

Final Consolidated City Council Meeting Agenda

Date: Monday, April 27, 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 April 13, 2026
(SCM 120/2026)**

5. NOTICE OF PROCLAMATIONS

Proclamations

National Day of Mourning – April 28, 2026
Community Living Month – May, 2026
Mental Health Month – May, 2026
Emergency Preparedness Week – May 3 – 9, 2026
World Migratory Bird Day – May 9, 2026

Illumination

Shine a Light on Community Living – May 1, 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. through 7.1.7. **(CMC 7/2026)**

Clerk’s Note: Items 7.1.8 and 7.1.9 – Correspondence Items:

No.	Sender	Subject
7.1.8	City of Windsor	Notice of study commencement and public information centre – second egress for Twin Oaks Business Area Administrative Lead: Commissioner, Infrastructure Services & City Engineer SPL/14449 Note & File
7.1.9	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, May 14, 2026. Administrative Lead: City Planner Z2026 Note & File

7.2. 2025 Provincial Offences (POA) Annual Report - City Wide **(C 48/2026)**

8. CONSENT AGENDA *(previously distributed)*

8.1. Windsor Works Update - City Wide **(C 44/2026)** *Author: Cristina Melnik, Senior Economic Development Officer*

8.2. Amendment to Delegation of Authority By-Law – City Wide **(C 47/2026)** *Author: Denise Wright, Manager of Real Estate Services*

CONSENT COMMITTEE REPORTS

8.3. Response to CR7/2025 - Converting One-Way Streets to Two-Way Streets – Wards 3 and 4 **(SCM 96/2026) (S 24/2026)** *Author: Clare Amicarelli, Schools and Sustainable Mobility Coordinator (Acting)*

Clerk’s Note: Administration is providing the *previously distributed* additional information memo **(AI 5/2026)** *Author: Ian Day, Senior Manager Transportation*

8.4. Municipal Electric Vehicle (EV) Charging Infrastructure Policy **(SCM 97/2026) (S 18/2026)** *Author: Luigi Congi, Executive Initiatives Coordinator, Finance*

8.9. Minutes of the International Relations Committee of its meeting held February 24, 2026
(SCM 113/2026) (SCM 86/2026)

9. **REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS** (*previously distributed*) (See also: **DELEGATIONS** section.)

8.5. Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1 **(SCM 114/2026) (S 27/2026)** Author: *Justina Nwaesei, Planner III – Development*

Clerk’s Note: The following members of the public are requesting that this matter **BE DEFERRED** to the next meeting of Council as there are interested parties who are unable to participate as a delegation:

- a) Anna Lanoszka, Area Resident
- b) Rino Licata, Area Resident
- c) Fulvio Valentinis, Area Resident
- d) Olivia Curti Durocher, Area Resident
- e) Dan Coccimiglio, Area Resident
- f) Sheri & Corey Livingston, Area Residents
- g) Catherine Archer, Area Resident
- h) Silvio Barresi, Area Resident
- i) Luciana Giglio, Area Resident
- j) Stephen Durocher, Area Resident
- k) Catherine Papatello, Area Resident
- l) Jean-Yves Renaud, Area Resident
- m) Louis Durnbeck, Area Resident
- n) Sheri Livingston, Area Resident
- o) Jennifer Palko, Area Resident
- p) Melissa Petz, Area Resident
- q) Catherine Archer, Area Resident

10. **PRESENTATIONS (10 MINUTES)**

10.1. Odette Commerce Society 5-Day Challenge

- a) Makannah Murphy, President, Odette Commerce Society (in person)

DELEGATIONS (5 MINUTES)

8.6. Zoning By-Law Amendment - Z 004/26 (ZNG-7356) 654 Capitol Street - Ward 10
(SCM 109/2026) (S 21/2026) Author: *Averil Parent, Planner II - Development Review*

- a) Saksham Sharma, Agent for the Applicant, available for questions (via Zoom)
- b) Sital Garha, Agent for the Applicant, available for questions (via Zoom)

