

Final Consolidated City Council Meeting Agenda

Date: Monday, April 13, 2026

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

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

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure Bylaw 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

Item # Item Description
1. ORDER OF BUSINESS

2. CALL TO ORDER - Playing of the National Anthem

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 (*previously distributed*)

4.1 Adoption of the Windsor City Council minutes of its meeting held March 30, 2026
(SCM 103/2026)

5. NOTICE OF PROCLAMATIONS

Proclamations

Sikh Heritage Month – April, 2026
Holocaust Remembrance Day – April 13, 2026
Earth Day – April 13, 2026

Flag Raising Ceremony

Sikh Heritage Month – April 14, 2026

6. COMMITTEE OF THE WHOLE

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

7.1. Correspondence 7.1.1. and 7.1.2. **(CMC 6/2026)**

7.2. Mayor, Councillors and Appointees Statement of Remuneration and Expenses for 2025 **(C 35/2026)** *Author: Jocelyn De Luna, Financial Analyst*

7.3. 2025 Annual Report - Building Permit Fee Reserve Fund - City Wide **(C 41/2026)**
Author: Michael Okanlawon, Financial Planning Administrator

7.4. 2025 Annual Investment Compliance Report - City Wide **(C 38/2026)** *Author: Lorie Gregg, Executive Director, Financial Planning, Deputy Treasurer*

8. CONSENT AGENDA *(previously distributed)*

8.1. Fee Program Rates - City Wide **(C 39/2026)** *Author: Ian Day, Senior Manager, Transportation*

8.2. Exemption to Noise By-law 6716 for Nighttime Construction Work – E.C. Row Expressway West Bound Central Avenue to Walker Road Mill and Pave – Ward 7 & 8 **(C 30/2026)** *Author: Gerry Rattew, Engineer I*

8.3. Purchasing Bylaw – Periodic Review and Amendment **(C 43/2026)** *Author: Dawn Lamontagne, Purchasing Manager (Acting)*

CONSENT COMMITTEE REPORTS

8.5. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held December 2, 2025 **(SCM 94/2026) (SCM 56/2026)**

8.6. Waste Collection Service Level Enhancements to Strengthen the Core **(SCM 95/2026) (S 16/2026)** *Author: Jim Leether, Public Works – Operations, Environmental Services*

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS (10 MINUTES) (previously distributed)

10.1. Signing of Symbolic Relationship between the City of Windsor and Kupiansk, Ukraine

The following representatives will be appearing via Zoom:

- Andrii Besedin, Head of the Kupiansk City Military Administration, Acting Mayor
- Andrii Tykhonchenko, Deputy Head of the Kupiansk City Military Administration
- Taisiia Nefodova, Deputy Mayor
- Vitalii Saiapin, Head of Affairs of the Executive Committee
- Mykola Kurchenko, Head of the Department for Digital Transformation, Internal Policy, and Public Relations

DELEGATIONS (5 MINUTES) previously distributed)

11.2. Annual Update: Strengthen the Core: Downtown Windsor Revitalization Plan – City Wide (**C 34/2026**) *Author: Cristina Melnik, Senior Economic Development Officer*

- a) Wayne Craig, Area Resident (in person)
- b) Ray Blanchard, Downtown Windsor Business Owner (in person)
- c) Chris Macleod, Downtown Windsor Improvement Association (in person)

8.4. Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6 (**SCM 47/2026**) (**S 144/2025**) *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Tracey Pillon-Abbs, Principal Planner, Pillon-Abbs Inc., available for questions (via Zoom)
- b) Alicia Good, Watershed Planner, Essex Region Conservation Authority (ERCA) (in person)

LATE:

- c) Daniel Grenier, President, Hausology Inc. (in person)

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

- a) Daniel Grenier, President, Hausology Inc.

