

March 6, 2026

**TO THE MAYOR AND MEMBERS OF COUNCIL:**

The regular meeting of Council will be held on **Monday, March 9, 2026 at 10:00 o'clock a.m., via electronic participation (zoom) in accordance with Council Procedure By-law 98-2011.**

A special meeting of Council will be held on **Monday, March 9, 2026, immediately following the regular meeting of Council via electronic participation (zoom) in accordance with Council Procedure By-law 98-2011.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

**Consolidated City Council Meeting Agenda**

**Date:** Monday, March 9, 2026

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

**Location:** via Electronic Participation (Zoom)

All members will be participating electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly.

**MEMBERS:**

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

## ORDER OF BUSINESS

**Item #      Item Description**  
**1.            ORDER OF BUSINESS**

**2.            CALL TO ORDER**

**READING OF LAND ACKNOWLEDGEMENT**

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

**3.            DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**4.            ADOPTION OF THE MINUTES (*attached*)**

**4.1.        Adoption of the Windsor City Council minutes of its meeting held February 23, 2026  
(SCM 80/2026)**

**5.            NOTICE OF PROCLAMATIONS**

**Proclamations**

Nutrition Month – March, 2026  
International Women’s Day – March 8, 2026  
Hats On For Healthcare – March 11, 2026

**6.            COMMITTEE OF THE WHOLE**

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

**7.1.        Correspondence Report for Monday, March 9, 2026 (CMC 4/2026)**

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

CONSENT COMMITTEE REPORTS

- 8.1. Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6 (**SCM 47/2026**) (**S 144/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*

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

- a) Stephanie Maola, Area Resident
- b) Sylvia & Enzo Maola, Area Residents

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

**10. PRESENTATIONS AND DELEGATIONS**

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

**12. CONSIDERATION OF COMMITTEE REPORTS (attached)**

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held February 23, 2026 (Session #2) (**SCM 81/2026**)

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

- 13.1. **By-law 38-2026** - A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3965 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR329/2023, dated August 8, 2023.
- 13.2. **By-law 39-2026** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS RAY ROAD IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.
- 13.3. **By-law 40-2026** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS JOY ROAD IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.

13.4. **By-law 41-2026** - A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CAO 20/2026, dated February 11, 2026, and B3/2026, dated January 26, 2026.

13.5. **By-law 42-2026** - A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3225 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR329/2023, dated August 8, 2023.

13.6. **By-law 43-2026** - 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 MARCH, 2026

14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION**

16. **THIRD AND FINAL READING OF THE BY-LAWS**

By-law 38-2026 through 43-2026 inclusive

17. **PETITIONS**

18. **QUESTION PERIOD**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**

Committee of Management for Huron Lodge  
Friday, March 13, 2026  
9:30 a.m., Room 140, 350 City Hall Square West

Windsor Accessibility Advisory Committee  
Thursday, March 19, 2026  
10:00 a.m., via Zoom video conference

Community Public Art Advisory Committee  
Tuesday, March 24, 2026  
5:00 p.m., via Zoom video conference

Environment, Transportation, and Public Safety Standing Committee  
Wednesday, March 25, 2026  
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee  
Sitting as the Transit Windsor Board of Directors  
Wednesday, March 25, 2026  
Immediately following the Environment, Transportation & Public Safety Standing  
Committee meeting, Room 140, 350 City Hall Square West

Windsor Licensing Commission  
Thursday, March 26, 2026  
9:30 a.m., Room 140, 350 City Hall Square West

City Council Meeting  
Monday, March 30, 2026  
10:00 a.m., Council Chambers

**21. ADJOURNMENT**



**Committee Matters: SCM 80/2026**

**Subject: Adoption of the Windsor City Council minutes of its meeting held February 23, 2026**



## CITY OF WINDSOR MINUTES 02/23/2026

### City Council Meeting

**Date:** Monday, February 23, 2026

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

**Location:** Council Chambers, 1<sup>st</sup> 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 10:09 o'clock a.m.

**3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None disclosed.

**4. ADOPTION OF THE MINUTES**

**4.1. Adoption of the Windsor City Council minutes of its meeting held February 9, 2026**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

That the minutes of the Meeting of Council held February 9, 2026 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 71/2026

**5. NOTICE OF PROCLAMATIONS**

**Proclamations**

Nutrition Month – March, 2026  
International Women's Day – March 8, 2026  
Hats On For Healthcare – March 11, 2026

**6. COMMITTEE OF THE WHOLE**

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Kieran McKenzie

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 28-2026 through 37-2026 (inclusive)
- Carried.

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

**7.1. Correspondence Report for Monday, February 23, 2026 City Council Meeting**

That the following Communication Items 7.1.1 through 7.1.7 as set forth in the Council Agenda **BE REFERRED** as noted:

Moved by: Councillor Mark McKenzie  
 Seconded by: Councillor Jim Morrison

Decision Number: CR68/2026

No.	Sender	Subject
7.1.1	Ontario Land Tribunal	Notice of Case Management Conference regarding Case No. OLT-25-000895 – 619 Cabana Road W. Administrative Lead: City Solicitor ZB/15008 Note & File
7.1.2	Town of Tecumseh	Notice of Public Meeting for proposed Official Plan Amendment to redesignate lands in the Manning Road Secondary Plan area. Administrative Lead: Deputy Chief Administrative Officer/Commissioner, Economic Development Z2026 Note & File
7.1.3	Town of Tecumseh	Notice of Public Open House regarding the preparation of a new Zoning By-law. Administrative Lead: Deputy Chief Administrative Officer/Commissioner, Economic Development Z2026 Note & File
7.1.4	Essex-Windsor Solid Waste Authority (EWSWA)	Resolution of EWSWA Board – Green Bin Program Promotion and Education. Administrative Lead: Infrastructure Services & City

**Minutes**  
**City Council**  
**Monday, February 23, 2026**

No.	Sender	Subject
		Engineer E12026 Note & File
7.1.5	Deputy City Planner	Application for Zoning By-law Amendment and Official Plan Amendment, LRU Leasing Inc., 0 Mercer Street, to allow a two-storey Group Home and a five-storey, 60-unit Multiple Dwelling with an 80-space parking area.  Administrative Lead: City Planner Z/15097 Note & File
7.1.6	Deputy City Planner	Application for Zoning By-law Amendment, Homes by Artisan, 1141 & 1175 Cabana Road West, to construct one three-storey Multiple Dwelling containing 29 dwelling units with 37 on-site parking spaces with vehicle access from Casgrain Drive.  Administrative Lead: City Planner Z/15098 Note & File
7.1.7	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, March 12, 2026.  Administrative Lead: City Planner Z2026 Note & File

Carried.

Report Number: CMC 3/2026

**7.2. 2025 Status Report regarding City's response to Cannabis Retail Store Applications provided to AGCO - City Wide**

Moved by: Councillor Mark McKenzie  
 Seconded by: Councillor Jim Morrison

Decision Number: CR69/2026

That the report the Deputy City Planner – Growth dated January 14, 2026 entitled “2025 Status Report regarding City’s response to Cannabis Retail Store Applications in Windsor provided to AGCO - City Wide,” **BE RECEIVED** for information.

Carried.

Report Number: C 10/2026  
 Clerk’s File: GP/13047

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### 7.3. Response to inquiry regarding Provincial Planning Statement, (PPS) 2024 and clarification as to how the PPS 2024 is to be interpreted - City Wide

Moved by: - Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR70/2026

That the report of the Planner III Policy & Special Studies and Planner III Senior Urban Designer dated January 29, 2026, entitled "Response to inquiry regarding Provincial Planning Statement, (PPS) 2024 and clarification as to how the PPS 2024 is to be interpreted - City Wide," **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to produce a public document outlining the planning principles and land use issues used to inform the municipal decision-making processes; and,

That this document **BE CIRCULATED** for internal review prior to distribution; and,

That the final document **BE MADE AVAILABLE** to the public in Council Chambers during the Development and Heritage Standing Committee meetings, and at Public Information Centres; and,

That the information **BE COMMUNICATED** to the public through all appropriate means.  
Carried.

Report Number: C 18/2026

Clerk's File: GP2026

## 8. CONSENT AGENDA

### 8.1. Purchase of a Front Loading Refuse Truck - City Wide

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR71/2026

- I. That City Council **APPROVE** extending the existing rental of one (1) 2025 Mack Terra Pro Chassis with a McNeilus Atlantic 40 yd Front Loading Refuse Collection Body for a period of up to two (2) additional months; and further,
- II. That City Council **APPROVE** the sole source purchase of one (1) 2025 Mack Terra Pro Chassis with a McNeilus Atlantic 40 yd Front Loading Refuse Collection Body; and further,
- III. That the Purchasing Manager **BE AUTHORIZED** to issue a purchase order to Big Truck Rental, LLC in the amount of \$410,000.00 (excluding HST) for the purchase of one (1) 2025

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Mack Terra Pro Chassis with a McNeilus Atlantic 40 yd Front Loading Refuse Collection Body, satisfactory in technical content to the City Engineer and in financial content to the City Treasurer.

Carried.

Report Number: C 20/2026  
Clerk's File: SW/15099

### **8.3. Minutes of the Environment & Climate Change Advisory Committee of its meeting held October 2, 2025**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR73/2026 ETPS 1095  
That the minutes of the Environment & Climate Change Advisory Committee meeting held October 2, 2025, **BE RECEIVED**.  
Carried.

Report Number: SCM 35/2026 SCM 359/2025  
Clerk's File: MB2026

### **8.4. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held November 4, 2025**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR74/2026 ETPS 1096  
That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board meeting held November 4, 2025, **BE RECEIVED**.  
Carried.