- 8.8. Demolition Control – 672 Langlois Ave - Ward 4 **(SCM 111/2026) (S 20/2026)** *Author: Simona Simion, Economic Development Planner (Acting)*
- a) Saksham Sharma, Agent for the Applicant, available for questions (via Zoom)
 - b) Sital Garha, Agent for the Applicant, available for questions (via Zoom)
- 8.7. Notice of Intent to Demolish a Heritage Listed Property – 8150 Riverside Drive East, House - Ward 6 **(SCM 110/2026) (S 25/2026)** *Author: Tracy Tang, Planner III - Heritage (Acting)*
- LATE:**
- a) Hunter Weir, Agent for the Applicant, available for questions (via Zoom)
- 8.5. Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1 **(SCM 114/2026) (S 27/2026)** *Author: Justina Nwaeseji, Planner III – Development (See also: REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS section.)*
- a) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (via Zoom)
 - b) Fulvio Valentinis, Area Resident (in person)
 - c) Catherine Archer, Area Resident (in person)
 - d) Albert Schepers, Area Resident (in person)
 - e) Sandeep Sampath Kumar, Area Resident (via Zoom)

Clerk's Note: The following written submissions were ***previously distributed:***

- a) Olivia Curti Durocher, Area Resident
- b) Sandy Hawken & Chad Pillon, Area Residents
- c) Robert Marcuz, Area Resident
- d) Peter Marra, Area Resident
- e) Rino & Mary Licata, Area Residents
- f) Catherine Archer, Area Resident
- g) Dan Coccimiglio, Area Resident
- h) Anna Lanoszka, Area Resident (***attached***)

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

- 11.1. Sewer Master Plan Implementation, Disaster Mitigation Adaptation Fund Program (DMAF 1 and DMAF 4) and Health and Safety Water Stream (HSWS) Program, Annual Update - City Wide **(C 46/2026)** *Author: Ian Wilson, Stormwater and Wastewater Engineer*
- 11.2. Fee Program Rates - City Wide **(C 39/2026)** *Author: Ian Day, Senior Manager, Transportation*

11.3. Amendments to By-Law 172-2025 Establish the Mandate and Responsibilities of the Auditor General - City Wide (**C 52/2026**) *Author: Luigi Congi, Executive Initiatives Coordinator*

AND 2026 Auditor General Charter Amendments (Alignment with Auditor General By-law 172-2025) (**SCM 57/2026**)

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)

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

13.1. **By-law 63-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by Bylaw 73-2023, dated June 12, 2023.

13.2. **By-law 64-2026** - A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 401 SUNSET AVENUE TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, authorized by CR18/2026, dated January 12, 2026.

13.3. **By-law 65-2026** - A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 2629 RIVERSIDE DRIVE WEST, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, authorized by CR18/2026, dated January 12, 2026.

13.4. **By-law 66-2026** - A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 197 SUNSET AVENUE, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, authorized by CR18/2026, dated January 12, 2026.

13.5. **By-law 67-2026** - A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 223 SUNSET AVENUE, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, authorized by CR18/2026, dated January 12, 2026.

- 13.6. **By-law 68-2026** - A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 400 HURON CHURCH ROAD, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, authorized by CR18/2026, dated January 12, 2026.
- 13.7. **By-law 69-2026** - A BY-LAW TO AMEND BY-LAW NO. 2667, BEING A BY-LAW TO AUTHORIZE THE SALE OF THAT PORTION OF THE ALLEY SHOWN ON R.P. 1173, LYING BETWEEN THE EASTERLY LIMIT OF THE SAID PLAN AND THE EASTERLY LIMITS OF LOTS 7 TO 17 INCLUSIVE, BOUNDED ON THE SOUTH BY THE NORTHERLY LIMIT OF ONTARIO STREET AND ON THE NORTH BY THE EASTERLY PRODUCTION OF THE NORTHERLY LIMIT OF SAID LOT 7, IN THE CITY OF WINDSOR, authorized by CAO 285/2024, dated January 22, 2025.
- 13.8. **By-law 70-2026** - A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 401 SUNSET AVENUE, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, authorized by CR18/2026, dated January 12, 2026.
- 13.9. **By-law 71-2026** - A BY-LAW TO AMEND BY-LAW NUMBER 208-2008 BEING A BY-LAW TO DELEGATE TO ADMINISTRATION THE AUTHORITY TO PROCESS, MAKE DECISIONS ON, AND TO EXECUTE AGREEMENTS FOR CERTAIN MATTERS, see Item 8.2.
- 13.10. **By-law 72-2026** – A BY-LAW TO AMEND BY-LAW NUMBER 172-2025, BEING A BY-LAW TO ESTABLISH THE POSITION AND DUTIES OF THE AUDITOR GENERAL FOR THE CORPORATION OF THE CITY OF WINDSOR, see item 11.3.
- 13.11 **By-law 73-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 27TH 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 63-2026 through 73-2026 inclusive

