area: minimum 2,145.0 m²*
 - c) *Lot Coverage: maximum 35.0%*
 - d) *Building Height: Main Building: maximum 15.0 m*
 - e) *Building Setback: minimum*
 1. From the *lot line* abutting Kildare Road: 2.62 m
 2. From the *lot line* abutting Devonshire Court: 3.39 m
 3. From the midpoint of the 20ft radius of Lot 87 RP 684: 1.89 m
 4. From an *interior lot line*: 1.20 m
 - f) *Landscaped Area: minimum 27.5% of lot area*
 - g) *Dwelling Units: maximum 23*

[ZDM 7; ZNG/4715; ZNG/6571; ZNG/7331]

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2. That the Site Plan Approval Officer **BE DIRECTED** to consider the comments from municipal departments and external agencies in Appendix C to Report S 136/2025.

Carried.

Report Number: S 136/2025 & SCM 1/2026

Clerk's File: Z/15049

8.6. Official Plan Review Outline - City Wide

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR44/2026 DHSC 793

- I. That the Planning Department's Official Plan Review Report (S141/2025) **BE RECEIVED** for information.
- II. That **APPROVAL** be given to the initiation of an Official Plan Review and that the City's Development Heritage Standing Committee **BE APPOINTED** as the Steering Committee for the Official Plan Review.
- III. That a further report **BE PREPARED** for the Development Heritage Standing Committee, identifying the scope, structure, work program, and a terms of reference for consulting services, and further, that regular updates **BE PREPARED** for the Development Heritage Standing Committee.

Carried

Report Number: S 141/2025 & SCM 5/2026

Clerk's File: Z/15071

8.7. Downtown Community Improvement Plan Application - 629 Riverside Dr W - Ward 3

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR45/2026 DHSC 794

- I. That the request made by Richmond Block London Corporation c/o Shmuel Farhi (owner) for the proposed development at 629 Riverside Dr. W to participate in:

- a) The New Residential Development Grant Program **BE APPROVED** for \$2,500 per new residential unit, up to a maximum of \$50,000 per property;
- b) The Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years, plus an additional five (5) years as a Catalyst Project, or eligible costs, in accordance with the Downtown Windsor

Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner.

II. That Administration **BE DIRECTED** to prepare the Grant Agreement(s) between the City of Windsor and Richmond Block London Corporation c/o Shmuel Farhi to implement all grant programs in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications.

III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor.

IV. That the approval to participate in the Building/Property Improvement Tax Increment Grant Program **EXPIRE** if the grant agreement is not signed by applicant within one (1) year following Council approval. The City Planner may extend the deadline for up to one (1) year upon request from the applicant.

V. That Grant funds up to \$50,000 under the Downtown Windsor Enhancement Strategy and Community Improvement Plan **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when work is completed to the satisfaction of the City Planner.

VI. That the City Treasurer **BE AUTHORIZED** to issue payment up to \$50,000 for grants from the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 for 629 Riverside Dr. W to Richmond Block London Corporation c/o Shmuel Farhi upon completion of New Residential Development, subject to the satisfaction of the City Planner and Chief Building Official.

VII. That funds committed for the New Residential Development Grant **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 5 years of the approval date; and.

VIII. That any unused portion of the CIP grants **BE RETURNED** to the CIP Reserve Fund 226.
Carried.

Report Number: S 139/2025 & SCM 6/2026
Clerk's File: Z/12916

8.8. Ford City CIP/ Main Street CIP Application, 1009 Drouillard Road, Owners: Gary Gordon and Ruth Rebekah Spencer - Ward 5

