

May 22, 2026

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, May 25, 2026 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

A special meeting of Council will be held on **Monday, May 25, 2026, immediately following the regular meeting of Council, in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, May 25, 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 (*attached*)

**4.1 Adoption of the Windsor City Council minutes of its meeting held May 11, 2026
(SCM 163/2026)**

5. NOTICE OF PROCLAMATIONS

Proclamations

Bike Month – June, 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 7.1.4 (CMC 9/2026)

- 7.2. Updated Response to CR 591/2020 and CR 179/2021 - Cannabis Odour - City Wide **(C 63/2026)** Author: Mark Nazarewich, Deputy City Solicitor

Clerk's Note: P&C memo provided to Mayor and members of Council only.

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

- 8.1. Little River Pollution Control Plant Capacity Expansion Class Environmental Assessment Study Completion – City Wide **(C 61/2026)** Author: Chandana Walgama, Pollution Control Project Engineer

Clerk's Note: Administration indicates that the correct date for the Tecumseh Council Meeting on page 3 of 7 of the administrative report should be June 9, 2026.

Clerk's Note: Appendix A available at www.citywindsor.ca due to size.

- 8.2. Exemption to Noise By-law 6716 for Nighttime Construction Work – Lauzon Parkway from Cabana Road to CPKC Railway Overpass Mill and Pave – Ward 9 **(C 60/2026)** Author: Dan Durocher, Technologist I

CONSENT COMMITTEE REPORTS

- 8.3. Minutes of the Active Transportation Expert Panel of its meeting held February 18, 2026 **(SCM 129/2026) (SCM 85/2026)**
- 8.4. Minutes of the Transit Windsor Working Group of its meeting held March 4, 2026 **(SCM 130/2026) (SCM 87/2026)**
- 8.5. Minutes of the Windsor Licensing Committee of its meeting held March 26, 2026 **(SCM 131/2026) (SCM 99/2026)**
- 8.6. Minutes of the Environment & Climate Change Advisory Committee of its meeting held February 19, 2026 **(SCM 132/2026) (SCM 100/2026)**
- 8.7. Report No. 3 of the Environment & Climate Change Advisory Committee Meeting held February 19, 2026 **(SCM 133/2026) (SCM 101/2026)**

Clerk's Note: Removing the word “name” from the first line of the recommendation from the committee report. **(SCM 133/2026)**

- 8.8. Report No. 4 of the Environment & Climate Change Advisory Committee Meeting held February 19, 2026 **(SCM 134/2026) (SCM 102/2026)**

Clerk's Note: P&C memo provided to Mayor and members of Council only for both Item No. 8.7 & Item No. 8.8.

- 8.9. Response to CQ 18-2025 Micromobility in Windsor – City Wide **(SCM 135/2026)**
(S 5/2026) Author: Kathy Quenneville, Schools and Sustainable Mobility Coordinator
- Clerk’s Note:** Administration is providing the *previously distributed* additional information memo **(AI 3/2026)** Author: Clare Amicarelli, Schools and Sustainable Mobility Coordinator (Acting)
- Clerk’s Note:** The following written submission is **attached:**
- a) Sue & Tom Omstead, Founders, Share the Road Essex County
- 8.11. Official Plan and Zoning By-law Amendments Applications for the property known as 1878-1918 Huron Church; Applicants: 2188160 Ontario Ltd & Roba Chafchak; File Nos. OPA 197 [OPA/7336] and Z-031/25 [ZNG/7335]; Ward 10 **(SCM 144/2026)** **(S 35/2026)**
Author: Justina Nwaesei, Planner III - Development
- 8.12. Ford City/Main Streets CIP Application, 1082-1086 Drouillard Rd.; Owner: Joseph Garry Colautti - Ward 5 **(SCM 145/2026)** **(S 26/2026)** Author: Kevin Alexander, Senior Planner-Special Projects
- 8.13. Ford City CIP Application, 1377 Drouillard Road, Owner: Kaija Karmiste (c/o: Saksham Sharma). Ward 5 **(SCM 146/2026)** **(S 28/2026)** Author: Kevin Alexander, Senior Planner-Special Projects
- 8.15. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan’s Regional Systems Leadership Table of its meeting held June 11, 2025 **(SCM 148/2026)**
(SCM 400/2025)
- 8.16. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan’s Regional Systems Leadership Table of its meeting held September 10, 2025
(SCM 149/2026) **(SCM 401/2025)**
- 8.17. Age Friendly Windsor Working Group 2025 Annual Report **(SCM 150/2026)**
(SCM 30/2026)
- 8.18. Minutes of the Committee of Huron Lodge of its meeting held March 13, 2026
(SCM 151/2026) **(SCM 112/2026)**
- Clerk’s Note:** Updated title of the committee report to indicate “Committee of Management for Huron Lodge” **(SCM 151/2026)**
- 8.19. Minutes of the Windsor Accessibility Advisory Committee of its meeting held March 19, 2026 **(SCM 152/2026)** **(SCM 115/2026)**