17. PETITIONS

18. QUESTION PERIOD (*previously distributed*)

18.1. Summary of Outstanding Council Questions as of April 23, 2026 (**SCM 73/2026**)

18.2. Outstanding Council Directives as of April 13, 2026 (**SCM 72/2026**)

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Environment, Transportation, and Public Safety Standing Committee
Wednesday, April 29, 2026
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, April 29, 2026
Immediately following the Environment, Transportation & Public Safety Standing
Committee meeting, Room 140, 350 City Hall Square West

Development & Heritage Standing Committee
Monday, May 4, 2026
4:30 p.m., Council Chambers

Community Services Standing Committee
Wednesday, May 6, 2026
9:00 a.m., Council Chambers

Age Friendly Windsor Working Group
Thursday, May 7, 2026
9:30 a.m., Room 140, 350 City Hall Square West

City Council Meeting
Monday, May 11, 2026
10:00 a.m., Council Chambers

21. ADJOURNMENT

Submission to the City of Windsor Council Meeting on April 27, 2026

Dr. Anna Lanoszka ([REDACTED])

**RE: Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant:
Homes by Artisan; File No. Z-033/25 [ZNG/7338]**

1. I am unable to be here today, but this is my submission. I love this city, and Windsor and its people can only thrive and prosper when the established rules and regulations are respected. People of this city expect that you, the City Councilors, put first in front of you the needs of people you serve, not the developers.
2. We need proper housing for families and retirees in Ontario, not motel-like dwellings with multiple tiny units that is being proposed. I had been a renter for most of my life and my family was able to advance and be successful because at the critical times of our lives we were able to find reasonably sized apartments to live. And when I retire, I hope to be able to find 2-bedroom apartment/condo where we can settle for our final years with some dignity.
3. Hence, I am pleading with you today to reject the proposal for amendments to City Bylaw 8600 concerning the properties 1141/1175 on Cabana Rd. Please note that it is not just a rezone from RD1.4 to RD 3.1 to construct a 3-storey dwelling containing 29 Units and 37 on-site vehicle parking spaces with proposed access to be on Casgrain Dr. The applicant also proposes to add a site-specific zoning provision that would permit a reduction in the required minimum north side yard width (from 6.0 m to 4.57m) and reduce the minimum parking area separation from a habitable room window (from 4.5m to 2.13m). This is not acceptable. Such dwelling will completely change the character of this residential neighbourhood, create traffic safety hazards, destroy the green space, and will create a useless structure with 29 tiny units to only attract a transient population.
4. Please see the article included: *“The unintended consequences of ‘gentle density’ development - Multiplex zoning can unintentionally create unregulated clusters of transient accommodation”* by M. Haider and S. Moranis published in the Financial Post on March 18, 2026. The article outlines the problem by demonstrating the real negative consequences of building such small units’ dwellings in Canada. It shows how such ultimately useless hotel-like dwellings with tiny units only invite a transient population.

5. You do not have to look far, look what is happening in Toronto – the part of the condo market that was flooded by progressively smaller and smaller units has collapsed. If the idea was to build for students, that market is no longer viable. The international students' programs turned out to be problematic and the government recognized those problems by significantly and permanently curbing international students' visas. I know because I work at the university. Hence, please stop building these useless units across Ontario. Build for families and retirees instead.
6. Without doubt the proposed far-reaching changes to our bylaws should be rejected because if allowed they would completely change the character of this historic neighbourhood. And it would do that for no good public purpose. The proposal aims to create a not-needed monstrosity with units too small for families and individuals to settle. We do not need a motel in this neighborhood, which creation would exacerbate pollution by the increase in traffic in this residential area that already is congested on days when the Rosland Golf Club is open. Instead, Windsor needs a re-designed dwelling with a smaller number of bigger units for families and retirees to live.
7. Ontario needs proper places for people to settle. Windsor needs proper sizes units where individuals and families can settle for a long time. We, the neighbors, want this land to be developed as a reasonable residential place. A place where several individuals and families can live and stay for a long time. However, this is not what is being proposed. The current rezoning proposal suggests building an eye-hurting architectural monstrosity (motel) with 29 ridiculously small units squeezed on an inadequate plot of land with a sole aim at a quick profit.
8. Councilors you are the city guardians - so be up to the task. Would you settle in this proposed dwelling? And if indeed, you strongly believe that this kind of dwelling is perfect for retirees, why don't you designate it as a 55-plus building? Otherwise, reject this destructive proposal and compel the developers to re-design it and be mindful of people's needs and the needs of this wonderful city.