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

Decision Number: CR46/2026 DHSC 795

- I. That subject to completion and review satisfactory to the City Planner the request for incentives under the *Ford City CIP* Financial Incentive Programs made by Gary Gordon and Ruth Rebekah Spencer (“The Owners”), the owners of the property located at 1009 Drouillard Road **BE APPROVED**, for the following incentive programs:
 - a. *Retail Investment Grant* totalling a maximum amount of \$30,000 per property for two (2) ground floor retail units to be paid out in two (2) phases;
 - b. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs. The estimated annual amount of the grant is +/- \$4,638;
 - c. *Municipal Development Fees Grant Program* to a maximum amount of \$20,000;
- II. That subject to completion and review satisfactory to the City Planner the request for incentives under the *Main Streets CIP Building Facade Improvement Program* made by the Owners of the property located at 1009 Drouillard Road **BE APPROVED** for grants totalling a maximum amount of \$60,000 to be paid in four (4) phases;
- III. That Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owners to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications;
- IV. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- V. That funds in the maximum amount of \$30,000 under the Retail Investment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) as the work for each phase is completed;
- VI. That funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;
- VII. That funds in the maximum amount of \$60,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) as the work for each phase is completed;
- VIII. That grants **BE PAID** to the Owners upon completion of improvements to the interior/exterior of the property located at 1009 Drouillard Road, through the Ford City CIP (Project

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#7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,

IX. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 3 years of the approval date.

Carried.

Report Number: S 143/2025 & SCM 7/2026

Clerk's File: SPL2025

8.9. Minutes of the International Relations Committee of its meeting held December 17, 2025

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR47/2026 DHSC 796

That the minutes of the International Relations Committee meeting held December 17, 2025 **BE RECEIVED** as presented.

Carried.

Report Number: SCM 399/2025 & SCM 8/2026

Clerk's File: MB2026

8.10. Minutes of the Community Public Art Working Group of its meeting held October 21, 2025

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR48/2026 CSSC 302

That the minutes of the Community Public Art Working Group meeting held October 21, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 368/2025 & SCM 13/2026

Clerk's File: MB2026

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8.11. Minutes of the Windsor Accessibility Advisory Committee of its meeting held November 13, 2025

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

Decision Number: CR49/2026 CSSC 303

That the minutes of the Windsor Accessibility Advisory Committee meeting held November 13, 2025

BE RECEIVED.

Carried.

Report Number: SCM 377/2025 & SCM 14/2026
Clerk's File: MB2026

8.12. Report No. 134 of the Windsor Accessibility Advisory Committee

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

Decision Number: CR50/2026 CSSC 304

That Report No. SCM 378/2025 of the Windsor Accessibility Advisory Committee indicating:

That **APPROVAL BE GIVEN** to an expenditure in the upset amount of \$29,556.33 from the Capital Fund for the construction of the Alexander Park Accessible Path.

BE APPROVED.

Carried.

Report Number: SCM 378/2025 & SCM 15/2026
Clerk's File: MB2026

8.13. Windsor Accessibility Advisory Committee 2025 Annual Report

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

Decision Number: CR51/2026 CSSC 305

That the Windsor Accessibility Advisory Committee 2025 Annual Report **BE APPROVED.**

Carried.

Report Number: SCM 395/2025 & SCM 16/2026
Clerk's File: MB2026

8.14. Community Public Art Working Group 2025 Annual Report

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

Decision Number: CR52/2026 CSSC 306
That the Community Public Art Working Group 2025 Annual Report **BE APPROVED**.
Carried.

Report Number: SCM 393/2025 & SCM 17/2026
Clerk's File: ACO2026

8.15. Minutes of the Age Friendly Windsor Working Group of its meeting held November 26, 2025

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

Decision Number: CR53/2026 CSSC 307
That the minutes of the Age Friendly Windsor Working Group meeting held November 26, 2025 **BE RECEIVED**.
Carried.

Report Number: SCM 394/2025 & SCM 18/2026
Clerk's File: MB2026

8.16. Minutes of the Committee of Management for Huron Lodge of its meeting held December 9, 2025

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

Decision Number: CR54/2026 CSSC 308
That the minutes of the Committee of Management for Huron Lodge meeting held December 9, 2025 **BE RECEIVED**.
Carried.

