



## CITY OF WINDSOR MINUTES 03/30/2026

### City Council Meeting

**Date:** Monday, March 30, 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 10:00 o'clock a.m.

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

Councillor Fred Francis discloses an interest and abstains from voting on Item 8.5 being "2026 Municipally Significant Event Status, Wards 3, 5, 10," as it relates to his employer.

Councillor Kieran McKenzie discloses an interest and abstains from voting on Item 8.6 being "Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3," as there is a possibility that the proposed use could impact his employer.

## **4. ADOPTION OF THE MINUTES**

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

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

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

Report Number: SCM 84/2026

## **5. NOTICE OF PROCLAMATIONS**

### **Proclamations**

Persian Heritage Month – March, 2026  
Transgender Day of Visibility – March 31, 2026  
Akitu Chaldean Babylonian 7326 New Year – April 1, 2026

### **Flag Raising Ceremony**

Transgender Day of Visibility – March 30, 2026  
Akitu Chaldean Babylonian 7326 New Year – April 1, 2026

**Illumination**

Akitu Chaldean Babylonian 7326 New Year – April 1, 2026

**6. COMMITTEE OF THE WHOLE**

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

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 44-2026 through 55-2026 (inclusive)
- Carried.

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

**7.1. Correspondence Report for Monday, March 30, 2026 City Council Meeting**

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

Decision Number: CR115/2026

That the following Communication Items 7.1.1 through 7.1.5 as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1	Town of Tecumseh	Notice of Public Meeting regarding proposed new Zoning By-law.  Administrative Lead: City Planner Z2026 Note & File
7.1.2	Deputy City Planner	Application for Zoning By-law Amendment, 16873804

**Minutes**  
**City Council**  
**Monday, March 30, 2026**

No.	Sender	Subject
		<p>Canada Inc. (Paramjit Singh Multani), 654 Capitol Street, to permit one new semi-detached dwelling as an additional permitted use.</p> <p style="text-align: right;">Administrative Lead: City Planner Z/15120 Note &amp; File</p>
7.1.3	Deputy City Planner	<p>Application for Zoning By-law Amendment, J Rauti Developments Inc., 3694-3738 Howard Avenue, to construct one multiple dwelling with a maximum building height of 20m over six storeys, consisting of 90 dwelling units, 112 parking spaces, 10 bicycle parking spaces, and two loading spaces.</p> <p style="text-align: right;">Administrative Lead: City Planner Z/15121 Note &amp; File</p>
7.1.4	Deputy City Planner	<p>Application for Zoning By-law Amendment and Official Plan Amendment, 2188160 Ontario Ltd. (Wally Chafchak), 1878-1918 Huron Church Road, to change land use designation from “Business Park” to “Mixed Use Corridor” to permit retail use on the subject land.</p> <p style="text-align: right;">Administrative Lead: City Planner Z/15122 Note &amp; File</p>
7.1.5	Deputy City Planner	<p>Application for Zoning By-law Amendment and Official Plan Amendment, GSP Group, 825 Riverside Drive West, proposing a residential development that includes a total of 1602 units across five towers, as well as one three-storey stacked/back-to-back townhouse block containing 24 units, and 1725 parking spaces.</p> <p style="text-align: right;">Administrative Lead: City Planner Z/15123 Note &amp; File</p>

Carried.

**7.2. Engineering/Architectural Consultants Engaged via Roster January 1 2025 - December 31 2025 (City Wide)**

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

Decision Number: CR116/2026

That the report of the Acting Purchasing Manager dated February 18, 2026 entitled "Engineering/Architectural Consultants Engaged via Roster January 1 2025 - December 31 2025 - City Wide" **BE RECEIVED** for information in accordance with section 163 of Bylaw 93-2012 (the "Purchasing Bylaw").

Carried.

Report Number: CM 1/2026  
Clerk's File: SW/13041

**7.3. IT Consultants Engaged Via Roster - January 1 2025 to December 31 2025 (City Wide)**

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

Decision Number: CR117/2026

That the report of the Acting Purchasing Manager dated February 23, 2026 entitled "IT Consultants Engaged Via Roster - January 1 2025 to December 31 2025 - City Wide" **BE RECEIVED** for information in accordance with section 163 of Bylaw 93-2012 (the "Purchasing Bylaw").

Carried.

Report Number: CM 2/2026  
Clerk's File: AL2026

**7.4. Delegation of Authority Semi-Annual Summary Report for Period July 1, 2025 to December 31, 2025 (City Wide)**

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

Decision Number: CR118/2026

That the report of the Executive Administrative Assistant dated January 9, 2026 entitled "Delegation of Authority Semi-Annual Summary Report for Period July 1, 2025 to December 31, 2025 (City Wide)" **BE RECEIVED** for information.

Carried.

**7.5. Response to Council Resolution CR 390-2024 – Wastewater Treatment to Neighbouring Municipalities – City Wide**

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

Decision Number: CR119/2026

That the report of the Acting Executive Director, Pollution Control dated March 11, 2026 entitled "Response to Council Resolution CR 390-2024 – Wastewater Treatment to Neighbouring Municipalities – City Wide" **BE RECEIVED** for information.

Carried.

Report Number: C 29/2026  
Clerk's File: SW2026

**7.7. Response To CQ - 46-2024 - Use of Artificial Intelligence (AI) within City Business and Operations - City Wide**

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

Decision Number: CR121/2026

That the report of the CIO/Executive Director of Information Technology dated March 13, 2026, entitled "Response To CQ - 46-2024 - Use of Artificial Intelligence (AI) within City Business and Operations - City Wide" **BE RECEIVED** for information.

Carried.