Report Number: SCM 36/2026 SCM 379/2025  
Clerk's File: MB2026

### **8.5. Report No. 1 of the Environment & Climate Change Advisory Committee meeting held October 2, 2025**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR 75/2026 ETPS 1097  
That Report No. 1 of the Environment & Climate Change Advisory Committee (ECCAC) indicating:

That in light of the City of Windsor Declaration of Climate Change Emergency and recognizing the data presented in the Community and Corporate Green House GHG Inventory, including the emissions targets approved by Council;

That ECCAC recommends that Council consider stronger investments to improve public transit and active transportation as well as public education surrounding alternative strategies such as carpooling or ride share; and further,

That ECCAC also recommends that Council explore ways to increase community adoption of the Windsor Residential Deep Energy Efficiency Retrofit Business Case (R-DEER) Program and similar programs in the market.

**BE APPROVED.**

Carried.

Report Number: SCM 37/2026 SCM 360/2025  
Clerk's File: EI/14519

**8.6. Report No. 2 of the Environment & Climate Change Advisory Committee of its meeting held October 2, 2025**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR76/2026 ETPS 1098

That Report No. 2 of the Environment & Climate Change Advisory Committee (ECCAC) indicating:

That given the information presented in the Corporate GHG Emissions 2023 Inventory;

That the Environment & Climate Change Advisory Committee **STRONGLY RECOMMENDS** that Council move forward with initiatives outlined in the Corporate Climate Action Plan and the Corporate Energy Management Plan.

**BE APPROVED.**

Carried.

Report Number: SCM 38/2026 SCM 361/2025  
Clerk's File: EI/14519

**8.7. 2025 Annual Report of the Active Transportation Expert Panel (ATEP)**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

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Decision Number: CR77/2026 ETPS 1099

That the Active Transportation Expert Panel 2025 Annual Report **BE APPROVED**.

Carried.

Report Number: SCM 39/2026 SCM 366/2025

Clerk's File: ACO2026

### **8.8. 2025 Annual Report of the Transit Windsor Working Group**

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR78/2026 ETPS 1100

That the Transit Windsor Working Group 2025 Annual Report **BE APPROVED**.

Carried.

Report Number: SCM 40/2026 SCM 396/2025

Clerk's File: MT2026

### **8.9. 2025 Annual Report of the Environment & Climate Change Advisory Committee**

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR79/2026 ETPS 1101

That the Environment & Climate Change Advisory Committee 2025 Annual Report **BE APPROVED**.

Carried.

Report Number: SCM 43/2026 SCM 398/2025

Clerk's File: ACO2026

### **8.10. Ministry of Transportation (MTO) Large Quadricycle Pilot Program - City-wide**

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR80/2026 ETPS 1102

- I. That City Council **APPROVE** the opting-in to the Ontario Ministry of Transportation's Large Quadricycle Pilot Program (the "Pilot Program") in accordance with the terms of *Ontario Regulation 411/22* under the *Highway Traffic Act* until April 2032; and,

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- II. That City Council **APPROVE** that Large Quadricycles be licensed as Pedicabs under current regulations prescribed under the City of Windsor's Public Vehicle Licensing By-law No. 137-2007, as amended, provided that such licences:
  - a) include the endorsement of alcohol sales and consumption in accordance with the rules and standards by the Alcohol and Gaming Commission of Ontario under the *Liquor Licence and Control Act, 2019*; and,
  - b) require proof of liquor liability insurance in the amount of at least \$3,000,000, noting the City as additional insured, to be in a form satisfactory to the City; and,
- III. That Administration **BE DIRECTED** to take all steps as may be required to carry out as a member of the Pilot Program, including providing the Ministry of Transportation (the "Ministry") with confirmation that the City has opted-in and submitting annual reporting to the Ministry by March 1 of each year during the Pilot Program.

Carried.

Report Number: SCM 44/2026 S 3/2026  
Clerk's File: ACLB/15090

### 8.12. Parking By-law 9023 Modification – Various Streets – Ward: 2,3,4,5,6,9,10

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR82/2026 ETPS 1104

- I. That Parking By-law 9023 **BE AMENDED** as listed and attached in Appendix "A" of this report; and further,
- II. That the City Solicitor **BE DIRECTED** to prepare the necessary documents to amend the by-law.

Carried.

Report Number: SCM 46/2026 S 8/2026  
Clerk's File: AB/14970

### 8.13. Zoning By-law Amendment Application for 401-431 Shepherd Street West, Z-036/25 [ZNG-7345], Ward 3

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR83/2026 DHSC 798

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

**21 SOUTH SIDE OF SHEPHERD STREET WEST BETWEEN YORK STREET AND CHURCH STREET**

For the lands comprising of Lot 107 & Part of Lot 108, Plan 652 (PIN 01184-0428 LT), for a *Combined Use Building* the following additional provisions shall apply:

- a) *Lot Coverage: maximum* As Existing
- b) *Front Yard depth: minimum* As Existing
- c) *Rear Yard depth: minimum* As Existing
- d) *Side Yard width: minimum* As Existing

[ZDM 7; ZNG/7345]

- II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 107 & Part of Lot 108, Plan 652 (PIN 01184-0428 LT), situated on the south side of Shepherd Street West between York Street and Church Street, from CD1.3 to CD1.3x(21).

Carried.

Report Number: SCM 48/2026 S 145/2025  
Clerk's File: Z/15074

**8.14. Rezoning - 1360 & 1376 Howard Ave - Z-037/25 ZNG/7349 - Ward 4**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR84/2026 DHSC 799

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

**19. SOUTHEAST CORNER OF HOWARD AVENUE AND OTTAWA STREET**

For the lands comprising Plan 128 PT Lot 13; Corner; Plan 128 N PT Lot 14; Plan 936 PT Lot 19; PIN 01163-0214, 01163-0217, 01163-0511, a *Stacked Dwelling* shall be an additional permitted *main use*, and for a *Multiple Dwelling* having five or more *dwelling units* or a *Stacked Dwelling*, the following additional provisions shall apply:

- a) *Lot Area: minimum*: 1,900 m<sup>2</sup>
- b) *Lot Coverage: maximum* 40% of lot area
- c) The *Front Yard Depth*, *Rear Yard Depth*, *Side Yard Width* provisions in Section 12.1.5 shall not apply
- d) *Building Setback*:
  - 1. From an *exterior lot line* abutting Lillian Avenue: *minimum* 6.0 m
  - 2. From any other *exterior lot line*: *minimum* 0.0 m
  - 3. From an *interior lot line*: *minimum* 2.20 m

- e) *Landscaped Area: minimum 30.0% of lot area*
- f) *Required Parking Spaces: minimum: 1 for each dwelling unit*
- g) *Required Visitor Parking Spaces: 0*
- h) *Notwithstanding Sections 24.20.10 and 24.22.10, each parking space or visitor parking space shall have a minimum length of 5.5 m and a minimum width of 2.5 m*
- i) *Notwithstanding Clause .2 in Table 25.5.20.1, the minimum parking area separation of a parking area from Ottawa Street shall be 1.5 m*
- j) *Notwithstanding Section 25.5.30.4, each lane shall have a minimum width of 3.0 m*

**[ZDM 7; ZNG/7349]**

2. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the lands comprising Plan 128 PT Lot 13; Corner; Plan 128 N PT Lot 14; Plan 936 PT Lot 19; PIN 01163-0214, 01163-0217, 01163-0511; situated southeast corner of Howard Avenue and Ottawa Street, (Roll No. 030-330-08700 & 030-330-08900), from RD1.3, RD2.2, and CD2.6 to RD3.1x(19).
3. That the Site Plan Approval Officer **BE DIRECTED** to review the comments from municipal departments and external agencies in Appendix B to Report S 146/2025.

Carried.

Report Number: SCM 49/2026 S 146/2025  
Clerk's File: Z/15075

### **8.15. Windsor Municipal Heritage Register – Updates about Bill 23 Strategy 2 and Alternative Notice Policy - City Wide**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR85/2026 DHSC 800

- I. That the report regarding 2026 Updates on the Implementation of the Bill 23 Strategy 2 (Part IV Designation of properties of “high” priority), along with the appendices containing informational materials regarding Part IV Individual Property Designation under the *Ontario Heritage Act*, **BE RECEIVED** for information;
- II. That Administration **BE DIRECTED** to implement an enhanced education and awareness approach in support of Strategy 2, including the distribution of mailed informational packages to property owners in advance of issuing Notices of Intention to Designate (NOIDs) for “high” priority listed heritage properties; and
- III. That the ‘*Ontario Heritage Act – Alternative Notice Policy*’ included as Appendix ‘E’ **BE ADOPTED** to allow the City to publish notices required under the *Ontario Heritage Act* digitally on the City’s public website.

Carried.

**8.16. Notice of Intent to Partially Demolish a Heritage Listed Property – 1519 Wyandotte Street East, Tivoli Pool Room, Casa Loma Restaurant - Ward 4**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR86/2026 DHSC 801

- I. That the Notice of Intent to partially demolish the heritage listed property at 1519 Wyandotte Street East, Tivoli Pool Room / Casa Loma Restaurant, to remove portions of the building façade facing Wyandotte Street East to facilitate façade improvements **BE RECEIVED**.  
Carried.