Report Number: SCM 397/2025 & SCM 19/2026
Clerk's File: MB2026

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8.17. 2025 Ministry of Education (MEDU) Child Care and Early Learning Funding Update

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR55/2026 CSSC 310

That Council **UPDATE** CR154/2024 to replace the words “Chief Administrative Officer” with “Commissioner of Finance & City Treasurer” as follows:

“...**THAT** the Human and Health Services Commissioner **BE AUTHORIZED** to sign, amend, or terminate Purchase of Service agreements with licensees, agencies and/or school boards on behalf of the City in accordance with the criteria established by the MEDU Service Agreement and mitigation funding where the net city contribution does not exceed \$150,000 or \$1,000,000 gross. For Purchase of Service agreements that exceed a \$150,000 net city contribution or a \$1,000,000 gross contribution, in addition to the Human and Health Services Commissioner, the Commissioner of Finance & City Treasurer will be required to sign as a secondary authority; and further, ...”
Carried.

Report Number: C 168/2025 & SCM 21/2026

Clerk’s File: SS/13629

11.3. Talsma Drain Provisional By-Law for Repair and Improvement - Ward 10

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR59/2026

- I. That City Council **ADOPT** the Engineer’s Drainage Report completed by Baird AE Inc., dated November 18, 2025 (attached), for the Repair and Improvement to the Talsma Drain, including its East and West branches, by giving first and second readings to Provisional By-law 23-2026 in accordance with Section 45 of the *Drainage Act*; and further,
- II. That Council **DIRECT** the Clerk to schedule the first sitting of the Court of Revision and distribute the Provisional By-law and Notice of Court of Revision in accordance with Sections 46 of the *Drainage Act*.

Carried.

Report Number: C 7/2026

Clerk’s File: SW/15094

11.5. Huron Lodge Caretaking Contract Extension -Ward 1

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR61/2026

That City Council **APPROVE** an extension to the existing caretaking (janitorial) services contract RFP# 92-22 with Aramark Canada Ltd., exercising the first of two extension options for two (2) additional years in the amount of \$1,387,526.90 per year plus applicable HST; and further,

That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to execute an extension contract with Aramark Canada Ltd., satisfactory in form to the City Solicitor, in technical content to the Executive Director - Parks, Recreation & Facilities and Executive Director of Long Term Care/Administrator, and in financial content to the City Treasurer, or their designates; and further,

That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any further extension or amending contracts or any other such documents required, in accordance with the Purchasing By-law 93-2012 and amendments thereto, satisfactory in form to the City Solicitor, in technical content to the Executive Director - Parks, Recreation & Facilities and the Executive Director of Long Term Care/Administrator, and in financial content to the City Treasurer, or their designates.

Carried.

Report Number: C 16/2026
Clerk's File: MH/14440

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

11.2. Surplus Declaration and Sale Authorization – 0 Dominion Boulevard (abutting 2380 Dominion Boulevard) – Ward 10

Moved by: Councillor Jim Morrison
Seconded by: Councillor Gary Kaschak

Decision Number: CR58/2026

That the report of the Coordinator of Real Estate Services dated December 12, 2025 entitled "Surplus Declaration and Sale Authorization – 0 Dominion Boulevard (abutting 2380 Dominion Boulevard) – Ward 10" **BE DEFERRED** to a future City Council meeting to allow for Administration to provide more information regarding the property.

Carried.

Report Number: C 167/2025
Clerk's File: APM2025

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10. PRESENTATIONS AND DELEGATIONS

10.1. Homeless and Addiction Recovery Treatment Hubs (HART Hubs) Presentation

Kevin Matte, Director of Crisis and Addictions, Hotel-Dieu Grace Healthcare & Karen Waddell, Executive Director/CEO, House of Sophrosyne

Kevin Matte, Director of Crisis and Addictions, and Karen, Executive Director/CEO, Waddell appear before City Council regarding their presentation, entitled “Windsor-Essex Homeless and Addiction Recovery Treatment (HART) Hub” and provide an overview of the HART Hubs presentation, including:

Background information respecting the HART initiative; Understanding the Need for the HART Initiative; What is a HART Hub; In-Scope Funded Services for HART Hubs; Out of Scope Services for HART Hubs; How HART Addresses Homelessness, Addictions and Health Services; How will HART Serve Windsor-Essex; Who is providing services for the HART Hub; HART Hub 2 Months at a Glance (September 29, 2025 to November 30, 2025); and a client story.