Report Number: C 33/2026  
Clerk's File: SI/15130

**8. CONSENT AGENDA**

**8.1. Exemption to Noise By-law 6716 for Nighttime Construction Work – Huron Church Concrete Pavement Rehabilitation – Wards 2,10**

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

Decision Number: CR122/2026

# Minutes

## City Council

Monday, March 30, 2026

Page 7 of 34

I. That the following exemption requests to the provisions of the Noise By-law 6716 (as amended), **BE GRANTED** to permit the operation of construction equipment required to complete work for the Huron Church concrete pavement rehabilitation project:

**a. Specific exemption request:**

Construction during the noise by-law prohibited time between 8:00pm through 6:00am for the operation of construction equipment in order to allow 24/7 construction work to complete the Huron Church concrete pavement rehabilitation project.

**b. Scope of Exemption:**

The project limits are located in the City of Windsor on Huron Church Road from Pool Avenue to Industrial Drive.

**c. Duration of Exemption:**

This Noise By-Law Exemption is requested for the dates commencing on April 15th, 2026, and continuous through September 14th, 2026.

Carried.

Report Number: C 28/2026  
Clerk's File: SW/12414

### 8.3. 2026 Tax Policy Decisions and Establishment of the 2026 Final Property Tax Rates - City Wide

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR124/2026

That the report of the Manager, Revenue and Collections dated March 5, 2026 entitled "2026 Tax Policy Decisions and Establishment of the 2026 Final Property Tax Rates - City Wide" **BE RECEIVED** for information; and further,

That City Council **ACCEPT** the recommendation of the City Treasurer with regards to the write-off of taxes on federally owned properties outlined in Appendix A; and,

That the City Treasurer (or designate) **BE AUTHORIZED** to amend the City's Tax Master Collector's Roll for the 2021 through 2025 taxation years in the amount of \$374,649 as outlined in Appendix A; and,

That the City Treasurer (or designate) **BE AUTHORIZED** to amend the City's Tax Master Collector's Roll for 2026 and annually thereafter to write-off taxes for payment shortfalls associated with federally owned properties as required; and,

That City Council **ADOPT** the following Tax Policy Principles which are required and will be used to calculate the 2026 Final Property Tax Rates:

1. That the use of Optional Tax Classes of Office Building, Shopping Center, Parking Lot/Vacant Commercial Land, and Large Industrial **CONTINUE** to be used in the establishment of annual property tax rates; and,
2. That City Council **RECONFIRM** that no tax reduction shall be applied to vacant and excess commercial and industrial lands; and,
3. That tax reductions for the first and second sub-classes of farmland awaiting development **BE RECONFIRMED** at their present level of 25% and 0% respectively; and,

That City Council **APPROVE** the 2026 Tax Ratios and Municipal Tax Rates as presented in Appendix E; and,

That City Council **APPROVE** the 2026 Final Property Tax collection dates as presented:

In Person Due Date/Instalment	Pre-Authorized Payment Plans		
	Due Date/Instalment	Mid-Month	End of Month
		July 15, 2026	July 31, 2026
July 15, 2026	July 15, 2026	August 17, 2026	August 31, 2026
September 16, 2026	September 16, 2026	September 15, 2026	September 29, 2026
November 18, 2026	November 18, 2026	October 15, 2026	October 30, 2026
		November 16, 2026	November 30, 2026

and,

That City Council **MAINTAIN** the prescribed maximum rate for late payment charges as follows:

- 1 ¼% of the amount of tax due and unpaid as a penalty for non-payment on the first day of default; and,
- 1 ¼% of the amount of tax due and unpaid as interest for non-payment on the first day of each month; and,

That City Council **APPROVE** the continuation of the property tax financial assistance programs; and,

That the City Solicitor **BE DIRECTED** to prepare the necessary by-laws.  
 Carried.

# Minutes

## City Council

Monday, March 30, 2026

Page 9 of 34

### 8.4. 2026 Business Improvement Area Budget & Levy Approval - Ward 2, 3, 4, 5 & 6

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR125/2026

That City Council **APPROVE** the 2026 Budget submissions from each of the nine (9) Business Improvement Area Boards being Downtown Windsor, Via Italia (Erie Street), Olde Riverside Town Centre, Olde Sandwich Towne, Walkerville District, Ottawa Street, Pillette Village, Wyandotte Town Centre and Ford City as presented in Appendices A through I and as summarized the table below Column A; and,

That City Council **APPROVE** the 2026 Levy requests for each of the nine (9) Business Improvement Areas being Downtown Windsor, Via Italia (Erie Street), Olde Riverside Town Centre, Olde Sandwich Towne, Walkerville District, Ottawa Street, Pillette Village, Wyandotte Town Centre and Ford City as summarized in the table below Column B; and,

That City Council **APPROVE** the 2026 Business Improvement Area Rates for each of the nine (9) Business Improvement Areas being Downtown Windsor, Via Italia (Erie Street), Olde Riverside Town Centre, Olde Sandwich Towne, Walkerville District, Ottawa Street, Pillette Village, Wyandotte Town Centre and Ford City as summarized in the table below Column C.

<b>Business Improvement Area</b>	<b>2026 Recommended Budget  Column A (\$)</b>	<b>2026 Recommended Levy  Column B (\$)</b>	<b>2026 Rate  Column C</b>
Downtown Windsor Business Improvement Area	921,100	764,550	0.00349571
Via Italia – Erie Street BIA	125,000	125,000	0.00568438
Olde Riverside Town Centre BIA	102,872	75,000	0.00736095
Olde Sandwich Towne BIA	68,100	67,100	0.00818123
Walkerville District BIA	98,000	87,000	0.00349782
Ottawa Street BIA	96,400	71,965	0.00322714
Pillette Village BIA	44,695	44,695	0.00380927

**Minutes**  
**City Council**  
**Monday, March 30, 2026**

Wyandotte Town Centre BIA	149,000	94,000	0.00404916
Ford City BIA	68,600	47,400	\$600 flat levy

and,

That the City Solicitor **BE AUTHORIZED** to prepare the necessary by-law; and,

That the report of the Senior Tax Analyst dated March 25, 2026 entitled “Additional Information Memo to Report C25/2026 – 2026 Business Improvement Area Budget & Levy Approval -Wards 2, 3, 4, 5, 6” **BE RECEIVED** for information.