- 8.20. CQ7-2025 – Safety Mitigation Measures at Special Events - City Wide (**SCM 154/2026**) (**SCM 20/2026**) (**C 161/2025**) *Author: Samantha Magalas, Manager, Parks, Recreation & Facilities Programming*

Clerk's Note: Administration is providing the **previously distributed** additional information memo (**AI 6/2026**)

Clerk's Note: P&C memo provided to Mayor and members of Council only.

- 8.21. 2026 Municipally Significant Event Status - Ward 3 (**SCM 155/2026**) (**S 40/2026**) *Author: Samantha Magalas, Manager, Parks, Recreation & Facilities Programming*

- 8.22. Response to CQ 5-2025 – Current Challenges Faced by Seniors and Potential Mitigation Strategies – City Wide (**SCM 156/2026**) (**S 134/2025**) *Author: Jamie Scott, Executive Director, Parks, Recreation & Facilities (Acting)*

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS (*previously distributed*)

DELEGATIONS (5 MINUTES)

- 8.10. Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9 (**SCM 143/2026**) (**S 23/2026**) *Author: Adam Szymczak, Senior Planner – Development*

- a) Rukma Ramdenee, Planner, Dillon Consulting Limited, available for questions (in person)
- b) Gero Lapico, Area Resident (in person)
- c) Shahid Akhter, Area Resident (via Zoom)
- d) Navid Mellatshahi, Area Resident (via Zoom)

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

- a) Navid Mellatshahi, Area Resident
- b) Raghu Kanuganti, Area Resident
- c) Afshan Khzir, Area Resident
- d) Shahid Akhter, Area Resident

- 8.14. Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10 (**SCM 147/2026**) (**S 32/2026**) *Author: Sophia Di Blasi, Planner III – Senior Urban Designer*

Clerk's Note: Barry Horrobin, Director of Planning & Physical Resources, Windsor Police Services is providing the **attached** email dated May 21, 2026, as additional information.

- a) Harry Froussios, Principal Planner, Zelinka Priamo (via Zoom)
- b) Connor Wright, Intermediate Planner, Zelinka Priamo (via Zoom)

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

a) Connor Wright, Intermediate Planner, Zelinka Priamo

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

- 11.1. Purchasing Bylaw - Periodic Review and Amendment (Amendment to C 43/2026) - City-wide (**C 57/2026**) *Author: Dawn Lamontagne, Purchasing Manager (Acting) (previously distributed)*
- 11.2. Surplus Declaration and Sale Authorization – 0 Longfellow Avenue (south of 2263 Longfellow Avenue) – Ward 10 (**C 59/2026**) *Author: Denise Wright, Manager of Real Estate Services (previously distributed)*
- 11.3. "Experience Windsor" 2026 Summer / Fall Event Series – Citywide (**C 68/2026**) *Author: Jamie Scott, Executive Director, Parks, Recreation and Facilities (Acting) (attached)*

12. CONSIDERATION OF COMMITTEE REPORTS (attached)

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held Monday, May 11, 2026 (**SCM 164/2026**)