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

Decision Number: CR56/2026

That the presentation of the Director of Crisis and Addictions, Hotel-Dieu Grace Healthcare and the Executive Director/CEO, House of Sophrosyne dated February 9, 2026, entitled “Windsor-Essex Homeless and Addiction Recovery Treatment (HART) Hub” **BE RECEIVED** for information; and,

That Administration, along with the leadership of the Windsor-Essex Homeless and Addiction Recovery Treatment (HART) Hubs, **BE DIRECTED** to report back to Council, close to the one-year anniversary of the implementation of the HART Hub program, with available data, for Council’s information.

Carried.

Clerk’s File: MD/14771

8.5. Zoning By-law Amendment Application for 3220 Church Street, Z-022/25 [ZNG-7326], Ward 1

Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc.

Tracey Pillon-Abbs appears before City Council regarding the administrative report dated November 27, 2025, entitled “Zoning By-law Amendment Application for 3220 Church Street, Z-022/25 [ZNG-7326], Ward 1” and expresses opposition to the Development & Heritage Standing

Committee recommendation as it relates to the denial of the application, and asks that Council approve the application for an exemption to allow for a reduced minimum lot width and lot area.

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

Decision Number: CR43/2026 DHSC 792

- I. That the application of Deniz Orak to amend Zoning By-law 8600 by adding a zoning exception to allow for the creation of a lot with a reduced minimum lot width and lot area at 3220 Church Street for the construction of a new Single Unit Dwelling **BE DENIED** due to not being in full conformity to the policy direction of the City of Windsor Official Plan.

Carried.

Councillors Gary Kaschak, Angelo Marignani, and Renaldo Agostino were absent from the meeting when the vote was taken on this matter.

Report Number: SCM 4/2026 & S 135/2025
Clerk's File: Z/15055

8.3. Zoning By-law Amendment Application for 3025 Rivard Avenue, Z-032/25 [ZNG-7337], Ward 8

Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc.

Tracey Pillon-Abbs, principal planner, appears before City Council regarding the administrative report dated November 27, 2025, entitled "Zoning By-law Amendment Application for 3025 Rivard Avenue, Z-032/25 [ZNG-7337], Ward 8" and is available for questions.

Sheila Roberts, Area Resident

Sheila Roberts, area resident, appears before City Council regarding the administrative report dated November 27, 2025, entitled "Zoning By-law Amendment Application for 3025 Rivard Avenue, Z-032/25 [ZNG-7337], Ward 8" and expresses opposition to the recommendation as it relates to traffic congestion at peak hours, community safety and noise related issues as well as the type of infill housing and unaffordability.

Emon McGrath, Area Resident

Emon McGrath, area resident, appears before City Council regarding the administrative report dated November 27, 2025, entitled "Zoning By-law Amendment Application for 3025 Rivard Avenue, Z-032/25 [ZNG-7337], Ward 8" and expresses opposition to the recommendation due to the risk of added noise, congestion and traffic.

Moved by: Councillor Fred Francis
Seconded by: Councillor Angelo Marignani

Decision Number: CR41/2026 DHSC 790

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

16. **WEST SIDE OF RIVARD AVENUE BETWEEN GRAND BOULEVARD AND QUEEN ELIZABETH DRIVE**

For the lands comprising of Part of Block E, Plan 1636, Parts 1 & 2, Plan 12R-17820, Part 1, Plan 12R-21843 (PIN 01378-0475 LT & 01378-0476 LT), the following additional provisions shall apply:

- a) A *Stacked Dwelling* shall be an additional permitted *main use*.
- b) Notwithstanding clause .10 of Table 5.30.10, the *maximum* encroachment of a balcony into a *required side yard* shall be 1.63 m.
- c) Notwithstanding clause .60 of Table 5.30.10, the *minimum* separation of a *porch* from a *side lot line* shall be 3.80 m.
- d) *Building Height: Main Building: maximum* 9.0 m
- e) *Side Yard Width: minimum:*
 1. From the north *side lot line*: 1.80 m
 2. From the south *side lot line*: 5.40 m
- f) Notwithstanding Table 24.20.5.1, the *minimum* number of required *parking spaces* for a *Multiple Dwelling* shall be 9.
- g) An ornamental *screening fence* having a height of 1.20 m shall span the length of a parking area separation from Rivard Avenue, save and except that portion within 0.30 m of an *access area*.
- h) An ornamental *screening fence* having a height of 1.20 m shall span the length of a parking area separation from the north *lot line*.
- i) An ornamental *screening fence* having a height of 1.20 m shall span the length of a parking area separation from the south *lot line*.
- j) A *main building* wall facing Rivard Avenue shall have at least one main pedestrian entrance.

[ZDM 11; ZNG/7337]

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Block E, Plan 1636, Parts 1 & 2, Plan 12R-17820, Part 1, Plan 12R-21843 (PIN 01378-0475 LT & 01378-0476 LT), situated on the west side of Rivard Avenue between Grand Boulevard and Queen Elizabeth Drive, from RD1.1 to RD3.1x(16).

Carried.

Councillor Gary Kaschak voting nay.

**8.4. Zoning By-law Amendment for the property known as 1744 Norman Rd;
Applicant: Lassaline Planning Consultants Inc.; File No. Z-028/25 [ZNG/7332];
Ward 8**

Jackie Lassaline, Lassaline Planning Consultants

Jackie Lassaline, planning consultant, appears before City Council regarding the administrative report dated November 27, 2025, entitled "Zoning By-law Amendment for the property known as 1744 Norman Rd; Applicant: Lassaline Planning Consultants Inc.; File No. Z-028/25 [ZNG/7332]; Ward 8," and provides a brief overview of the proposed development's site specific amendments, renderings, traffic and tree preservation studies undertaken, neighbourhood amenities, large lot size, site plan and landscaping and tree retention plan, and stormwater retention on the property, and requests that Council approve the proposed zoning By-law amendment.

Jennifer Coutts, Registered Owner, Peltier Developments Inc.

Jennifer Coutts, registered owner, appears before City Council regarding the administrative report dated November 27, 2025, entitled "Zoning By-law Amendment for the property known as 1744 Norman Rd; Applicant: Lassaline Planning Consultants Inc.; File No. Z-028/25 [ZNG/7332]; Ward 8," and speaks to the intention of the proposed development as it relates to accessible housing for seniors, and highlights amenities of the building including an elevator, and property maintenance for turn-key worry-free living.

Brad Blair, Area Resident

Brad Blair, area resident, appears before City Council regarding the administrative report dated November 27, 2025, entitled "Zoning By-law Amendment for the property known as 1744 Norman Rd; Applicant: Lassaline Planning Consultants Inc.; File No. Z-028/25 [ZNG/7332]; Ward 8" and expresses opposition to the recommendation as it relates to changing the landscape of the neighbourhood, increased safety risk, increased street traffic, and decreased property value.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR42/2026 DHSC 791

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

15 EAST SIDE OF NORMAN ROAD, BETWEEN MILLOY STREET AND ALICE STREET

For the land comprising Lots 2, 3, 108, and 109, Pt closed Alley and Pt Princess Avenue closed on Plan 1360, PIN 01113-0449 LT, the following provisions shall apply:

- a) One *Multiple Dwelling* with a maximum of 8 *dwelling units* shall be an additional permitted use subject to the following additional regulation:
1. *Lot Width: minimum 20.0 m*
 2. *Lot Area: Per dwelling unit: minimum 200.0 m²*
 3. Notwithstanding Section 25.5.20.1.6, the *minimum* parking area separation from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same lot as the *parking area* shall be 1.80 m; and
 4. *Landscaped Open Space Yard: minimum 35.0% of the lot area*
- b) A *Multiple Dwelling* containing 9 or more *dwelling units* is prohibited.