Carried.

Report Number: C 25/2026 & AI 4/2026  
 Clerk’s File: AF/15032 & MI2026

**8.5. 2026 Municipally Significant Event Status, Wards 3, 5, 10**

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

Decision Number: CR126/2026

That the request from Zalent Creatives, Sasha Dhillon, and Zuleeats 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, June 12, 2026, through Sunday, June 14, 2026
  - o Carousel of the Nations
    - African Village (189 Tecumseh Road West, Windsor)
      - Hosted by Zalent Creatives
  
- Friday, June 19, 2026, through Sunday, June 21, 2026
  - o Carousel of the Nations
    - African Village (189 Tecumseh Road West, Windsor)
      - Hosted by Zalent Creatives
  
- Saturday, June 20, 2026, through Sunday, June 21, 2026
  - o Carousel of the Nations
    - Indian Village (The City Market Windsor, 1030 Walker Road, Windsor)
      - Hosted by Sasha Dhillon

- Saturday June 20, through Sunday June 21, 2026
  - Ghanaian Village (Road Closure behind Zuleeats, 2760 Howard Ave., Windsor)
    - Hosted by Zuleeats

Carried.

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

Report Number: S 29/2026  
Clerk's File: SR2026

### **8.6. Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3**

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR127/2026 DHSC 805

- I. That Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street; situated on the southeast corner of Hanna Street East and Mercer Street as a Special Policy Area.
  - II. That the City of Windsor Official Plan, Volume II, Chapter 1 - Special Policy Areas, **BE AMENDED** by adding site-specific policies as follows:
    - 1.xx. Southeast Corner of Hanna Street East and Mercer Street**
      - 1.xx.1 The property described as Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street, situated on the southeast corner of Hanna Street East and Mercer Street, is designated on Schedule A: Planning Districts & Policy Areas in Volume I - The Primary Plan.
      - 1.xx.2 Notwithstanding Policy 6.5.3.1 of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
        - a) A Group Home shall be an additional permitted use.
      - 1.xx.3 Notwithstanding Policy 6.5.3.3(a) of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
        - a) A Mixed-Use Corridor development shall have a building height of no more than five storeys (18.0 metres).
  - III. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:
22. **SOUTHEAST CORNER OF HANNA STREET EAST AND MERCER STREET**

# Minutes

## City Council

Monday, March 30, 2026

Page 12 of 34

For the lands comprising Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), the following additional provisions shall apply:

- a) *Main Building Height: maximum* 18.0 m
- b) *Rear Yard Depth: minimum:* 23.8 m
- c) *Side Yard Width: minimum:*
  - 1. From the east *side lot line:* 20.8 m
- d) Notwithstanding Sections 5.99.30 and 10.1.5.10, the *maximum gross floor area* for a *Group Home* shall be 760.0 m<sup>2</sup>
- e) For a *Group Home* and any *Dwelling Unit*, a central air conditioning system shall be provided.

[ZDM 7; ZNG/7353]

- IV. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), situated at the southeast corner of Hanna Street East and Mercer Street from MD1.2 to RD3.2x(22).
- V. That Lots 17 to 30, Plan 649, (PIN 01180-0194 LT), **BE CLASSIFIED** as a Class 4 area pursuant to the "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)".
- VI. That, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** with an application for Site Plan Approval:
  - a. Functional Servicing Report, prepared by Dillon Consulting, dated October 2025 (Reference File No. 24-8715).
  - b. Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
  - c. Planning Justification Report, prepared by Dillon Consulting, dated December 2025.
  - d. Stage 1-2 Archaeological Assessment, prepared by HarutaArchaeology, dated April 8, 2025 (Reference File No. PIF P1131-0111-2025), with letter from the Ministry of Citizenship and Multiculturalism, dated May 14, 2025 (Reference File No. 0023357).
- VII. That the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:
  - a. Noise Mitigation Measures identified in the Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
- VIII. That the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
  - a. General and Special Provisions identified in the Engineering Department's comments included under Appendix "F".
  - b. Record of Site Condition.

- c. Required Drawing Revisions identified in the Engineering Department's comments included under Appendix "F".

Carried.

Councillor Kieran McKenzie discloses an interest and abstains from voting on this matter.

Report Number: SCM 74/2026 & S 13/2026

Clerk's File: Z/15097

### **8.7. Request for Community Heritage Fund – 3056 Alexander Avenue (Sandwich HCD) (Ward 2)**

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR128/2026 DHSC 806

- I. That the request for a Heritage Permit under Section 42 (1) 1. of the *Ontario Heritage Act* for the repair and restoration of the single detached dwelling at 3056 Alexander Avenue **BE GRANTED** as per plans in Appendix 'A' of this report;
- II. That the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the repair and restoration of the single detached dwelling;
- III. That a total grant of 30% of the cost of the repair and restoration works, to an upset amount of \$12,374 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to the Owner of 3056 Alexander Avenue, subject to:
  - a. Submission of conservation details, technical details, and samples (including material and colour selections) to the satisfaction of the City Planner or designate prior to work start;
  - b. Determination by the City Planner that the work is completed to heritage conservation standards and adheres to the details and plans as outlined in the Heritage Permit application;
  - c. Owner's submission of paid receipts for work completed; and,
  - d. That the Community Heritage Fund (Reserve Fund 157) grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.
- IV. That Administration **BE DIRECTED** to report back on funding thresholds for the Community Heritage Fund Grant program that will allow Council to consider augmentations to the program given recent administrative recommendations.

Carried.