**8.17. Brownfield Community Improvement Plan - 0 Wyandotte St E (south of 10835 Riverside Dr E) - Ward 7**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR87/2026 DHSC 802

- I. That the request made by Lankor Horizons Development Inc. c/o Imad Najjar to participate in the Brownfield Redevelopment Community Improvement Plan **BE APPROVED** for:
- a. The Brownfields Development Charge Exemption Program for the lesser of 60% reduction in development charges (DC) payable for the proposed multiple dwellings and townhouses at 0 Wyandotte St E (south of 10835 Riverside Dr. E), or the eligible project costs; and
  - b. Brownfields Rehabilitation Grant Program for the lesser of 70% of the municipal portion of the tax increment resulting from the proposed development for up to ten (10) years, or the eligible project costs;

In no case will the total amount of grant financial assistance provided exceed the total eligible project costs; and,

- II. That if a grant agreement is required, Administration **BE DIRECTED** to prepare an agreement between Lankor Horizons Development Inc. c/o Imad Najjar and the City in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment 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; and,

- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the Brownfield Rehabilitation Grant Program Agreement; and,
  - IV. That the approval to participate in the Brownfield Rehabilitation Grant Program **EXPIRE** if the agreement is not signed by the applicant within two (2) years following Council approval.
- Carried.

Report Number: SCM 52/2026 S 142/2025  
Clerk's File: Z/15072

**8.18. Ford City CIP Application for 1327 Henry Ford Centre Drive, Owner: 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma), Ward 5**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR88/2026 DHSC 803

- I. That the request for incentives under the Ford City CIP Financial Incentive Programs made by 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma), the owner of the property located at 1327 Henry Ford Centre Drive, **BE APPROVED**, for the following incentives:
  - i. *New Residential Development Grant* in the maximum amount of \$7,500 for three (3) new residential units;
  - ii. *Municipal Development Fees Grant Program* in the maximum amount of \$15,000;
  - iii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- \$4,230 per year or the eligible costs.
- II. That the CAO and City Clerk **BE AUTHORIZED** to prepare the agreement between the City and 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma) to implement the *Building/Property Improvement Tax Increment Grant Program* 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 City Treasurer as to financial implications;

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- 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 funds in the amount of \$7,500 under the *New Residential Development Grant Program*, and funds under the *Municipal Development Fees Grant Program* in the amount of \$15,000 **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project Fund (#7181046) upon completion of the three (3) new residential units on the property located at 1327 Henry Ford Centre Drive, to the satisfaction of the City Planner and Chief Building Official;
- V. That grants **BE PAID** to 1001134151 Ontario Inc. (C/O: Andrew Lennon, Kaija Karmiste, and Saksham Sharma), upon completion of the three (3) new residential units on the property located at 1327 Henry Ford Centre Drive, through the Ford City CIP Fund (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 53/2026 S 2/2026  
Clerk's File: Z/13251

### 11.2. 2026 Update of the Playground Replacement Program - City Wide

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR101/2026

Whereas on January 27, 2026, the 2026 Capital Budget was deemed approved via Mayoral Decision MD03-2026 and subsequently City Council **SUPPORTS** an expenditure of \$16,266,000 for the replacement of thirty-six (36) playgrounds as identified in Appendix D;

That the City Treasurer **BE DIRECTED** to pre-commit funding previously approved in principle and make available for immediate use from the Playground Replacement Program, PFO-002-15, and the Lanspeary Park Master Plan Implementation project, PFO-001-24, funding as follows:

- \$2,100,000 from PFO-002-15 in 2027 Service Sustainability Funding, Fund 221
- \$2,100,000 from PFO-002-15 in 2028 Service Sustainability Funding, Fund 221
- \$2,400,000 from PFO-002-15 in 2029 Service Sustainability Funding, Fund 221
- \$2,100,000 from PFO-002-15 in 2030 Service Sustainability Funding, Fund 221;
- \$500,000 from PFO-001-24 in 2027 Pay-As-You-Go funds, Fund 169

- \$1,500,000 from PFO-001-24 in 2028 Pay-As-You-Go funds, Fund 169; and further,

That City Council **PRE-APPROVE** and **AWARD** the RFPs for the new playgrounds at the 36 playgrounds as identified in Appendix D, pursuant to Purchasing By-Law 93-2012 and amendments thereto, satisfactory in financial content to the City Treasurer and in technical content to the Executive Director, Parks, Recreation & Facilities or designates; and further,

That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to **EXECUTE** agreement(s) or to take any such action required to effect the recommendations noted above and sign any required documentation/agreement(s) satisfactory in legal form to the City Solicitor, in technical content to the Executive Director, Parks, Recreation & Facilities, and in financial content to the City Treasurer; and further,

That Council **AUTHORIZE** the CAO and City Clerk to **EXECUTE** any amendment(s) to the agreement(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to the Chief Financial Officer, and in technical content to the Executive Director, Parks, Recreation & Facilities; and further,

That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to effect the recommendations noted above, subject to all specifications being satisfactory in financial content to the City Treasurer and technical content to the Executive Director, Parks, Recreation & Facilities; and further

That the Purchasing Manager **BE AUTHORIZED** to amend Purchase Order(s), as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to the Chief Financial Officer, and in technical content to the Executive Director, Parks, Recreation & Facilities; and further,

That Administration **BE DIRECTED** to pursue grant opportunities to fund this project, as applicable. Carried.

Report Number: C 22/2026  
Clerk's File: SR/12397

#### **11.4. 2026 Municipally Significant Event Status, Wards 2, 3, 4, 9**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

Decision Number: CR103/2026

That the request from Diva's Delight Caribbean and Canadian Cuisine Inc., Kenekted, Northern Heat Rib Series, Ontario Legacy Creations Inc., Rotary Club of Windsor (1918), Zalent Creatives and SOTC Productions Ltd., for approval of designation as 'municipally significant' for the purpose of applying for their Special Occasions Permit – Public Event **BE APPROVED** by City Council subject to the terms and conditions of the Special Event Agreement with the City; and further,

That City Council **APPROVE** the following proposed significant event dates for 2026:

- Friday, May 22, 2026, through Sunday, May 24, 2026
  - Windsor Rib Fest (Riverfront Festival Plaza)
    - Hosted by Northern Heat Rib Series
- Friday, June 5, 2026, through Sunday, June 7, 2026
  - Art in the Park (Willistead Park)
    - Hosted by Rotary Club of Windsor (1918)
- Saturday, July 4, 2026
  - Windsor Jerk Fest 2026 (Charles Clark Square)
    - Hosted by Diva's Delight Caribbean and Canadian Cuisine Inc.
- Saturday, July 11, 2026, through Sunday, July 12, 2026
  - Mystic Garden Music Festival (Lanspeary Park)
    - Hosted by Kenekted
- Saturday, July 25, 2026 through Sunday, July 26, 2026
  - SOTC Festival (Festival Plaza)
    - Hosted by SOTC Productions LTD.
- Thursday, August 20, 2026, through Sunday, August 23, 2026
  - Windsor Asian Night Market (Riverfront Festival Plaza)
    - Hosted by Ontario Legacy Creations Inc.
- Thursday, August 20, 2026, through Sunday, August 23, 2026
  - Windsor International Diaspora African Festival (Lanspeary Park)
    - Hosted by Zalent Creatives
- Friday, August 28, 2026, through Sunday, August 30, 2026
  - Devonshire Windsor Ribfest (Devonshire Mall)
    - Hosted by Northern Heat Rib Series
- Saturday, September 12, 2026
  - The Pier (The Pier in the Windsor Sculpture Park under the Ambassador Bridge)
    - Hosted by SOTC Productions Ltd.

Carried.

Report Number: S 19/2026  
Clerk's File: SR2026

**11.5. Confirm and Ratify Report regarding Extension of hours for the selling and serving of alcohol for the duration of the 2026 Winter Olympics – City Wide**

Moved by: Councillor Ed Sleiman

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Seconded by: Councillor Renaldo Agostino

Decision Number: CR104/2026

That the results of the email poll authorized by Mayor Drew Dilkens on February 18, 2026 approving the following **BE CONFIRMED AND RATIFIED**:

WHEREAS the 2026 Winter Olympic Games taking place in Milan-Cortina, Italy, are a significant national or international event resulting in many Olympic events being broadcast during early morning hours in Ontario due to the time difference; and,

WHEREAS restaurants, bars and hospitality establishments in the city of Windsor benefit from opportunities to host patrons for major international sporting events; and,

WHEREAS *s. 32 O. Reg 746/21* under the *Liquor Licence and Control Act 2019* permits the Registrar of the Alcohol and Gaming Commission of Ontario to specify the hours during which liquor can be sold and served during events of provincial, national or international significance and events of municipal significance that have been designated as such by the council of the municipality;

THEREFORE, BE IT RESOLVED:

That the City of Windsor hereby DESIGNATES the 2026 Winter Olympic Games from February 18, 2026 to February 22, 2026 inclusive, as an event of municipal significance; and,

That Windsor City Council REQUESTS the Registrar of the Alcohol and Gaming Commission of Ontario to PROVIDE a blanket extension of the hours of sale and service of liquor beyond normal hours of operation, beginning at 6:00 o'clock a.m. to liquor licenced businesses located in the City of Windsor, for the duration of the 2026 Winter Olympic Games from February 18, 2026 to February 22, 2026; and,

That the City Clerk BE DIRECTED to forward the request to the Registrar of the Alcohol and Gaming Commission of Ontario for consideration.

Carried.

Report Number: C 23/2026  
Clerk's File: ACL2026

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

### **11.1. Proposed Alley Maintenance Standards and Policy Enhancements – City Wide**

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR100/2026 CR479/2025 ETPS 1086

That the report of the Executive Initiatives Coordinator dated September 5, 2025 entitled, "Proposed Alley Maintenance Standards and Policy Enhancements – City Wide" **BE DEFERRED** to a future council meeting to allow Administration to **REPORT BACK** to the Environment, Transportation and Public Safety Committee with a comprehensive review of the City's alley maintenance, reconstruction, and divestment framework, including:

- I. A financial and asset impact analysis outlining the number, classification, condition, and long-term capital liability of paved and grass alleys, and the financial implications of any proposed cost shifting to property owners.
  - II. A clear policy distinction between lifecycle replacement of existing paved alleys and new construction or upgrades under the Local Improvement Program.
  - III. A funding framework addressing surface restoration and reconstruction where municipal sewer or utility replacement occurs within paved alleys.
  - IV. A comparative review of alley maintenance, funding, and divestment practices in other Ontario municipalities.
  - V. Options to fund paved alley lifecycle renewal through the Asset Management Plan without reliance on the Local Improvement Program.
  - VI. A proactive, citywide strategy for the identification and orderly divestment of non-functional grass alleys.
  - VII. An equity and precedent analysis outlining how any proposed funding model aligns with past Council decisions regarding lifecycle replacement of assumed municipal infrastructure.
  - VIII. A proposed community consultation framework prior to implementation of any policy changes.
- Carried.