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

- 13.1. **By-law 85-2026** - A BY-LAW TO PROVIDE FOR THE IMPOSITION OF SPECIAL CHARGES UPON PRESCRIBED BUSINESS PROPERTY CLASSES OF RATEABLE PROPERTY WITHIN IMPROVEMENT AREAS FOR THE YEAR 2026, authorized by CR 125/2026, dated March 30, 2026.
- 13.2. **By-law 86-2026** - A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE BUILDING CODE ACT AND REGULATIONS IN WINDSOR, authorized by By-law 98-2011, dated, June 7, 2011.
- 13.3. **By-law 87-2026** - A BY-LAW TO FIX THE TAX RATES AND TO PROVIDE FOR THE LEVY AND COLLECTION OF PROPERTY TAXES FOR THIS YEAR, authorized by CR 124/2026, dated, March 30, 2026.
- 13.4. **By-law 88-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR154/2026, dated April 13, 2026, and CR113/2026, dated March 9, 2026.

- 13.5. **By-law 89-2026** - A BY-LAW TO ADOPT AMENDMENT NO. 200 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR127/2026, dated March 30, 2026.
- 13.6. **By-law 90-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR127/2026, dated March 30, 2026.
- 13.7. **By-law 91-2026** - A BY-LAW TO AMEND BY-LAW NUMBER 60-2026, BEING 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 11.1.
- 13.8. **By-law 92-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 25TH DAY OF MAY, 2026.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-laws 85-2026 through 92-2026 inclusive

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Environment, Transportation, and Public Safety Standing Committee
Wednesday, May 27, 2026
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, May 27, 2026
Immediately following the Environment, Transportation & Public Safety Standing
Committee meeting, Room 140, 350 City Hall Square West

Development & Heritage Standing Committee
Monday, June 1, 2026
4:30 p.m., Council Chambers

Windsor Licensing Commission
Tuesday, June 2, 2026
2:30 p.m., Room 140, 350 City Hall Square West

Community Services Standing Committee
Wednesday, June 3, 2026
9:00 a.m., Council Chambers

Environment & Climate Change Advisory Committee
Thursday, June 4, 2026
5:30 p.m., Room 140, 350 City Hall Square West

City Council Meeting
Monday, June 8, 2026
10:00 a.m., Council Chambers

21. ADJOURNMENT



Committee Matters: SCM 163/2026

Subject: Adoption of the Windsor City Council minutes of its meeting held May 11, 2026

City Council Meeting

Date: Monday, May 11, 2026

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

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

Members Present:

Mayor

Mayor Drew Dilkens

Councillors

Ward 1 - Councillor Fred Francis

Ward 2 - Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

1. ORDER OF BUSINESS
2. CALL TO ORDER

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 10:00 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held April 27, 2026

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

That the minutes of the Meeting of Council held April 27, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 140/2026

5. NOTICE OF PROCLAMATIONS

Proclamations

Victims and Survivors of Crime Week – May 10-16, 2026

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Frazier Fathers

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 74-2026 through 84-2026 (inclusive)
Carried.

Minutes

City Council

Monday, May 11, 2026

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

7.1. Correspondence Report for Monday, May 11, 2026 City Council Meeting

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR189/2026

That the following Communication Items 7.1.1, 7.1.4 and 7.1.5 as set forth in the Council Agenda **BE REFERRED** as noted, with Communication Items 7.1.2, 7.1.3 and 7.1.6 being dealt with during the Regular Business Items portion of the meeting.

No.	Sender	Subject
7.1.1	CIMA+ and Windsor Utilities Commission and Union Water Supply System Inc.	Notice of Public Information Session #2 for the Municipal Class Environmental Assessment for Union-WUC Water System Interconnection. Administrative Lead: Commissioner, Infrastructure Services & City Engineer EI2026 Note & File
7.1.2	Essex Region Conservation Authority (ERCA)	Board of Directors report BD06/26, regarding Amalgamation of Conservation Authorities and Changes to the <i>Conservation Authorities Act</i> . Administrative Lead: Deputy Chief Administrative Officer / Commissioner, Economic Development As per Council's direction from the April 27, 2026 meeting, Tim Byrne, Chief Administrative Officer, ERCA, is available for questions. GP/15086 Note & File
7.1.3	Essex Region Conservation Authority (ERCA)	Resolution 47/26, regarding Conservation Authorities Amalgamation and changes to the <i>Conservation Authorities Act</i> . Administrative Lead: Deputy Chief Administrative Officer / Commissioner, Economic Development As per Council's direction from the April 27, 2026 meeting,