Report Number: SCM 75/2026 & S 17/2026

### **8.8. University Wyandotte CIP - 591 Wellington Ave - Ward 3**

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

Decision Number: CR129/2026 DHSC 807

- I. That the request made by 2674404 Ontario Inc. (Owner) for the proposed creation of one (1) residential unit within the existing building at 591 Wellington Ave to participate in the Building/Property Improvement Tax Increment Grant Program under the University Ave and Wyandotte Street Community Improvement Plan **BE APPROVED** at the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for up to five (5) years or the eligible project costs in accordance with the University Avenue and Wyandotte Street Community Improvement Plan; and,
- II. That Administration **BE DIRECTED** to prepare an agreement between the City and 2674404 Ontario Inc. (Owner) to implement the Building/Property Improvement Tax Increment Grant Program at 591 Wellington Ave in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street 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 Building/Property Improvement Tax Increment Grant Program 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,
- IV. That approval of the tax increment grant **BE RESCINDED** if the applicant has not completed the work and fulfilled the conditions within two (2) years of the approval date.

Carried.

Report Number: SCM 76/2026 & S 12/2026  
Clerk's File: Z/14007

### **8.9. Ford City CIP/ Main Street CIP Application, 1037-1039 Drouillard Road, Owner: MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), Ward 5**

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

Decision Number: CR130/2026 DHSC 808

- I. That the request for incentives under the *Ford City CIP* Financial Incentive Programs made by MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), owner of the

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property located at 1037-1039 Drouillard Road **BE APPROVED**, for the following incentive programs:

- i. *Retail Investment Grant* totalling a maximum amount of \$15,000 for one (1) ground floor retail unit;
  - ii. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- \$4,145;
  - iii. *Municipal Development Fees Grant Program* to a maximum amount of \$20,000; and
  - iv. *New Residential Development Grant Program* for two (2) new residential units (\$2,500 each) to the maximum amount of \$5,000.
- II. That subject to completion and review satisfactory to the City Planner, the request made by MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), owner of the property located at 1037-1039 Drouillard Road **BE APPROVED** for the Main Streets CIP *-Building Facade Improvement Program* for grants totalling a maximum amount of \$30,000 in principle;
  - III. That Administration **BE AUTHORIZED** to prepare the agreement between the City and MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
  - IV. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
  - V. That funds in the maximum amount of \$15,000 under the *Retail Investment Grant Program*, funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$5,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed;
  - VI. That funds in the maximum amount of \$30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Main Streets CIP project (Project #7219018) once the work is completed;
  - VII. That grants **BE PAID** to MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer) upon completion of improvements to the interior/exterior of the property located at 1037-1039 Drouillard Road, through the Ford City CIP (Project #7181046) and facade

# Minutes

## City Council

Monday, March 30, 2026

Page 16 of 34

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

- VIII. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 77/2026 & S 14/2026  
Clerk's File: Z/13251 & Z/13002

### 8.10. Main Streets CIP Application: 1519 Wyandotte Street East; Owners: ADHOC Development Inc. (C/O: Philip Duym), Ward 4

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR131/2026 DHSC 809

- I. That the request for incentives under the *Main Streets Community Improvement Plan* made by ADHOC Development Inc. (C/O: Philip Duym), the owner of the property located at 1519 Wyandotte Street East **BE APPROVED IN PRINCIPLE** for the following programs:
  - i. *Building Facade Improvement Program* totaling a maximum of \$60,000;
  - ii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal portion of the tax increment for up to ten (10) years of +/- \$8,377 per year or the total eligible costs;
- II. That the CAO and City Clerk **BE AUTHORIZED** to sign the Main Street CIP for the *Building/Property Improvement Tax Increment Grant Program* agreement in accordance with all applicable policies, requirements, and provisions contained within the *Main Streets 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 implication;
- 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 maximum amount of \$60,000 (*Building Facade Improvement grants*) under the *Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Main Streets CIP* Project Fund (Project #7219018) when the grant funds are ready to be paid out;
- V. That grants **BE PAID** to ADHOC Development Inc. (C/O: Philip Duym) upon completion of improvements to the exterior of the property located at 1519 Wyandotte Street East from the *Building Facade Improvement Program – Main Streets CIP* Project Fund (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,

VI. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 78/2026 & S 15/2026  
Clerk's File: Z/13002

### **8.11. International Relations Committee Annual Reports 2024/2025**

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

Decision Number: CR132/2026 DHSC 810  
That the International Relations Committee Annual Reports 2024/2025 **BE APPROVED**.  
Carried.

Report Number: SCM 79/2026 & SCM 29/2026  
Clerk's File: MB2026

### **11.2. Confirm and Ratify Report regarding List of additional municipal lands owned by the City of Windsor identified as being ready for development as part of the Housing Solutions Made for Windsor plan (Ward 2 and Ward 6)**

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

Decision Number: CR141/2026  
That the results of the email poll authorized by Mayor Drew Dilkens on March 24, 2026, approving the following **BE CONFIRMED AND RATIFIED**:

That the following list of additional municipal lands owned by the City of Windsor **BE IDENTIFIED** as being ready for development as part of the *Housing Solutions Made for Windsor* plan:

1. 477 Detroit Street – Former St. Michael's Adult Education School – Ward 2.
2. 6700 Raymond Avenue – Former Concord Public Elementary School – Ward 6.

Carried.

Report Number: C 40/2026  
Clerk's File: GM/14784

# Minutes

## City Council

Monday, March 30, 2026

Page 18 of 34

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

#### 7.6. Update of Round 1 of the Arts, Culture and Heritage Fund 2026 – City Wide

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 120/2026

That the report of the Supervisor of Cultural Affairs dated March 12, 2026 entitled “Update of Round 1 of the Arts, Culture and Heritage Fund 2026 – City Wide” **BE RECEIVED**; and,

That the matter of possible options for funding cultural events in each individual ward to enhance the Cultural Master Plan, possible increases to the maximum funding amount for recipients in each round from \$5,000 to \$7,500 and the possibility of no cap on how many times a specific project can be funded, **BE REFERRED** to administration for a further report for Council’s consideration.

Carried.