[ZDM 11; ZNG/7332]

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 2, 3, 108, and 109 on Plan 1360, Ford City; Pt closed Alley and Pt Princess Avenue closed, Plan 1360, situated on the east side of Norman Road, between Milloy Street and Alice Street (municipally known as 1744 Norman Road; Roll Number 010-450-13500) from RD1.2 to RD1.2x(15).
- III. That the City Engineer **BE DIRECTED** to require the following prior to issuing a street opening permit for the subject property
- a) the owner upgrades the existing water service, entirely at their cost, to accommodate the proposed development on the subject land to the satisfaction of ENWIN Water Engineering; and,
 - b) the owner submits a clearance letter from ENWIN Water Engineering to confirm that the upgrade is satisfactory.

Carried.

Councillors Fred Francis, Mark McKenzie and Gary Kaschak voting nay.

Report Number: SCM 3/2026 & S 138/2025

Clerk's File: Z/15050

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. Surplus Declaration and Sale Authorization – 0 Pleasant Place (abutting 4747 Pleasant Place E) – Ward 6

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Fred Francis

That the report of the Coordinator of Real Estate Services dated December 12, 2025 entitled “Surplus Declaration and Sale Authorization – 0 Pleasant Place (abutting 4747 Pleasant Place E) – Ward 6” BE DEFERRED to a future City Council meeting to allow for Administration to provide more information regarding the property.

Carried.

Clerk’s Note: Councillor Jo-Anne Gignac subsequently withdraws her motion to defer as new information has been presented by the City Solicitor. In light of this new information, the City Clerk rules that a motion to waive the rules for reconsideration of the deferral is not required.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Fred Francis

Decision Number: CR57/2026

- I. That the following City of Windsor (the “City”) vacant parcel of land **BE DECLARED** surplus:
 - Municipal address: 0 Pleasant Place – vacant land situate on the south side of Pleasant Place, north of 4747 Pleasant Place East;
 - Legal Description: Part Lot 110 Concession 1 Sandwich East, Parts 2, 3, 4 on Plan 12R-4496; Windsor S/T easements over Parts 3, 5 & 6 on Plan 12R-19296 as in LT356689; S/T easements over Parts 2 & 3 on Plan 12R-19296 as in LT356690
 - Approximate Lot size: 214.37 feet (65.34 m) x 68.50 feet (20.88 m)
 - Approximate Lot area: 14,684.34 sq ft (1,364.30 m²) (the “Subject Parcel”); and further,
- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

Report Number: C 166/2025

Clerk’s File: APM2025

11.4. Award of RFP 105 – 25, Project Greenlight - City Wide

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR60/2026

- I. That City Council **AWARD** RFP #105-25, to Security ONE Alarm Systems Ltd. for the purchase and installation of commercial-grade security cameras and video monitoring services as part of the Strengthen the Core - Safe Streets –Action Item; and further,
- II. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute an agreement with Security ONE Alarm Systems Ltd. for the provision of goods and services to an

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upset limit of \$450,000.00 (excluding HST) satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the Commissioner Corporate Services; and,

- III. That Administration **BE DIRECTED** to provide a report on the feasibility of extending project Greenlight to all Business Improvement Associations (BIAs).
Carried.

Report Number: C 15/2026
Clerk's File: SL/15095

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held May 15, 2025

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

Decision Number: CR31/2026

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., meeting held May 15, 2025, **BE RECEIVED**.
Carried.

Report Number: SCM 25/2026
Clerk's File: ACO2026

12.3. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held September 11, 2025

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

Decision Number: CR32/2026

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., meeting held September 11, 2025 **BE RECEIVED**.
Carried.

Report number: SCM 26/2026.
Clerk's File: ACO2026

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12.4. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held October 9, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR33/2026

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., meeting held October 9, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 27/2026

Clerk's File: ACO2026

12.5. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held November 13, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR34/2026

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., meeting held November 13, 2025 **BE RECEIVED**.