Report Number: SCM 309/2025S S 116/2025 AI 25/2025  
Clerk's File: SW2025

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### 10.2. Auditor General - 2026 Q1 Status Report

Moved by: Councillor Frazier Fathers  
Seconded by: Councillor Fred Francis

Decision Number: CR91/2026

That the report of the Office of the Municipal Auditor General dated February 6, 2026, entitled "Auditor General 2026 Q1 Status Report," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

Report Number: SCM 65/2026  
Clerk's File: AF/14508

### 10.3. 2026 Auditor General Charter Amendments (Alignment with Auditor General By-law 172-2025)

Moved by: Councillor Frazier Fathers  
Seconded by: Councillor Fred Francis

Decision Number: CR92/2026

That the report of the Corporation of the Municipal Auditor General dated January 27, 2026, entitled "2026 Auditor General Charter Amendments (Alignment with Auditor General By-law 172-2025)," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

Report Number: SCM 57/2026  
Clerk's File: AF/14508

### 10.4. Revised 2026 Auditor General Work Plan

Moved by: Councillor Frazier Fathers  
Seconded by: Councillor Fred Francis

Decision Number: CR93/2026

That the report of the Corporation of the Municipal Auditor General dated January 27, 2026, entitled "Revised 2026 Auditor General Work Plan," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

Report Number: SCM 58/2026  
Clerk's File: AF/14508

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### 10.5. Auditor General Memo - Contract Alignment Arising from Council-Approved Auditor General Governance Instruments

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

Decision Number: CR94/2026

That the report of the Office of the Municipal Auditor General dated January 27, 2026, entitled "Auditor General Memo - Contract Alignment Arising from Council-Approved Auditor General Governance Instruments," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

Report Number: SCM 59/2026

Clerk's File: AF/14508

### 10.6. Auditor General Report Regarding Administration's Alignment with IIA Essential Conditions

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

Decision Number: CR95/2026

That the report of the Office of the Municipal Auditor General dated January 27, 2026, entitled "Auditor General Report Regarding Administration's Alignment with IIA Essential Conditions," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

Report Number: SCM 60/2026

Clerk's File: AF/14508

### 10.7. Auditor General Complaint Investigation Report – Conflict of Interest - City Department (Governance Review)

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

Decision Number: CR96/2026

That the report of the Office of the Municipal Auditor General dated February 6, 2026, entitled "Auditor General Complaint Investigation Report – Conflict of Interest - City Department (Governance Review)," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

### **10.8. Auditor General Complaint Investigation Report – Hiring Practices**

Moved by: Councillor Frazier Fathers  
Seconded by: Councillor Fred Francis

Decision Number: CR97/2026

That the report of the Office of the Municipal Auditor General dated February 6, 2026, entitled "Auditor General Complaint Investigation Report – Hiring Practices," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

### **10.9. Auditor General Complaint Investigation Report – Safety Concerns and Responsibility Dispute Over Municipal Road Closure**

Moved by: Councillor Frazier Fathers  
Seconded by: Councillor Fred Francis

Decision Number: CR98/2026

That the report of the Office of the Municipal Auditor General dated February 6, 2026, entitled "Auditor General Complaint Investigation Report – Safety Concerns and Responsibility Dispute Over Municipal Road Closure," **BE DEFERRED** to a future council meeting to allow for more information to be provided.

Carried.

### **10.10. Auditor General Complaint Investigation Report – Respectful Workplace**

Moved by: Councillor Frazier Fathers  
Seconded by: Councillor Fred Francis

Decision Number: CR99/2026

That the report of the Office of the Municipal Auditor General dated January 27, 2026, entitled "Auditor General Complaint Investigation Report – Respectful Workplace," **BE DEFERRED** to a future City Council meeting to allow for more information to be provided.

Carried.

## **10. PRESENTATIONS AND DELEGATIONS**

### **10.1. 2026 “Sponsor Windsor Recognition Awards”**

#### **Michael Janisse, Senior Manager Communications & Customer Services**

Michael Janisse, Senior Manager Communications & Customer Services, appears before City Council regarding the presentation entitled 2026 “Sponsor Windsor Recognition Awards” and provides an overview of the corporate program that offers businesses, corporations, foundations and community groups an opportunity to sponsor various city facilities and programs in return for naming rights and other marketing benefits associated with sponsoring city assets, services and special events, and concludes by highlighting the contributions made by Versaterm, Enwin Utilities Ltd., Ontario Lottery and Gaming (OLG), Tim Hortons, MRA Mobile Experiential, Integrity Tool and Mold Inc., and Big Wiggle, which as community partners, help make the community a better place to live, work and play and thanks them for their approximately \$550,000 contributions in cash and kind in 2025.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Fred Francis

Decision Number: CR90/2026

That the presentation of the Senior Manager Communications & Customer Services, regarding 2026 “Sponsor Windsor Recognition Awards” **BE RECEIVED** for information Carried.

Clerk's File: APR2026

### **8.19. Update to Report S 131/2025 – Amendment to Sign By-law 250-2004 for 3663 Walker Road - Ward 9**

**And**

#### **Amendment to Sign By-law 250-2004 for 3663 Walker Rd, File No. SGN-003/24 (BILLBOARD) - Ward 9**

#### **Nathan Jankowski, Manager, Legislation and Permits, Pattison Outdoor Advertising**

Nathan Jankowski, Manager, Legislation and Permits, Pattison Outdoor Advertising, appears before City Council regarding the administrative report dated January 8, 2026, entitled “Update to Report S 131/2025 – Amendment to Sign By-law 250-2004 for 3663 Walker Road - Ward 9” and provides a brief overview of their presentation including the addition of a landscaped island to create a barrier between the proposed sign and the roadway and address right of way concerns; compliance with the sign by-law including hours of operation, ambient light sensors, automatic

dimming and a light impact study; and a reduced sign height to proactively minimize potential effects on neighbouring properties.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR89/2026 DHSC 804

- I. That the application for a Site-Specific Amendment to By-law 250-2004, being a by-law respecting signs and other advertising devices in the City of Windsor, as amended (the "**Sign By-law**"), to allow for the installation of an Electronic Changing Copy Ground Sign at 3663 Walker Road, **BE APPROVED**;
  
- II. That Schedule "E" – "Special Provisions for Individual Signs" of the Sign By-law **BE AMENDED** by adding the following as its new section E.24:  
  

**E. 24** Despite the provisions of this By-law, that: a) a BILLBOARD SIGN, that is both a GROUND SIGN and an ELECTRONIC CHANGING COPY SIGN, may be constructed on 3663 Walker Road; and b) an existing WALL SIGN on 3663 Walker Road is permitted, subject to the following conditions:

  - a. That the BILLBOARD SIGN does not include FLASHING ILLUMINATION, and that changing of the ELECTRONIC CHANGING COPY does not occur at intervals of less than 60 seconds;
  - b. That the manufacturer of the BILLBOARD SIGN confirm compliance with the lighting restrictions in accordance with Section 3 for electronic message signs;
  - c. That the BILLBOARD SIGN does not have any animation including scrolling letters, television or video message, or any moving sign message objects;
  - d. That the illumination intensity of the BILLBOARD SIGN complies with subsection 3.3.1.(c) of this By-law, and that the brightness of the BILLBOARD SIGN be automatically controlled with an ambient light photo-sensor;
  - e. That the BILLBOARD SIGN will only be illuminated between the hours of 7:00 AM and 10:00 PM; and
  - f. That the WALL SIGN remains in its existing location, as of the date of this amendment.
  
- III. That the City Solicitor **BE DIRECTED** to prepare the by-law to amend the Sign By-law;
  
- IV. That the Chief Building Official **BE DIRECTED** to require, as conditions of the Sign By-law Permit:
  - a. A Plan of Survey (Completed by a licensed Ontario Land Surveyor), identifying topographical land features, in addition to the location of utility poles and above ground electrical conductors;
  - b. Site Plan approval (Based on the Site Plan Control Terms of Reference) identifying the following:
    - i. A three (3) metre landscape setback from the property line along Walker Road ;
    - ii. A landscape plan approved by the City's Landscape Architect;

- iii. The location of the proposed Electronic Changing Copy Billboard Sign, the distance from the existing wall sign and distance to the nearest residential district Lighting locations and specifications
  - iv. All buildings, structures, overhead conductors and hydro lines
  - v. The horizontal separation between the proposed sign and above ground electrical conductors.
  - vi. Incorporation of features from the Plan of Survey
  - c. The construction and redevelopment of the landscape setback as per the approved Site Plan, to the satisfaction of the City Planner; and
  - d. The removal of the existing quad-faced Billboard Ground Sign located at 980 Crawford Avenue; and,
- V. That the report of the Senior Planner--Special Projects and Planner II – Revitalization & Policy Initiatives dated November 7, 2025, entitled “Amendment to Sign By-law 250-04 for 3663 Walker Rd, File No. SGN-003/24 (BILLBOARD) - Ward 9” **BE RECEIVED** for information.
- VI. That Administration **BE DIRECTED** to report back to City Council regarding any opportunity to amend the by-law to allow use of the sign as a low light screen saver with a community message during off hours.
- Carried.