Report Number: C 31/2026

Clerk’s File: AF/15032

### 10. PRESENTATIONS AND DELEGATIONS

#### 10.7. Gary Parent Commemorative Seating Area – Legacy Gardens

**Ken Lewenza, Dave Croswell and Joe Comartin, Planning Committee, Gary Parent Legacy Gardens**

Ken Lewenza, Dave Croswell and Joe Comartin, Planning Committee 2026. Gary Parent Legacy Gardens appear before City Council regarding the “Gary Parent Legacy Garden” and thank the Mayor and members of Administration for their assistance in the planning process for this project; provide a brief overview of the grand opening of the garden on May 1 and a description of the site, which will include a garden, seating area and highlight Gary’s work and family. Dave Croswell highlights the impacts of Gary Parent’s commitment to the labour movement and community involvement. Joe Comartin thanks Administration for their support throughout the planning process and briefly speaks about Gary Parent’s character and community involvement.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 139/2026

That the Presentation - Gary Parent Commemorative Seating Area – Legacy Gardens **BE RECEIVED** for information

Carried.

## **10.1. Auditor General - 2026 Q1 Status Report**

### **Christopher O'Connor, The Corporation of the City of Windsor's Auditor General**

Christopher O'Connor, The Corporation of the City of Windsor's Auditor General appears before Council regarding the Auditor General's report dated March 11, 2026, entitled "Auditor General - 2026 Q1 Status Report" and provides a brief overview of the report; indicating that it provides a consolidated view of the work completed to date, the work in progress and key themes across the various reports.

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Frazier Fathers

Decision Number: CR 133/2026

That the report of the Office of the Municipal Auditor General dated February 6, 2026, entitled Auditor General 2026 Q1 Status Report **BE RECEIVED** for information.

Carried.

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

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

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Frazier Fathers

Decision Number: CR 134/2026

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 RECEIVED**; and,

That Administration **BE DIRECTED** to implement the recommendations contained in the report, in accordance with the associated management action plans and timelines; and,

That implementation progress **BE SUBJECT TO** review and reporting through the Auditor General's established follow-up process.

Carried.

Report Number: SCM 61/2026  
Clerk's File: AF/14508

# Minutes

## City Council

Monday, March 30, 2026

Page 20 of 34

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### 10.3. Auditor General Complaint Investigation Report – Respectful Workplace

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Frazier Fathers

Decision Number: CR 135/2026

That the report of the Office of the Municipal Auditor General dated January 27, 2026, entitled “Auditor General Complaint Investigation Report – Respectful Workplace,” **BE RECEIVED**; and,

That Administration **BE DIRECTED** to implement the recommendations contained in the report, in accordance with the associated management action plans and timelines; and,

That implementation progress **BE SUBJECT TO** review and reporting through the Auditor General’s established follow-up process.

Carried.

Report Number: SCM 64/2026  
Clerk’s File: AF/14508

### 10.4. Auditor General Complaint Investigation Report - Conflict of Interest – City Department (Governance Review) #2

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Frazier Fathers

Decision Number: CR 136/2026

That the report of the Office of the Municipal Auditor General dated February 20, 2026, entitled “Auditor General Complaint Investigation Report – Conflict of Interest – City Department (Governance Review) #2,” **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to implement the recommendations contained in the report, in accordance with the associated management action plans and timelines; and,

That implementation progress **BE SUBJECT TO** review and reporting through the Auditor General’s established follow-up process.

Carried.

Report Number: SCM 90/2026  
Clerk’s File: AF/14508

### 10.5. Auditor General 2025 Performance - Year in Review

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Frazier Fathers

Decision Number: CR 137/2026

That the report of the Office of the Municipal Auditor General dated February 25, 2026, entitled "2025 Performance Year in Review," **BE RECEIVED** for information.

Carried.

Report Number: SCM 88/2026

Clerk's File: AF/14508

## **10.6. 2025 Quality Assurance Review - Auditor General Self-Assessment**

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Frazier Fathers

Decision Number: CR 138/2026

That the report of the Office of the Municipal Auditor General dated February 25, 2025 entitled "2025 Quality Assurance Review – Auditor General Self-Assessment," **BE RECEIVED** for information.

Carried.

Report Number: SCM 89/2026

Clerk's File: AF/14508

## **11.1. Sandwich South Development Capital Works, Financing Strategy**

### **Caroline Taylor, Area resident**

Caroline Taylor, area resident appears before Council regarding the administrative report dated March 5, 2026, entitled "Sandwich South Development Capital Works, Financing Strategy" and urges Council to defer this matter to November 2026 in order to allow the next elected Council the opportunity to review the project due to the complexity and financial implications that are involved; and concludes by highlighting concerns with developing the Sandwich South lands while incomplete projects, a fluctuating population, budgetary constraints, and other variables could put Windsor's financial stability at risk.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Kieran McKenzie

Decision Number: CR140/2026

I. That City Council **ENDORSE** the full financing strategy collectively defined as the procurement, financing, and application for grant funding, for the Sandwich South Development Capital Works (Capital Works) as outlined in this report; and,

II. To address the requirements for procurement(s) related to the Sandwich South Development Capital Works (SSDCW) Project:

- 
- i. Whereas on January 26, 2026, the 10-year Capital Budget was deemed approved via Mayoral Decision MD03-2026 and subsequently City Council supported the necessary work to carry out the SSDCW Project, that the City Treasurer **BE DIRECTED** to affect the following:
- A) The pre-commitment of project expenditures, along with non-Development Charge funding, previously approved in principle in the 2026 10-year Capital Budget for the 2027 to 2030 fiscal years as outlined in the Financial Matters (Table 1) section of this report.
- B) The allocation of placeholder expenditures, along with non-Development Charge funding previously approved in principle in the 2026 10-year Capital Budget for the 2031 to 2035 fiscal years as outlined in the Financial Matters (Table 1) section of this report, and that these expenditures and funding allocations be deemed pre-committed and available for immediate use when it is within a five-year capital pre-commitment window.
- ii. That City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the SSDCW Project provided that the procurement(s) are within the approved budget and funding amounts, pursuant to Purchasing By-Law 93-2012 and amendments thereto, satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer; and,
- iii. That the Purchasing Manager **BE AUTHORIZED** to issue purchase orders as may be required to effect the recommendations related to the SSDCW Project and amend any purchase orders as may be required, subject to the purchase orders and amendments thereto being within approved budget and funding amounts and all specifications being satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and,
- iv. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any contracts or agreements along with any required amendment(s) as may be required for the SSDCW Project, provided that the amendment(s) are within approved budget and funding amounts, satisfactory in financial content to the City Treasurer, in form to the City Solicitor, and in technical content to the City Engineer; and,
- v. That Administration **BE AUTHORIZED** to issue any change order(s) for any project agreement(s), contract(s) and/or amendment(s) for the SSDCW Project as may be required, provided the amendment(s) are within approved budget and funding amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and further,
- III. To preserve the ability to utilize external funding sources as outlined in the report and to meet the legislative requirements of Ontario Infrastructure and Lands Corporation (IO) with regards to temporary and long-term borrowing to finance the SSDCW Project:

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- i. That City Council **ENDORSE** the use of debt for the purposes of the long-term funding associated with the SSDCW Project, with any principal and/or interest payments applied to the appropriate Development Charges reserves; and,
  - ii. That City Council **AUTHORIZE** the SSDCW Project through the creation of dedicated capital tracking codes named for each constituent capital work or component thereof, all of which constitute the SSDCW Project (individually a “Capital Work”, collectively the “SSDCW Project” or the “Capital Works”), to be financed through borrowing from IO for a period(s) not to exceed the construction period(s) followed by long-term borrowing(s) through the issuance of debentures to IO over an appropriate period, not to exceed forty (40) years; and,
  - iii. That City Council **ACCEPT** the certification of the City Treasurer that the resulting long-term debt in respect of each Capital Work will not cause The Corporation of the City of Windsor (“City of Windsor” or “City”) to exceed its updated Annual Repayment Limit (ARL), which ARL is determined by the Ministry of Municipal Affairs and Housing for the City of Windsor in accordance with Ontario Regulation 403/02 made under the *Municipal Act*, 2001; and,
  - iv. That City Council **AUTHORIZE** the City Treasurer to sign and submit an application currently estimated at an upset limit of \$119.4 million, including all support schedules and documents, for IO for temporary borrowing for a period not to exceed the construction period for Phase 1 and 2 of the SSDCW Project and for long-term borrowing for an appropriate period, not to exceed forty (40) years; and,
  - v. That the Mayor and the City Treasurer **BE AUTHORIZED** to negotiate and enter into, execute and deliver for and on the behalf of the City of Windsor, any financing agreement and/or rate offer letter with IO that provides for temporary and long-term borrowing from IO under the authority of the borrowing by-law in respect to Phase 1 and 2 of the SSDCW Project on such terms and conditions as such authorized officials may approved, such execution and delivery to be conclusive evidence of such approval, being satisfactory in legal form to the City Solicitor and in technical and financial content to the City Treasurer; and,
  - vi. That the Mayor and the City Treasurer **BE AUTHORIZED**, pending substantial completion of Phase 1 and 2 of the SSDCW Project, as defined by each application (recommendation), or as otherwise agreed with IO, to make temporary borrowings pursuant to Section 405 of the *Act* in respect of Phase 1 and 2 of the SSDCW Project on the terms and conditions provided in the relevant Financing Agreement and/or rate offer letter which Financing Agreement and/or rate offer letter provides that the information contained in the Record, as defined in the Financing Agreement and/or rate offer letter, in respect of such temporary borrowings shall be deemed final, conclusive and binding on the City of Windsor, and on such other terms and conditions as such authorized officials may agree; and the City Treasurer is authorized to sign such certifications as IO may require in connection with such borrowings in respect of the Capital Work; provided that the amount of borrowings allocated to the Capital Work or to each Capital Work, as the case may be,

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does not exceed the authorized estimated expenditure for the Capital Work or each Capital Work, as the case may be (the “Authorized Expenditure”), and does not exceed the related loan amount set out in the relevant Application in respect of such Capital Work; and,

- vii. That subject to the terms and conditions of the relevant Financing Agreement and/or rate offer letter entered into under the authority of this report and such other terms and conditions as IO may otherwise require, the Mayor and the City Treasurer **BE AUTHORIZED**, from time to time during the term of the relevant Financing Agreement and/or rate offer letter, to long-term borrow for the Capital Work and to issue debentures to IO on the terms and conditions provided in the relevant Financing Agreement and/or rate offer letter and on such other terms and conditions as such authorized officials may agree (the “Debentures”); provided that the principal amount of the Debentures issued in respect of the Capital Work or of each Capital Work, as the case may be, does not exceed the Authorized Expenditure for such Capital Work and does not exceed the related loan amount set out in the relevant Application in respect of such Capital Work; and,
- viii. That in accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the City of Windsor is **AUTHORIZED** to agree in writing with IO that the Minister of Finance is entitled, without notice to the City of Windsor, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the City of Windsor, amounts not exceeding the amounts that the City of Windsor fails to pay to IO on account of any unpaid indebtedness of the City of Windsor to IO under any outstanding temporary borrowing and/or the Debentures, as the case may be pursuant to the Financing Agreement and/or rate offer letter entered into from time to time under the authority of this report (the “Obligations”) and to pay such amounts to IO from the Consolidated Revenue Fund; and,
- ix. That for the purposes of meeting the Obligations, the City of Windsor **SHALL PROVIDE** for raising in each year as part of the general levy, the amounts of principal and interest payable in each year under any outstanding temporary borrowing and/or any Debenture outstanding pursuant to the relevant Financing Agreement and/or rate offer letter entered into under the authority of this report, to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality; and,
- x. That the Mayor and the City Treasurer **BE AUTHORIZED**, from time to time during the current term of City Council, to enter into, execute and deliver the application and the relevant financing agreement and/or rate offer letter under the authority of this report, and to issue the Debentures, one or more of the City Clerk and the City Treasurer **BE AUTHORIZED**, from time to time during the current term of Council of the City of Windsor, to generally do all things and to **EXECUTE** all other documents and papers in the name of the City of Windsor in order to perform the Obligations of the City of Windsor under such Financing Agreement and/or rate offer letter, to request and receive any temporary borrowing and to issue the Debentures, and the City Treasurer is authorized to affix the City of Windsor’s municipal seal to any such documents and papers; and,