Carried.

Report number: SCM 28/2026

Clerk's File: ACO2026

13. BY-LAWS (First and Second Reading)

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

That the following By-laws No. 22-2026 through 27-2026 (inclusive) be introduced and read a first and second time:

22-2026 - A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3685 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR329/2023, dated August 8, 2023.

23-2026 - A PROVISIONAL BY-LAW TO PROVIDE FOR A DRAINAGE WORKS IN THE CITY OF WINDSOR - TALSMA DRAIN EAST AND TALSMA DRAIN WEST, see Item 11.3.

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24-2026 - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS GRAND MARAIS ROAD EAST IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.

25-2026 - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 3.96 METRE EAST/WEST ALLEY, THE 4.56 METRE EAST/WEST ALLEY AND THE 4.57 METRE NORTH/SOUTH ALLEY, NORTH OF HANNA STREET EAST, EAST OF ELSMERE AVENUE AND WEST OF PARENT AVENUE, CITY OF WINDSOR, authorized by CR25/2024, dated January 15, 2024.

26-2026 - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 3.96 METRE EAST/WEST ALLEY, THE 4.56 METRE EAST/WEST ALLEY, AND THE 4.57 METRE NORTH/SOUTH ALLEY, NORTH OF HANNA STREET EAST, EAST OF ELSMERE AVENUE AND WEST OF PARENT AVENUE, CITY OF WINDSOR, authorized by CR25/2024, dated January 15, 2024.

27-2026 - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 9TH DAY OF FEBRUARY, 2026.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

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

Carried.

15. NOTICES OF MOTION

None presented.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

That the By-laws No. 22-2026, 24-2026 through 27-2026 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

None presented.

18. QUESTION PERIOD

18.1. CQ 2-2026

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR62/2026

That the following Council Question by Councillor Mark McKenzie **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 2-2026:

Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration report back on the feasibility of revenue sharing agreements with BIAs that would direct a percentage of parking meter and municipal lot revenues generated within each BIA boundary back to that BIA.

Carried.

Report Number: SCM 42/2026
Clerk's File: ACOQ2026 & MI/14538

18.2. CQ 3-2026

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR63/2026

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 3-2026:

Assigned to: Commissioner, Corporate Services

At its February 5, 2026 meeting, the Windsor Essex County Board of Health passed a resolution emphasizing the need for municipalities to implement licensing frameworks that ensure the Health Unit is immediately notified when new food premises, personal service settings, and tobacco/vapour retailers plan to open, allowing them to be identified and tracked from the outset.

Given that the City of Windsor is the only local municipality with such a licencing and registration framework in place, I ask that administration report back on how this existing framework could be leveraged or expanded for the purpose of protecting the health and well-being of city residents through strengthened coordination with the Windsor-Essex County Health Unit.

Specifically,

- Ensuring new food premises, personal service settings, and vape retailers are registered with the city so that the WECHU is informed when they open.
- Exploring how Windsor's existing tobaccoist licensing model can be adapted and applied specifically to vapour product retailers, ensuring consistent identification, notification, and enforcement for these higher risk, youth sensitive businesses in alignment with the Board of Health resolution.

Carried.

Report Number: SCM 41/2026
Clerk's File: ACOQ2026 & ACL2026

18.3. CQ 4-2026

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

Decision Number: CR64/2026

That the following Council Question by Councillor Frazier Fathers **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 4-2026:

Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration report back to the Environment, Transportation and Public Safety Committee on the incremental cost differences of including permanent traffic calming measures as part of the local and residential road rehabilitation and repair project and programs. As part of this report, a scan of comparable municipalities traffic calming strategies on residential and local roads and their funding mechanisms should be included.

Finally, the report should include the development of a framework to identify the types of traffic calming strategies that would be appropriate for these roads considering the types of rehabilitations/reconstruction that are planned annually.
Carried.

Clerk's File: ACOQ2026 & ST/13863

21. ADJOURNMENT

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

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 1:55 o'clock p.m.

Mayor

City Clerk