Report Number: SCM 54/2026 S 4/2026 & S 131/2025  
Clerk’s File: SBS2025

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

### **11.3. Response to Inquiry Regarding Infrastructure Related Strategies to Discourage Unsafe Behaviours in the Public Roadway – City Wide**

Moved by: Councillor Renaldo Agostino  
Seconded by: Councillor Mark McKenzie

Decision Number: CR102/2026 CR452/2025 CR368/2025

That the report of the Executive Initiatives Coordinator dated August 26, 2025, entitled “Response to Inquiry Regarding Infrastructure Related Strategies to Discourage Unsafe Behaviours in the Public Roadway – City Wide,” **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to report back identifying locations in the city where panhandling poses safety concerns and to install signage advising of these concerns while outlining alternative methods of giving; and,

That Administration **BE DIRECTED** to develop an educational program highlighting available supports for individuals who rely on panhandling, as well as information for residents wishing to donate; and,

That Administration **BE DIRECTED** to continue to advocate to upper levels of government for increased mental health, addiction, poverty-reduction, and homelessness supports.

Carried.

Report Number: C 120/2025 AI 1/2026  
Clerk's File: SW2025

## **8.2. Banwell Road/E.C. Row Expressway Interchange and Corridor Improvements - Noise Bylaw (6716) Exemption - Wards 7 and 9**

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

Decision Number: CR72/2026

- I. That the following exemption request to the Noise By-law 6716 (as amended), **BE GRANTED**, to permit the operation of construction equipment required to complete work for the Banwell and EC Row Expressway Interchange and Corridor Improvements project (the 'Banwell Project'):

- a. **Specific exemption request:**

- Construction during the noise by-law prohibited time between 8:00 p.m. through 6:00 a.m. to complete construction works in the vicinity of E.C. Row and the Banwell Road intersection.

- b. **Scope of Exemption:**

- The completion of construction in the vicinity of E.C. Row and the Banwell Road intersection.

- c. **Duration of Exemption:**

- The current request is made for a duration of one (1) week in the month of March or April 2026 with the option of renewal to be approved by the CAO through Delegation of Authority report; and further,

- II. That the Chief Administrative Officer **BE AUTHORIZED** to grant further exemption requests to the Noise By-law 6716 (as amended) as required for the duration of the Banwell Project, to permit the operation of construction equipment required to complete work on the Banwell Project.

Carried.

Report Number: C 21/2026  
Clerk's File: SW/9581

## **8.11. Pilot Bulk Collection Program in Business Improvement Areas – City Wide**

Moved by: Councillor Renaldo Agostino

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Seconded by: Councillor Mark McKenzie

Decision Number: CR81/2026 ETPS 1103

- I. That Council **DIRECT** Administration to include all Business Improvement Areas (BIAs) with the permanent Residential Bulk Collection program moving forward.

Carried.

Report Number: SCM 45/2026 S 1/2026  
Clerk's File: SW2026

## **12. CONSIDERATION OF COMMITTEE REPORTS**

### **12.2. Report of the Special Meeting of Council – In-Camera of its meeting held February 9, 2026**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

Decision Number: CR65/2026

That the report of the Special In-Camera meeting held February 9, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 68/2026  
Clerk's File: ACO2026

### **12.3. Report of the In-Camera Striking Committee of its meeting held February 9, 2026**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

Decision Number: CR66/2026

That the report of the In-Camera Striking Committee of its meeting held February 9, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 69/2026  
Clerk's File: ACO2026

### **12.4. Report of the Striking Committee of its meeting held February 9, 2026**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

Decision Number: CR67/2026

That the report of the Striking Committee of its meeting held February 9, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 70/2026

Clerk's File: ACO2026

### **12.5. Report of the Special Meeting of Council – In-Camera (Session 1) of its meeting held February 23, 2026**

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR110/2026

That the report of the Special In-Camera meeting (Session 1) held February 23, 2026 **BE ADOPTED** as presented.

Carried.

Clerk's File: ACO2026

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

That the following By-laws No.28-2026 through 37-2026 (inclusive) be introduced and read a first and second time:

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

**28-2026** - A BY-LAW TO AMEND BY-LAW 40-2015, BEING A BYLAW TO CLOSE, STOP UP AND CONVEY A PORTION OF THE 3.66 METRE (12 FEET) WIDE EAST/WEST ALLEY AND THE NORTH/SOUTH ALLEY BETWEEN DAWSON AND RAYMO ROADS, SOUTH OF WYANDOTTE STREET EAST, CITY OF WINDSOR, authorized by CAO 273/2025, dated January 15, 2026.

**29-2026** - A BY-LAW TO AMEND BY-LAW 12933, BEING A BYLAW TO CLOSE, STOP UP AND CONVEY PART OF THE NORTH/SOUTH ALLEY BETWEEN DAWSON AND RAYMO, NORTH OF ONTARIO STREET, CITY OF WINDSOR, authorized by CAO 273/2025, dated January 15, 2026.

**30-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR41/2026, dated February 9, 2026.

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**31-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR42/2026, dated February 9, 2026.

**32-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR40/2026, dated February 9, 2026.

**33-2026** - A BY-LAW TO FURTHER AMEND BY-LAW 188-2000, BEING A BY-LAW TO APPOINT PROVINCIAL OFFENCES OFFICERS FOR THE CORPORATION OF THE CITY OF WINDSOR, authorized by By-law 98-2011 Section 27.1(l)(i).

**34-2026** - A BY-LAW TO AMEND BY-LAW NUMBER 392-2002, BEING A BY-LAW TO ESTABLISH AND REQUIRE PAYMENT OF FEES AND CHARGES, authorized by B3/2026, dated January 26, 2026.

**35-2026** - A BY-LAW TO AMEND BY-LAW 49-2018, BEING A BY-LAW RESPECTING THE ISSUANCE OF VARIOUS PERMITS AND THE SCHEDULING OF INSPECTIONS, authorized by B3/2026, dated January 26, 2026.

**36-2026** - A BY-LAW TO PRESCRIBE A TARIFF OF FEES FOR THE PROCESSING OF PLANNING APPLICATIONS, authorized by B3/2026, dated January 26, 2026.

**37-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 23RD DAY OF FEBRUARY, 2026.

Carried.

## 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

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

### 15.1. Timely Opening of the Gordie Howe International Bridge

Moved by: Councillor Kieran McKenzie

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Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR105/2026

**WHEREAS** the Gordie Howe International Bridge is a vital piece of international infrastructure, representing a \$6.4 billion investment entirely funded by the Government of Canada; and,

**WHEREAS** this bridge will serve as a critical economic lifeline between Windsor, Ontario, and Detroit, Michigan, supporting millions of jobs and ensuring the security of the North American supply chain; and,

**WHEREAS** U.S. President Donald Trump has recently made public threats to block the opening of the bridge, citing inaccurate claims regarding its ownership, funding, and construction materials; and,

**WHEREAS** any delay to the scheduled early 2026 opening could cost the regional economy an estimated \$7 million weekly in lost productivity and increased transit costs; and,

**WHEREAS** the project has already reached major construction completion and is currently undergoing final safety testing and commissioning;

**THEREFORE, BE IT RESOLVED THAT:**

1. **The City of Windsor** formally urges the Federal Government of Canada to take every step possible—including legal, diplomatic, and economic measures—to ensure the Gordie Howe International Bridge opens as soon as possible in early 2026 without further delay.
2. **The Federal Government** be encouraged to continue its high-level diplomatic engagement with the U.S. Administration and the State of Michigan to reaffirm the 2012 Crossing Agreement, which governs the joint ownership and operation of this asset.
3. **The Federal Government** work closely with U.S. congressional allies, such as the Michigan representatives currently sponsoring legislation to protect the bridge from executive interference, to ensure that U.S. Customs and Border Protection (CBP) staffing is secured for the Detroit port of entry.
4. **A copy of this motion** be sent to the Prime Minister of Canada, the Minister of International Trade, the Premier of Ontario, the Governor of Michigan, both U.S. Senators for the State of Michigan as well as all senior elected officials in the Windsor-Essex region, along with the Mayor and Council of the City of Detroit to signal unwavering regional support for the project's timely completion.

Carried.

Clerk's File: ST/8821

## **16. THIRD AND FINAL READING OF THE BY-LAWS**

Moved by: Councillor Ed Sleiman  
Seconded by: Councillor Renaldo Agostino

That the By-laws No. 28-2026 through 37-2026 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 Installation of Speed Bumps on the 1300 Block of Dougall Avenue**

Moved by: Councillor Frazier Fathers  
Seconded by: Councillor Fred Francis

Decision Number: CR106/2026

That the petition presented by Councillor Renaldo Agostino on behalf of the residents of the 1300 block of Dougall Avenue regarding the installation of speed bumps on that block **BE RECEIVED** by the Clerk as part of the public record, and that a copy **BE FORWARDED** to the City Engineer.  
Carried.

Clerk's File: ACO/15088

## **18. QUESTION PERIOD**

### **18.1. CQ 5-2026**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

Decision Number: CR107/2026

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 5-2026:

**Assigned to: Commissioner, Corporate Services**

Asks that given the continuous surge in copper theft targeting critical infrastructure in our region – including the January 2026 vandalism of the Malden Park toboggan hill lights, and noting

that Bell Canada identifies Windsor as a “hotspot” for telecommunications tampering, will Administration review the feasibility of a Salvage Yard By-law similar to Brantford’s by-law 37-2024, which prohibits cash payments by scrap yards, which requires every payment must be traceable by e-transfer or check. Also asks if Administration would consider the possibility of creating a permit system for the sale of precious metals requiring traceable identification for all metal sales, and mandatory 24/7 reporting to Windsor Police every time high risk items such as copper tubing or manhole covers are sold to scrap yards. Also, will the city consider joining the province-wide advocacy campaign calling for a consistent Ontario-wide scrap metal statute to prevent jurisdictional ‘leaking’ of stolen goods?