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- xi. That money realized in respect of any temporary borrowing for Phase 1 and 2 of the SSDCW Project and the Debentures, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to any such temporary borrowing, if any, and to the issue of the Debentures, if any, **SHALL BE APPORTIONED** and applied to the respective constituent Capital Works, all of which constitute Phase 1 and 2 of the SSDCW Project and to no other purpose except as permitted by the Act; and,
  - xii. That the City Solicitor **BE AUTHORIZED** to prepare any necessary By-law with regards to the temporary and long-term borrowing for Phase 1 and 2 of the SSDCW Project; and,
  - xiii. That the City Treasurer **BE DIRECTED** to report back to City Council providing the status of the SSDCW Projects prior to moving forward with applications for financing of future phases; and further,

IV. To allow for opportunities to secure Grant and other third-party funding:

- i. That City Council **APPROVE** applications to any grant program or funding opportunity that align with the SSDCW Project works; and,
- ii. That the Chief Administrative Officer **BE AUTHORIZED** to sign any documents required to submit applications to any and all available grant program or funding opportunity in support of the SSDCW Project, subject to such documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the City Engineer, or designates; and,
- iii. That to satisfy potential requirements of Transfer Payment Agreement(s) arising from the successful receipt of funds, that the City Solicitor **BE DIRECTED** to prepare a By-Law authorizing the execution of Transfer Payment Agreement(s) for funding received, if required by His Majesty the King in Right of Ontario as represented by the applicable funding Ministry; and,
- iv. That in the event the City receives written confirmation of grant or other third-party funding being awarded to the City, that the following additional Recommendations **BE APPROVED**:
  - a) That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to take any such action and to sign any agreements, declarations or approvals and any such documents required resulting from receiving grant funding approval, subject to such documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer, or designates; and,
  - b) That the Chief Administrative Officer **BE AUTHORIZED** to delegate signing of all claims, progress reports and applicable schedules and other such documents as may be required as part of receiving funding from the grant provider to the City Engineer, or designate, subject to financial content approval from the Executive Director, Financial Planning; and,

- c) That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to take any such action and to sign any agreements, declarations or approvals and any such documents required resulting from receiving grant funding, subject to such documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer, or designates; and,
- v. That the Mayor, in addition to the CAO and City Clerk, also **BE AUTHORIZED** to sign any agreements, declarations and other such documents required as part of receiving funding for grants in support of the SSDCW Project, and only if deemed required by the grant provider, subject to such documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer, or designates.

Carried.

At the request of Councillor Fred Francis, a recorded vote is taken on this matter.

Aye votes: Councillor Frazier Fathers, Renaldo Agostino, Mark McKenzie, Ed Sleiman, Jo-Anne Gignac, Angelo Marignani, Gary Kaschak, Kieran McKenzie, Jim Morrison, and Mayor Drew Dilkens.

Nay votes: Councillors Fred Francis.

Abstain: None.

Absent: None.

Report Number: C 26/2026

Clerk's File: AF/15131

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

### **8.2. Artificial Intelligence (AI) Policy and Updated Information & Digital Protection Policy - City Wide**

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Angelo Marignani

Decision Number: CR123/2026

That City Council **APPROVE** the Artificial Intelligence (AI) Policy attached as Appendix A for implementation Corporate-wide; and,

That City Council **APPROVE** the updated Information & Digital Protection Policy attached as Appendix B for implementation Corporate-wide, replacing Policy CS.A5.07 (CR 210/2007); and,

That Administration **BE DIRECTED** to report back to City Council on an annual basis to track the progress of the implementation of AI across the City, including examples from other municipalities as well as annual successes and failures.

Carried.

Report Number: C 32/2026

Clerk's File: SI/15130

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

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

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

Decision Number: CR114/2026

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

Carried.

Report Number: SCM 92/2026  
Clerk's File: ACO2026

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

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

That the following By-laws No. 44-2026 through 55-2026 (inclusive) be introduced and read a first and second time:

**44-2026** - A BY-LAW TO FURTHER AMEND BY-LAW 131-2011 BEING A BY-LAW RESPECTING THE LICENSING, REGULATING AND INSPECTING OF BODY-RUB PARLOURS AND THOSE ENGAGED IN THE BUSINESS OF PROVIDING BODY-RUBS IN BODY-RUB PARLOURS, authorized by B3/2026, dated January 26, 2026.

**45-2026** - A BY-LAW TO FURTHER AMEND BY-LAW 115-2022 BEING A BY-LAW RESPECTING THE LICENSING OF SHORT-TERM RENTAL OWNERS AND TO REGULATE ALL RELATED ACTIVITY, authorized by B3/2026, dated January 26, 2026.

**46-2026** - A BY-LAW TO AMEND BY-LAW 177-2024 BEING A BY-LAW RESPECTING THE LICENSING AND REGULATING OF PUBLIC VEHICLES, authorized by B3/2026, dated January 26, 2026.

**47-2026** - A BY-LAW TO FURTHER AMEND BY-LAW 395-2004 BEING A BY-LAW RESPECTING THE LICENSING AND REGULATION OF VARIOUS BUSINESSES IN THE CITY OF WINDSOR, authorized by B3/2026, dated January 26, 2026.

**48-2026** - 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

# Minutes

## City Council

Monday, March 30, 2026

Page 28 of 34

STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CR82/2026, dated February 23, 2026.

**49-2026** - A BY-LAW TO AMEND BY-LAW NUMBER 83-2014 BEING A BY-LAW TO APPOINT AREA WEED INSPECTORS TO ENFORCE THE WEED CONTROL ACT AND REGULATIONS IN WINDSOR, authorized by M213-2014, dated May 20, 2014.