The unintended consequences of 'gentle density' development

Multiplex zoning can unintentionally create unregulated clusters of transient accommodation

Author of the article:

By [Murtaza Haider](#) and [Stephen Moranis](#)

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A fourplex in North Central Edmonton, Alta. Photo by David Bloom/Postmedia files

City governments across Canada are promoting what planners call “gentle density.” The idea is straightforward: replace single-detached houses with duplexes, triplexes, fourplexes and, in [Edmonton’s](#) case, eightplexes to increase [housing supply](#) without dramatically altering neighbourhood character.

In principle, gentle density is a sensible policy. In practice, however, its unintended consequences are proving detrimental to some nearby residents.

A recent report in the Edmonton Journal exposed concerns that many residents had quietly dreaded. Certain properties approved and built as multiplex housing are not being used exclusively for long-term rental purposes. Instead, they now serve as rooming houses or [short-term rentals](#), effectively functioning as boutique hotels embedded into residential neighbourhoods.

This outcome clearly diverged from the initial planning objectives. Advocates for increased density argued that expanding the availability of smaller units in established neighbourhoods would attract new

residents, including small families, students and workers seeking long-term accommodation, who would benefit from existing community resources and infrastructure such as transit systems, roads and sewerage networks.

When these units are converted into short-term rentals or rooming houses, the policy goal is compromised. The neighbourhood attains the density but not the housing stability that originally justified the policy.

This mismatch between intent and outcome calls for regulatory adjustments rather than abandoning the concept of gentle density altogether. In Edmonton, the city is reviewing multiplex regulations, including reducing the maximum number of units on residential streets from eight to six, but strict enforcement is needed to ensure conformity in their use.

Municipal governments need to update their short-term rental regulations to ensure that the new multiplexes do not become commercial lodging businesses operating in residential neighbourhoods. A practical and oft-implemented solution is to mandate that short-term rentals be allowed exclusively in owner occupied principal residences. When the owner lives onsite, neighbours have a clear point of contact and accountability should guests cause noise disturbances, parking issues or other nuisances.

Without such safeguards, multiplex zoning can unintentionally create unregulated clusters of transient accommodation. This was also the case in [Toronto](#), before the city imposed restrictions ensuring certain types of properties could not be used for short-term rentals.

There are other legitimate concerns about negative externalities, a concept well understood in urban economics. When properties operate as de facto hotels, with guests arriving and departing daily, the surrounding residents experience impacts that were never part of the social contract of residential zoning. Increased noise, parking pressure and unfamiliar transient occupants can alter the perceived stability of a street.

In economic terms, these are negative externalities imposed on neighbouring properties.

If such impacts depress property values or reduce neighbourhood desirability, municipalities should, at a minimum, measure and monitor these outcomes. Cities routinely regulate land use to protect public welfare; they should be equally willing to track whether some policy changes inadvertently erode neighbourhood value. Where demonstrable harm occurs, municipalities must be prepared to reconsider regulatory frameworks or provide appropriate mitigation.

Transparency and enforcement are also essential steps.

Cities should maintain public registries of short-term rental properties and rooming houses, allowing residents to see which properties in their vicinity are licensed for such uses. This information empowers communities to report illegal or unregistered operations.

Enforcement must also be credible. If penalties for violations are trivial compared with the profits generated from illegal short-term rentals, compliance will remain elusive.

Meaningful enforcement requires penalties that are large enough to serve as genuine deterrents.

Ultimately, the purpose of urban planning is not merely to maximize density. The goal is to create and protect value — economic value, certainly, but also cultural and communal values.

Neighbourhoods derive their identity from a delicate balance of permanence, familiarity and social cohesion. When residents know their neighbours and share a sense of place, those neighbourhoods become desirable places to live. That desirability, in turn, generates value for the entire city.

Gentle density remains an important tool for addressing Canada's [housing shortages](#). But its success depends on aligning policy design with policy outcomes. If multiplex zoning increasingly produces short-term rental properties rather than long-term rental homes, cities will have solved the wrong problem.

Good planning requires not only bold reforms but also careful guardrails.

Cities must ensure that gentle density delivers what it promised: more homes for residents, stronger neighbourhoods and growth that enhances rather than erodes the character of the communities people call home.

[Murtaza Haider](#) is the executive director of the [Cities Institute](#) at the University of Alberta and the [Radhe Krishna Gupta Executive Chair](#) in Cities and Communities at the Alberta School of Business. [Stephen Moranis](#) is a former president of the Toronto Real Estate Board and an industry veteran providing strategic market insights.