Carried.

Clerk’s File: ACOQ2026 & AB2026

## **18.2. CQ 6-2026**

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Gary Kaschak

Decision Number: CR108/2026

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 6-2026:

### **Assigned to: Commissioner, Corporate Services**

Asks that Administration prepare a report outlining options to update Windsor’s Public Spaces by-law, including potential measures to address open drug use, panhandling by or on roads, loitering in bus shelters, putting up tents or other shelters, and other behaviours impacting the safety and enjoyment of public spaces. The report should look at other municipalities, including but not limited to, the City of Edmonton, and should include legal considerations, enforcement implications, and recommendations.

Carried.

Clerk’s File: ACOQ2026 & AB2026

**21. ADJOURNMENT**

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Kieran McKenzie

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 11:56 o'clock a.m.

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Mayor

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City Clerk

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**February 9, 2026**

**Meeting called to order at: 2:12 p.m.**

**Members in Attendance:**

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

**Also in attendance:**

Jelena Payne for Ray Mensour, Chief Administrative Officer  
Andrew Daher, Commissioner, Corporate Services (arrives at 2:15 p.m.)  
David Simpson, Commissioner, Infrastructure Services/City Engineer  
Natasha Gabbana, for Janice Guthrie, Commissioner, Finance/City  
Treasurer  
Michael Chantler, Commissioner, Community Services  
Dana Paladino, 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  
Lori Gregg, Deputy Treasurer (Item 2)  
Matt Johnson, Executive Director Economic Development (Item 2)  
Colleen Middaugh, Executive Director Engineering (Item 2)  
Robert Perissinotti, Technologist 1 (Item 2)

Verbal Motion is presented by Councillor Angelo Marignani, 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
1	Financial information supplied in confidence – contract, Section 239(2)(i)
2	Property matter – lease, Sections 239(2)(c))k

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Renaldo Agostino,  
to move back into public session.  
**Motion Carried.**

Moved by Councillor Gary Kaschak, seconded by Councillor Renaldo Agostino,  
**THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held February 9, 2026 directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from the Executive Director Financial Planning and Deputy Treasurer, Executive Director Operations and Acting

**Minutes**  
**City Council**  
**Monday, February 23, 2026**

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Deputy City Engineer, City Solicitor, Commissioner of Infrastructure Services and City Engineer, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting financial information supplied in confidence - contract **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Senior Economic Development Officer, Executive Director of Economic Development, Commissioner of Economic Development, City Solicitor, Commissioner of Infrastructure Services/City Engineer and Commissioner of Finance/City Treasurer respecting a property matter - lease **BE APPROVED AS AMENDED.**

**Motion Carried.**

**Moved by Councillor Jim Morrison, seconded by Councillor Frazier Fathers,**  
**That the special meeting of council held February 9, 2026 BE ADJOURNED.**  
**(Time: 2:52 p.m.)**  
**Motion Carried.**

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Adopted by Council at its meeting held February 23, 2026 (CR66/2026)  
SV/bm

**STRIKING COMMITTEE – IN CAMERA**  
**February 9, 2026**

**Meeting called to order at: 2:52 p.m.**

**Members in Attendance:**

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

**Also in attendance:**

Jelena Payne, for Ray Mensour, Chief Administrative Officer  
Andrew Daher, Commissioner, Corporate Services  
David Simpson, Commissioner, Infrastructure Services/City Engineer  
Natasha Gabbana, for Janice Guthrie, Commissioner, Finance/City Treasurer  
Michael Chantler, Commissioner Community Services  
Dana Paladino, 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  
Michelle Staadegaard, Manager Culture and Events (Item 2)

**Verbal Motion is presented by Councillor Angelo Marignani,  
seconded by Councillor Ed Sleiman,  
to move in Camera for discussion of the following item(s):**

<b>Item No.</b>	<b>Subject &amp; Section - Pursuant to <i>Municipal Act, 2001, as amended</i></b>
<b>1</b>	<b>Personal matter – about identifiable individual(s) –appointment of member(s) to the Committee of Adjustment, Section 239(2)(b)</b>
<b>2</b>	<b>Personal matter – about identifiable individual(s) –appointment of 2026 Jurors for Arts, Culture and Heritage Fund, Section 239(2)(b)</b>

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Frazier Fathers,  
to moved back into public session.**

**Motion Carried.**

**Moved by Councillor Mark McKenzie, seconded by Councillor Gary Kaschak,  
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held February 9, 2026 directly to Council for consideration at the next Regular Public Meeting or Special meeting of Council.**

1. That the confidential discussions regarding the appointment of a members to the Committee of Adjustment **BE RECEIVED.** (see open report of the Striking Committee).

2. That the confidential discussions regarding the appointment of a members as Jurors for the 2026 Arts, Culture and Heritage Fund **BE RECEIVED.** (see open report of the Striking Committee).

**Moved by Councillor Ed Sleiman, seconded by Councillor Fred Francis**  
**That the special Striking Committee meeting held February 9, 2026 BE ADJOURNED.**  
**(Time: 2:54 p.m.)**  
**Motion Carried.**

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Adopted by Council at its meeting held February 23, 2026 (CR67/2026)  
SV/bm

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

*February 9, 2026*

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**Members in Attendance:**

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

**Also in attendance:**

Jelena Payne, for Ray Mensour, Chief Administrative Officer  
Andrew Daher, Commissioner, Corporate Services  
David Simpson, Commissioner, Infrastructure Services/City Engineer  
Natasha Gabbana, for Janice Guthrie Commissioner, Finance/City  
Treasurer  
Michael Chantler, Commissioner Community Services  
Dana Paladino, 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  
Michelle Staadegaard, Manager Culture and Events (Item 2)

**Declarations of Pecuniary Interest:**

None declared.

Your Committee submits the following recommendation:

(1) That the resignation of Dante Gatti on the ***Committee of Adjustment*** **BE APPROVED** and further that the recommendation of the Secretary-Treasurer to add 1 additional member **BE APPROVED** and that the City Clerk **BE REQUESTED** to advertise for the 2 vacant positions.

(2) That the recommendation contained in the confidential report from the Supervisor of Cultural Affairs respecting the appointment of Jurors for the 2026 Arts, Culture and Heritage Fund **BE APPROVED**.

MAYOR

CITY CLERK

**SPECIAL MEETING OF COUNCIL – IN CAMERA**

**February 23, 2026 (Session 1)**

**Meeting called to order at: 8:12 a.m.**

**Members in Attendance:**

Mayor Drew Dilkens

Councillor Renaldo Agostino

Councillor Jo-Anne Gignac

Councillor Fred Francis

Councillor Gary Kaschak

Councillor Angelo Marignani (arrives at 8:16 a.m.)

Councillor Kieran McKenzie

Councillor Mark McKenzie

Councillor Jim Morrison (arrives at 8:42 a.m.)

Councillor Ed Sleiman

Councillor Frazier Fathers

**Also in attendance:**

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Jelena Payne, Commissioner. Economic Development/Deputy CAO

for Chief Administrative Officer

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, Commissioner, Human and Health Services

Wira Vendrasco, City Solicitor

Christopher Menard, Acting Mayor's Chief of Staff

Steve Vlachodimos, City Clerk

Jeff Abrams, Integrity Commissioner (Item 1)

**Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Jo-Anne Gignac,**  
**to move in Camera for discussion of the following item(s):**



**Moved by Councillor Gary Kaschak, seconded by Councillor**

**Ed Sleiman,**

**THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held February 23, 2026 (Session 1) directly to Council for consideration at the next Regular Meeting.**

1. That the confidential training session conducted by Jeff Abrams, Integrity Commissioner, **BE RECEIVED FOR INFORMATION.**

**Motion Carried.**

**Moved by Councillor Jim Morrison, seconded by Councillor**

**Angelo Marignani,**

**That the special meeting of council held February 23, 2026 (Session 1) BE ADJOURNED.**

**(Time: 9:41 a.m.)**

**Motion Carried.**



**Correspondence Report: CMC 4/2026**

**ATTACHMENTS**

**Subject: Correspondence Report for Monday, March 9, 2026 City Council Meeting**

No.	Sender	Subject
7.1.1	Ontario Land Tribunal	<p>Notice of Adjournment and Rescheduling of Case Management Conference regarding Case No. OLT-25-000895 – 619 Cabana Road W.</p> <p style="text-align: right;">Administrative Lead: City Solicitor ZB/15008 Note &amp; File</p>
7.1.2	ENWIN Utilities Ltd.	<p>Agenda submission regarding Windsor Canada Utilities and ENWIN Entities proposed name changes.</p> <p style="text-align: right;">Administrative Lead: Paul Gleason, Chief Risk Officer, ENWIN Utilities Ltd. MU/15119 COUNCIL DIRECTION REQUESTED, otherwise Note &amp; File</p>

**Ontario Land Tribunal**

655 Bay Street, Suite 1500  
Toronto ON M5G 1E5  
Telephone: (416) 212-6349  
Toll Free: 1-866-448-2248  
Website: olt.gov.on.ca

**Tribunal ontarien de  
l'aménagement du territoire**

655 rue Bay, suite 1500  
Toronto ON M5G 1E5  
Téléphone: (416) 212-6349  
Sans Frais: 1-866-448-2248  
Site Web: olt.gov.on.ca



**Date:** March 4<sup>th</sup>, 2026

Analee Baroudi  
analee@baroudilaw.ca

**Re:** OLT Case Number: OLT-25-000895  
OLT Lead Case Number: OLT-25-000895  
Municipality/Upper Tier: Windsor  
Subject Property Address: 619 Cabana Road  
Reference Number: ZB-15008

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The Ontario Land Tribunal (the “Tribunal”) has received a request by the Peter Botros to adjourn the Case Management Conference scheduled to commence on March 10<sup>th</sup>, 2025.