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

11.1. 2025 Year-End Operating Budget Variance Report for Transit Windsor - City Wide (**C 36/2026**) *Author: James Chacko, Executive Director Transit Windsor (Acting)*

- 11.3. Options for Licensing Hotels and Motels - City Wide (**S 21/2025**) *Author: Craig Robertson, Manager of Licensing and Enforcement & Deputy Licence Commissioner*

Clerk's Note: Administration is providing the **previously distributed** additional information memo (**AI 17/2025**) *Author: Stephen Lynn, Manager, Social Policy & Planning*

- 11.4. 2025 Year-End Operating Budget Variance Report - City Wide (**C 37/2026**) *Author: Janice Guthrie, Commission, Finance & City Treasurer*

- 11.5. RFP 147-25 Janitorial Supplies - City Wide (**C 42/2026**) *Author: Dawn Lamontagne, Purchasing Manager (Acting)*

- 11.6. 2026 Spring/Summer Curling at Capri Pizzeria Recreation Complex – Ward 1 (**C 45/2026**)

12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed)

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

- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held March 30, 2026 (**SCM 106/2026**)

- 12.3. Report of the In-Camera Striking Committee of its meeting held March 30, 2026 (**SCM 107/2026**)

- 12.4. Report of the Striking Committee of its meeting held March 30, 2026 (**SCM 108/2026**)

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

- 13.1. **By-law 56-2026** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC RIGHT-OF-WAY, IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.

- 13.2. **By-law 57-2026** - A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN PLAN 1241 IN THE CITY OF WINDSOR, authorized by Bylaw 139-2013, dated August 26, 2013.

- 13.3. **By-law 58-2026** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 2.44 METRE NORTH/SOUTH ALLEY NORTH OF SEMINOLE STREET, EAST OF LABADIE ROAD, AND WEST OF WESTCOTT ROAD, CITY OF WINDSOR, authorized by CR229/2025, dated May 26, 2025.

- 13.4. **By-law 59-2026** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 2.44 METRE NORTH/SOUTH ALLEY NORTH OF SEMINOLE STREET, EAST OF LABADIE ROAD, AND WEST OF WESTCOTT ROAD, CITY OF WINDSOR, authorized by CR229/2025, dated May 26, 2025.
- 13.5. **By-law 60-2026** - A BY-LAW TO ESTABLISH A POLICY FOR THE PROCUREMENT OF GOODS AND SERVICES INCLUDING CONSTRUCTION FOR THE CORPORATION OF THE CITY OF WINDSOR, see Item 8.3.
- 13.6. **By-law 61-2026** - A BY-LAW TO AUTHORIZE SPECIAL CHARGES TO BE IMPOSED ON LOTS ON WHICH HAVE HAD LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 22-2026 ON MARCH 23, 2026, IN THE CITY OF WINDSOR, authorized by CR329/2023, dated August 8, 2023.
- 13.7. **By-law 62-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 13TH DAY OF APRIL, 2026.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-laws 56-2026 through 62-2026 inclusive

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Environment & Climate Change Advisory Committee
Thursday, April 16, 2026
5:30 p.m., Room 140, 350 City Hall Square West

Windsor Licensing Commission
Thursday, April 23, 2026
9:30 a.m., Room 140, 350 City Hall Square West

City Council Meeting
Monday, April 27, 2026
10:00 a.m., Council Chambers

21. ADJOURNMENT

City Council
Monday, April 13, 2026
Item 8.4 - Written Submission

My name is Dan Grenier. I am the owner of Hausology Inc., the applicant on this file. I want to address specifically the issue surrounding flooding in this neighbourhood. Ever since I learned that this item was going to be deferred at the last meeting due to objections from ERCA, I've been reaching out to individuals from the City, ERCA, Police Department, Fire Department, and third party Engineers, specifically Landmark Engineering who specialize in this field. My goal was simply to ask questions and understand the situation.

What I am going to present to you today is specifically my interpretation of what was shared with me – and believe me when I say that extracting this information is rather difficult. I am not by any means an expert in this field, and there are experts all around us here today that can better speak to what I am sharing. For that reason, please take my words for what they are... an interpretation... and ask these experts to chime in.