**50-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR83/2026, dated February 23, 2026.

**51-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR84/2026, dated February 23, 2026.

**52-2026** - A BY-LAW TO AMEND BY-LAW 119-2024 BEING A BY-LAW TO ESTABLISH A VACANT HOME TAX IN THE CITY OF WINDSOR, authorized by B19/2026, dated January 26, 2026.

**53-2026** - A BY-LAW TO REPEAL BY-LAW NUMBER 35-2026, BEING 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.

**54-2026** - A BY-LAW TO AMEND BY-LAW 143-2025, BEING A BY-LAW RESPECTING THE ISSUANCE OF VARIOUS PERMITS AND THE SCHEDULING OF INSPECTIONS, authorized by B3/2026, dated January 26, 2026.

**55-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 30<sup>TH</sup> DAY OF MARCH, 2026.

Carried.

## 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

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

- 1) Communication Items (as amended)
- 2) Consent Agenda (as amended)
- 3) Items Deferred Items Referred
- 4) Consideration of the Balance of Business Items (as amended)
- 5) Committee Reports as presented
- 6) By-laws given first and second readings as presented

Carried.

## **15. NOTICES OF MOTION**

None presented.

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

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

That the By-laws No. 44-2026 through 55-2026 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.  
Carried.

## **17. PETITIONS**

None presented.

## **18. QUESTION PERIOD**

### **18.1 CQ7 - 2026**

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

Decision Number: CR142/2026

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 7-2026:

#### **Assigned to: Commissioner, Human & Health Services**

Asks that Administration review the centralized housing registry with those of comparator regions and neighbouring municipalities to determine if there are minimum age thresholds in seniors buildings, and further to review priority sequence of applicants, whether applicants need to show evidence of residency for a period of time before becoming eligible to apply to our list, for example you must show that you have been in Windsor for a minimum period before you can apply and whether residents with arrears from a prior tenancy are eligible to reapply for community housing.  
Carried.

**18.2. CQ8 - 2026**

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

Decision Number: CR143/2026

That the following Council Question by Councillor Angelo Marignani **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 8-2026:

**Assigned to: Commissioner, Infrastructure Services & City Engineer**

Asks that Administration report back to Council on the feasibility of implementing traffic calming measures on Cypress Avenue, including the analysis of the current traffic volume and a review of specific engineering options to improve safety on this heavy-use corridor.

Carried.

Clerk's File: ACOQ2026 & ST/13863

**21. ADJOURNMENT**

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

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 1:28 o'clock p.m.

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Mayor

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City Clerk

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

**Meeting called to order at: 10:25 a.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Jo-Anne Gignac (virtual)  
Councillor Fred Francis  
Councillor Gary Kaschak(virtual)  
Councillor Angelo Marignani(arrives at 11:05 a.m. virtual)  
Councillor Kieran McKenzie  
Councillor Mark McKenzie(virtual)  
Councillor Jim Morrison  
Councillor Ed Sleiman  
Councillor Frazier Fathers(arrives at 10:30 a.m. virtual)

**Also in attendance:**

Ray Mensour, Chief Administrative Officer  
Jelena Payne, Commissioner. Economic Development/Deputy CAO  
Andrew Daher, Commissioner, Corporate Services  
David Simpson, Commissioner, Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner, Finance/City Treasurer  
Michael Chantler, Commissioner, Community Services  
Dana Paladino, Commissioner, Human and Health Services(virtual)  
Mark Nazarewich, Deputy City Solicitor(virtual)  
Christopher Menard, Acting Mayor's Chief of Staff  
Steve Vlachodimos, City Clerk  
Anna Ciacelli, Deputy Clerk  
Kris Taylor, Chief Business Development Officer, Garry Rossi, President and Chief Executive Officer, Paul Gleason, Chief Risk Officer and  
Matt Carlini, Chief Financial Officer, Enwin (virtual) (Item 1)  
Jamie Waffle, Fire Chief (Item 3)  
Daemon Hart, Deputy Fire Chief (Item 3)

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Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Fred Francis,  
to move in Camera for discussion of the following item(s):

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Position/plan – opportunity, Section 239(2)(k)
2	Property matter – disposition of land, Section 239(2)(c)
3	Labour negotiations – settlement, Section 239(2)(d)
4	Security of the property of the Corporation – policy, Section 239(2)(a) – VERBAL update

**Motion Carried.**

**Councillor Frazier Fathers and Councillor Angelo Marignani were absent from the meeting when the vote was taken on this matter.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

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

# **Minutes**

**City Council**

**Monday, March 30, 2026**

Page 33 of 34

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**Motion Carried.**

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

**THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held March 9, 2026 directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation as approved by Windsor Canada Utilities/EnWin Energy Board of Directors at their meeting held February 25, 2026 respecting a position/plan – investment opportunity **BE APPROVED AS AMENDED**.
2. That the recommendation contained in the in-camera report from the Manager Land Development and Growth, Executive Director Economic Development and Climate Change, City Solicitor, Deputy Chief Administrative Officer/Commissioner of Economic Development, Commissioner of Infrastructure Services, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a property matter – disposition of land **BE APPROVED**.
3. That the recommendation contained in the in-camera report from the Fire Chief, Manger Developmental Revenue and Financial Administration, City Solicitor, Executive Director of Human Resources, Commissioner of Corporate Services, Commissioner of Community Services and Commissioner of Finance/City Treasurer respecting labour negotiations - settlement **BE APPROVED**.
4. That the confidential verbal report from the City Clerk respecting the security of the property of the Corporation – policy **BE RECEIVED** and further Administration **BE AUTHORIZED TO PROCEED** in accordance with the verbal direction of Council.

**Motion Carried.**

**Moved by Councillor Fred Francis, seconded by Councillor Ed Sleiman,**  
**That the special meeting of council held March 9 2026 BE ADJOURNED.**  
**(Time: 11:46 a.m.)**  
**Motion Carried.**