The Tribunal has granted the request. The hearing event schedule to commence on March 10<sup>th</sup>, 2026 has been cancelled.

A new date is set for **June 5<sup>th</sup>, 2026** The login details for the Case Management Conference are as follows:

**AT: 10:00 AM**

**ON: Friday June 5, 2026**

**AT: <https://global.gotomeeting.com/join/656004293>**

**Access Code: 656-004-293**

You are directed to immediately notify all person who received notice of the hearing that this event was adjourned and that a new date has been set. Please provide written confirmation to the Tribunal once you have complied with this direction.

Yours truly,  
Riana Zammit  
Case Coordinator Planner



## AGENDA SUBMISSION

**To:** Mayor and Members of City Council

2026 02 26

**From:** Matt Carlini

**Re:** Windsor Canada Utilities and ENWIN Entities Proposed Name Changes

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### SUMMARY

Windsor Canada Utilities Ltd. (WCU) is a holding company owned by its sole shareholder, the Corporation of the City of Windsor. WCU currently has subsidiaries that include two electrical distribution companies, one telecommunications company, two unregulated entities, and two joint ventures.

Since 2012, the organization has operated under a “Single Utility Initiative” model, whereby the majority of employees, shared services, and assets were housed within the regulated electricity utility. While this model delivered operational efficiencies and cost savings, the continued expansion of WCU into additional regulated and unregulated business lines has increased governance complexity and regulatory exposure.

In 2025, WCU acquired a telecommunications business (WaveDirect Telecommunications Corporation) and acquired full ownership of another electrical utility (ELK Energy Inc.) and its associated unregulated entity (ELK Solutions Inc.). This expansion prompted management and the Board to undertake a comprehensive corporate restructuring to better align business activities with appropriate legal entities, strengthen governance oversight, clarify accountability, and appropriately align regulatory and commercial risks.

The restructuring initiative focuses on separating regulated electricity operations, water services, and unregulated businesses under a simplified holding company model, while maintaining shared services and strategic oversight at the WCU level. No new legal entities are required; rather, business activities and resources are being realigned within existing entities to enhance governance clarity, improve operational focus, and reduce regulatory and enterprise risk. The anticipated full corporate restructuring is planned to be in effect January 1, 2027, although certain elements may be implemented earlier where required.

As part of this broader restructuring, WCU is proposing to align and clarify the corporate and operating names used across the organization. The current naming conventions have contributed to confusion among customers, stakeholders, and the public, as similar names are used to describe fundamentally different regulated and unregulated activities. The proposed name changes support a clearer distinction between business lines, reinforce regulatory separation, and improve transparency while maintaining a unified corporate identity.

The WCU Board of Directors has approved the simplified corporate structure described in this report. This report to the shareholder is limited to the proposed name changes where shareholder approval is required due to impacts on articles of incorporation. WCU is not seeking shareholder input on the internal corporate structure or operational realignments within the group of companies, which remain within the Board’s governance authority.

**DISCUSSION**

**Proposed Name Changes**

In an effort to address the change in business activities as well as strengthen the brand identity the chart below highlights the proposed name changes of the entities:

Previous Entity	Proposed Entity
Windsor Canada Utilities Ltd.	ENWIN Ltd.
ENWIN Utilities Ltd.	ENWIN Power Ltd.
ENWIN Energy Ltd.	ENWIN Water Services Ltd.

The group of entities would be called the ‘ENWIN group’.

No proposed name changes were identified for the two E.L.K. entities, WaveDirect or the Joint Ventures. Further, it is expected that the E.L.K. entities will eventually merge into ENWIN Power Ltd. and ENWIN Ltd.

## **Rationale for the Name Changes**

### Retaining the 'ENWIN' name

Although a completely new name could be developed for the ENWIN set of companies, the decision to retain the name was made for several reasons. The first is that ENWIN already has brand awareness and a good and trusted reputation. The second, is retaining the ENWIN name reduces costs as many of the existing promotional and branding on the buildings and vehicles as an example would not be required to be changed. Finally, it was believed that in the future if additional mergers or amalgamations did occur, that would be the time to revisit moving away from the ENWIN name but for now, in an effort to reduce costs, minimize distribution and enhance and strengthen the existing brand name, ENWIN was retained.

### Windsor Canada Utilities Ltd. – ENWIN Ltd.

The holding company's name, Windsor Canada Utilities Ltd. does not align or tie to the rest of the group. It is also difficult for communication purposes to the public whenever an announcement is required at the holding company level, as the general public is not aware of who Windsor Canada Utilities Ltd. is. The change to ENWIN Ltd. provides more public awareness and aligns the entities well.

### ENWIN Utilities Ltd. – ENWIN Power Ltd.

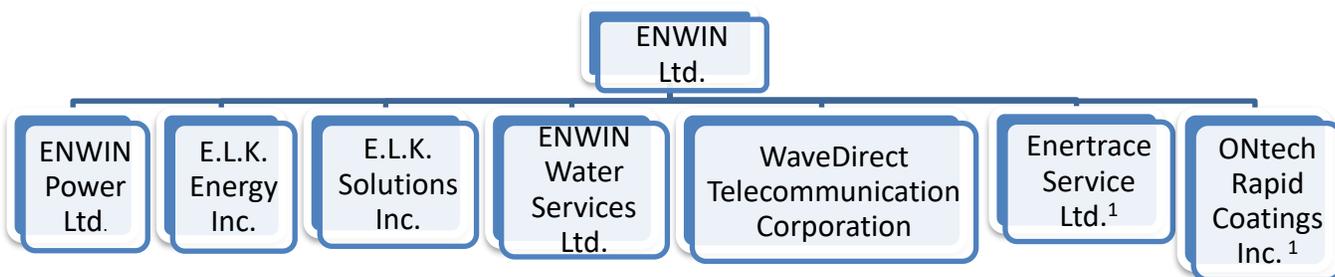
The use of the term 'utilities' could and sometimes has been applied to both water and electric activities and that was reasonable under the previous single utility model but with the refined focus on business units, the refinement of ENWIN Utilities Ltd. is an opportunity to align the name of the entity to the functions it will provide.

### ENWIN Energy Ltd. – ENWIN Water Services Ltd.

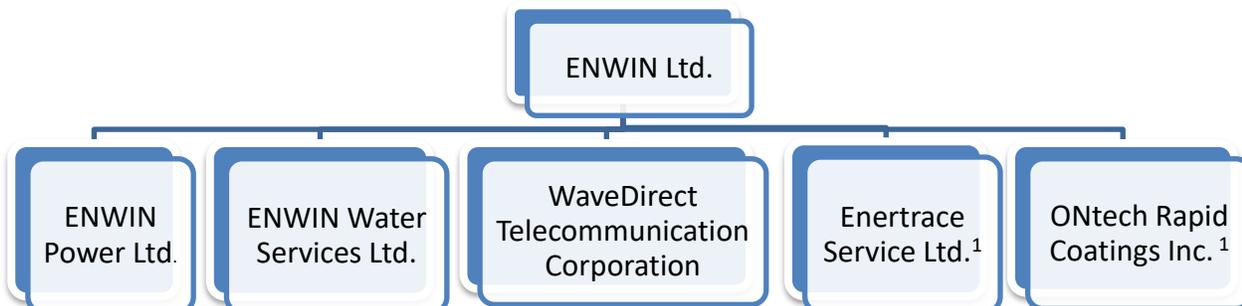
ENWIN Energy Ltd.'s business model is changing from an 'unregulated' business to a water services business. To align with the ENWIN branding and provide the water team with unique branding and a distinct identity, this entity name was recommended.

### Proposed Corporate Structure

The chart below highlights the intended 2027 business structure of the group of companies:



The 2029 post amalgamation of the electrical utilities should result in this structure:



### Requirements to Change the Name

Each entity will be required to provide director approval for their name changes as well as the shareholder as the articles of incorporation will be changed. This means Windsor Canada Utilities Ltd. will be required to approve the change but the City of Windsor is also expected to have to approve the name change at Windsor Canada Utilities Ltd. to ENWIN Ltd.

<sup>1</sup> Both entities are joint ventures and represent a 50% equity ownership, as of February 2026

## **RISK ANALYSIS**

There are some reputational impacts relating to these proposed name changes.

Aligning ENWIN at the holding company level will help to increase brand awareness when the ENWIN group or the holding company engages with the public, customers or stakeholders. This is intended to improve brand recognition as it identified previously that the brand and operational activities are unclear and confusing within the public.

Changing the main ENWIN Utilities Ltd. name to ENWIN Power Ltd. may have impacts as this is the primary entity which interacts with various stakeholders. Changing the name may create a risk but it would be manageable and would also vary by stakeholder. There is a potential risk of increased call centre volume during the transition and confusion during outages or billing cycles if communications lag the legal name change. The greatest risk is not the name change itself but rather insufficient communication about the changes. To mitigate this, we would implement a coordinated and proactive communication approach tailored to our key stakeholders. Ultimately, the new name will better align with electricity and help provide the focus that entity is intending on providing.

There are also some potential risks relating to leaving the other three entities as well as the Windsor Utilities Commission outside of the branded 'ENWIN' house. This may create confusion as to why they are also not labelled ENWIN but at this time, it was believed that the telecommunication company requires more brand development and marketing and it is premature to make a name change. The other two joint ventures are aligned to other organizations, one of which is a neighbouring electricity utility, so the potential to change those entities to ENWIN was believed to be low at this time. Finally, the name of the Windsor Utilities Commission is not proposed to be changed, however that can be revisited later and will require approval at the Windsor Utilities Commission Board.