Now, I might very well go over the 5-minute limit, and so if I get cut off, I want to leave you with two main thoughts:

- 1) The objections from ERCA today are not planning matters. They are engineering matters. Don't take my word for it. This was shared with me directly from the City Planner. We are simply looking at rezoning land in an already developed area. They can still object and deny the development at the permit stage.
- 2) Conversations need to start happening... ...between the city, ERCA, and any other relevant entities. From my understanding, no one is really talking to each other. At least not seriously.

So, with that said...

ERCA has shared in the initial report that the flooding on the road can be anywhere between 0.8-1m. Now, I don't know why this isn't an exact number. Although engineering is a series of assumptions it generally leads to a specific result that can guide design. I would like ERCA to nail down the exact number rather than give an ambiguous range.

That said, the concern isn't flooding of the lot itself. That can always be remediated with retaining walls and other engineering practices. Their concern is safe ingress to and egress from the "flood of the century", what we all call the 1-100 year storm.

It became clear when speaking with Tim Burny from ERCA and to the Police Department that the Fire Department's access to the site during this event is the primary concern. In reaching out to the Fire Department, they indicated their trucks can comfortably go through 0.7m of water. "Water depths in the range identified by ERCA (approximately 0.8 to 1.0 metres) would present operational challenges and may limit the ability of standard emergency vehicles to access the site safely. While no guarantees can be made regarding the timing or effectiveness of emergency operations during severe flood events, WFRS

plans and prepares for these scenarios using a combination of land- and water-based resources, where feasible.”

The City of Windsor appears to be satisfied with the Fire Departments response. But ERCA is not.

I would like to share three other matters from my conversation with Tim Burny from ERCA:

- 1) They are being proactive in objecting to this application. They can very well simply be doing their due-diligence during the permit process. I talked about this earlier.
- 2) And this is a big one. They very well may not accept any permits for new construction of any kind.
- 3) The flood levels they quoted exclude the pump station upgrades... and no one knows the impact of the new pump stations on the flood level. I received the same impression when talking with the City planners and engineers.

The last two points, the fact that they may not accept any permits and no one knows the effect of the pump station upgrades, are extremely concerning.

Another individual in the area, looking to develop the land at 325 Frank, was denied permit for this same reason with their case heading to the OLT. This lot is zoned for a single-family home. Imagine, not being able to build a home on a lot you have in the area. These lands are developed with hundreds or thousands of homes. Do these individuals know that if their home burnt down today, ERCA will deny any permit to rebuild, essentially rendering their land useless? Is the city even aware of this? I would love to hear ERCA’s take on this, because if I am wrong and they are allowing permits for single-family... why deny the permit of an 8-plex, especially with much larger developments all around. I would also like ERCA’s take on why oppose this development for ingress/egress purposes, when they allowed the 24-unit development in 2021 just down the street at 233 Watson. What changed since then? And I did check, road elevations don’t appear any different at that location.

This individual at 325 Frank also found out that no one knows the impact of the new pump station on the flood level, and decided to hire Landmark Engineering at their own cost. To be clear, this appears to be a situation where no proper due-diligence was taken when designing these multi-million dollar upgrades – over \$30 million if I am not mistaken – that an resident had to pay thousands out pocket for something that should have been done beforehand.

We have reached out to Landmark Engineering and they have indicated that this report is now ready. Given this individual is a taxpayer and paying the same rates that other are paying with buildable lots, I strongly recommend that the City reaches out to this individual to obtain this report and reimburse them.

While we did not receive a copy of this report, Landmark Engineering did share some of its findings with us verbally. The following, again is just alleged as I have not seen the report.

- 1) The pump stations will reduce the water levels by 6". Which very much may allow ERCA to give us the go-ahead, we don't know.
- 2) The amount of time this maximum flood level is sustained is drastically reduced to the point that the engineer themselves indicated they stand to have issues with ERCA if they don't allow development here just for that very small moment in time where the flood level is high.

To conclude, I want to leave you again with three matters:

- 1) This is an engineering issue, not planning. There is no reason for denying this application. ERCA can simply deny at the permit process.
- 2) Let's start talking to each other, because if the word got out to these residents that their tax dollars and insurance dollars aren't protecting them... .. Let's just start talking.
- 3) Get access to that engineering report.