## **FINANCIAL MATTERS**

As stated above, this will require communications and administrative work to complete however costs are expected to be immaterial and containable within existing budgets.

## **RECOMMENDATION:**

### **Corporation of the City of Windsor**

THAT the Windsor Canada Utilities and ENWIN Entities Proposed Name Changes report BE RECEIVED;

AND THAT the name change of ENWIN Utilities Ltd. to ENWIN Power Ltd. BE APPROVED.

AND THAT the name change of ENWIN Energy Ltd. to ENWIN Water Services Ltd. BE APPROVED.

AND THAT the name change of Windsor Canada Utilities Ltd. to ENWIN Ltd. BE APPROVED.

AND THAT, the officers of Windsor Canada Utilities Ltd. are HEREBY AUTHORIZED to do and perform any and all such acts, including execution of any and all documents and certificates, as said officers shall deem necessary or advisable, to carry out the purposes of the foregoing resolutions.



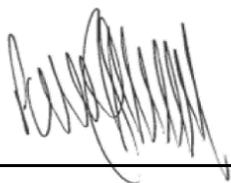
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Matt Carlini,  
Chief Financial Officer



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Michelle Bonnici,  
Chief People Officer



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Paul Gleason,  
Chief Risk Officer



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Garry Rossi,  
President and CEO



**Committee Matters: SCM 81/2026**

**Subject: Report of the Special Meeting of Council – In-Camera of its meeting held February 23, 2026**

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
February 23, 2026 (Session 2)**

**Meeting called to order at: 12:35 p.m.**

**Members in Attendance:**

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

**Also in attendance:**

Jelena Payne, Commissioner. Economic Development/Deputy CAO  
for Chief Administrative Officer  
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, Commissioner, Human and Health Services  
Wira Vendrasco, City Solicitor  
Christopher Menard, Acting Mayor's Chief of Staff  
Steve Vlachodimos, City Clerk  
Sandra Gebauer, Council Assistant  
James Chacko, Acting Executive Director Transit Windsor (Items 2 and 4)  
Joe Baker, Manager Land Development and Growth (Item 3)  
Colleen Middaugh, Executive Director Engineering (Item 3)  
Matt Johnson, Executive Director Economic Development (Item 3)  
Neil Robertson, City Planner (Item 3)  
Kate Tracey, Senior Legal Counsel (Item 3)  
Dave Deluzio, General Manager Roseland Golf Club (Item 3)  
Vincenza Mihalo, Executive Director Human Resources (Item 4)

Jessica Millar, Senior Legal Counsel (Item 4)  
Jamie Scott, Executive Director Parks, Recreation, Facilities (Item 4)

**Verbal Motion is presented by Councillor Gary Kaschak, seconded by Councillor Kieran McKenzie, that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:**

4. Labour relations – verbal, Section 239(2)(d).

**Motion Carried.**

**Verbal Motion is presented by Councillor Gary Kaschak, seconded by Councillor Kieran McKenzie, to move in Camera for discussion of the following item(s), adding Item 4:**

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Property matter – sale of land, Section 239(2)(c)
2	Position/plan – project, Section 239(2)(i)(k)
3	Property/plan matter – disposition of land, Section 239(2)(c)(k)
4	Labour relations matter, Section 239(2)(d) – verbal report - ADDED

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Frazier Fathers, seconded by Councillor Ed Sleiman, 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 In-Camera Council Meeting held February 23, 2026 (Session 2) directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Commissioner of Corporate Services, Manager Operating Budget and Control and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Acting Executive Director Transit Windsor, Executive Director Culture, Commissioner of Community Services, City Solicitor and Commissioner of Finance/City Treasurer respecting a position/plan - project **BE APPROVED AS AMENDED.**

3. That the recommendation contained in the in-camera report from the Manager Land Development and Growth, Acting Manager Corporate Projects, Executive Director Economic Development and Climate Change, City Solicitor, Commissioner of Corporate Services, Commissioner of Community Services, Commissioner of Infrastructure Services/City Engineer, Commissioner of Economic Development/Deputy Chief Administrative Officer and Commissioner of Finance/City Treasurer respecting a property/plan matter – disposition of land **BE APPROVED.**

**Councillor Fred Francis voting nay**

4. That the verbal update from the Commissioner of Community Services regarding a labour relations matter **BE RECEIVED** and further, that Administration **BE DIRECTED TO PROCEED** in accordance with the verbal directions of Council.

**Motion Carried.**

**Moved by Councillor Fred Francis, seconded by Councillor  
Jim Morrison,  
That the special meeting of council held February 23, 2026 (Session 2) BE  
ADJOURNED.  
(Time: 2:27 p.m.)  
Motion Carried.**

March 4, 2026

Re: File #Z-035/25 (ZNG/7344) – Proposed Rezoning of 291 Watson Avenue

Windsor City Council,

As the owner of [REDACTED] Watson, I am writing to share my concerns and opposition to the proposed rezoning of 291 Watson Avenue from RD1.2 to RD3.1, which would permit the redevelopment of a site currently intended for a single-family home into an eight-unit apartment building.

I understand and appreciate the City's efforts to address the broader housing shortage, and I whole-heartedly support thoughtful residential intensification where it makes sense. However, in this case, I believe the scale and density being proposed for this particular property are not appropriate given the size of the lot and the existing character of the surrounding neighbourhood.

The proposal relies on several requested variances, including reduced side-yard setbacks, increased lot coverage, and reduced on-site parking. To me, this raises a concern that the development is being pushed beyond what the site can reasonably accommodate. These variances suggest that the proposal does not align with the intent of the City of Windsor Official Plan or Zoning By-Law 8600, which are meant to ensure that new development fits its context and minimizes impacts on nearby residents.

Parking and traffic are also major concerns. On-street parking is already heavily used, particularly during evenings, overnight, and on weekends. Additional parking demand from an eight-unit building would likely worsen congestion and make it more difficult and less safe for residents to see oncoming traffic when entering or exiting their driveways. Reduced on-site parking only adds to this concern and increases the risk of conflicts between vehicles and pedestrians.

Because this is a corner lot, the scale and lot coverage of the proposed development also affect visibility and traffic flow at nearby intersections. It is already challenging to see oncoming traffic when approaching Clairview from Watson, and increased density on this site would likely intensify those safety issues.

While some level of intensification is inevitable and necessary, I respectfully ask Council to consider denying this high-density proposal in favour of a lower-density option that better fits the size of the lot and the existing neighbourhood. A more modest form of development could still contribute to housing goals while respecting established planning standards and maintaining the safety and livability of the area.

Thank you for your time and for considering my comments.

Sincerely,

Stephanie Maola

March 4, 2026

To Windsor City Council

Re: Proposed Zoning By-law Amendment

Subject Property: 291 Watson Avenue

File #Z-035/25 (ZNG/7344)

Application: Rezoning from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1)

This letter is to formally advise that we, Enzo and Sylvia Maola, owners and long-time residents of Watson Avenue, oppose the proposed zoning by-law amendment to change the subject property from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1) to permit the development of an eight (8) unit Multiple Dwelling (apartment building) with a rear nine (9) space parking area.

We *strongly* oppose the requested reduction to the established minimum side yard setback along the north property line, which represents a departure from the performance standards intended to protect adjacent residential properties.

Our opposition is based on planning, zoning, and land-use compatibility grounds. The portion of Watson Avenue between Riverside Drive East and Clairview Avenue already contains a concentration of multiple dwelling developments. The introduction of an eight-unit apartment building on an undersized lot measuring approximately 80 feet by 111 feet constitutes an over-intensification of the site that is not consistent with the prevailing built form or the intent of the RD1.2 zoning designation.

The proposed rezoning does not meet the standard planning tests of compatibility, appropriateness, and minimal adverse impact as required under the City of Windsor Official Plan and Zoning By-law 8600. In particular, the scale and density of the proposed development are not appropriate for this specific site, as evidenced by the need to reduce required setbacks and compress building massing and site functions. This variance-driven design approach suggests that the site cannot comfortably or appropriately accommodate an eight-unit apartment building without adverse impacts on adjacent properties.

Specifically, the proposed development would result in:

- Increased on-street parking demand beyond the capacity of Watson Avenue, leading to congestion, reduced sightlines, and compromised traffic and pedestrian safety
- Increased noise and activity levels inconsistent with the existing low-density residential character
- Adverse impacts on neighbouring property values
- Erosion of the remaining single-family residential character of the block

As the immediately adjacent neighbours to the north, we would experience direct and disproportionate impacts, including loss of privacy, loss of sunlight to our backyard and garden,

and reduced enjoyment of our property due to the scale and proximity of the proposed building. These impacts are neither minor nor adequately mitigated and therefore do not meet the Official Plan objective of minimizing adverse effects on surrounding residential uses.

We are also *extremely* concerned with the proposed garbage storage location along the shared north property line. The storage of refuse generated by eight residential units in such close proximity to our property raises legitimate concerns related to odour, sanitation, and pest attraction, which would negatively affect our property and quality of life.

As residents of this neighbourhood for approximately sixty (60) years, we are not opposed to responsible residential intensification. However, we strongly believe that the proposed RD3.1 zoning and eight-unit apartment building represent an inappropriate level of density for this site. A lower-density alternative, such as a duplex or four-unit multiple dwelling that respects existing zoning performance standards, would better align with the City's intensification objectives while minimizing adverse impacts on surrounding homeowners.

For the reasons outlined above, we respectfully request that this zoning by-law amendment application be denied.

Thank you for your consideration.

Respectfully submitted,

Enzo Maola  
Sylvia Maola