No.	Sender	Subject
		Tim Byrne, Chief Administrative Officer, ERCA, is available for questions. GP/15086 Note & File
7.1.4	ENWIN Utilities Ltd.	Annual Drinking Water Systems Regulation O. Reg. 170/03 – Calendar Year 2025 Administrative Lead: Rob Spagnuolo, Chief Operating Officer Water, ENWIN Utilities EI/10108 Note & File
7.1.5	Municipal Property Assessment Corporation (MPAC)	2025 Annual and Performance Report & 2025 Financial Statements Administrative Lead: Commissioner, Finance & City Treasurer GM2026 Note & File
7.1.6	Essex Region Conservation Authority (ERCA)	2025 Annual Progress Reports on the Implementation of the Essex Region Source Protection Plan Administrative Lead: Deputy Chief Administrative Officer / Commissioner, Economic Development EI/10108 Note & File

Carried.

Report Number: CMC 8/2026

7.2. 2026 Annual Compliance Reporting - O. Reg. 588/17 – Asset Management Planning for Municipal Infrastructure

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

Decision Number: CR193/2026

That the Report of the Executive Director, Capital Planning and Corporate Energy dated April 24, 2026 entitled “2026 Annual Compliance Reporting - O. Reg. 588/17 – Asset Management Planning for Municipal Infrastructure” **BE RECEIVED**; and,

That Administration **BE DIRECTED** to include information in the next compliance report related to comparable municipalities that instituted a similar Asset Management Tax.

Carried.

Report Number: C 54/2026
Clerk's File: SPL/14801

8. CONSENT AGENDA

8.1. Letter Confirming Operational Completion at the NextStar Battery Plant – Ward 9

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

Decision Number: CR194/2026

That the CAO and City Clerk **BE AUTHORIZED** to issue a letter to NextStar Energy Inc. ("NextStar") confirming the City's acceptance that NextStar has achieved Operational Completion under its lease with the City, to be satisfactory in form to the City Solicitor.

Carried.

Report Number: C 56/2026
Clerk's File: SPL/14449

11.3. By-law to Authorize Local Improvement Special Charges on Clemenceau Boulevard (CNR to North Service Road East) - Ward 8

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

Decision Number: CR197/2026

- I. That City Council **PASS** By-law 82-2026 for the imposition of special charges on lots abutting on, or immediately benefiting from, the local improvement work completed under By-law 108-2023 on Clemenceau Boulevard from the Canadian National Railway (CNR) Tracks to North Service Road East, in accordance with Section 30 of Ontario Regulation 586/06 (O. Reg. 586/06), made under the *Municipal Act 2001*.

Carried.

Report Number: C 51/2026
Clerk's File: AB2026

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

11.5. Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1

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

Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. appears via video conference before Council and speaks in support of the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” and concludes by suggesting that the new residential corridor in the City of Windsor’s official plan accommodates the requested amendment for RD 2.7, which will only apply to this property in accordance with the policy.

Rino Licata, Area Resident

Rino Licata, Area Resident, appears before Council and expresses concern with the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” as it relates to nonconformity with the purpose and intent of the City of Windsor’s official plan, over intensification under the new corridor designation, compatibility with the existing low-density single family homes, building height, privacy concerns, traffic and pedestrian safety, increased traffic volume, noise and parking concerns; and urges Council to complete a traffic study and that higher density developments in this location are not appropriate and sets a precedent for further similar developments, which will deteriorate the character and value of the neighbourhood.

Caroline Taylor, Ward 2 Resident

Caroline Taylor, Ward 2 Resident, appears before Council in support of the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” as it relates to the development providing ample on-site parking, proximity to transit, walkability to shopping and schools; and this controlled mixed development in existing neighbourhoods provides housing for new and current residents as a positive for the future of this city.

Anna Lanoszka, Area Resident

Anna Lanoszka, Area Resident, appears before City Council and expresses concern with the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” as it relates to the small size of the proposed units which are not appropriate for families and will attract a transient population; will change the character of the established neighbourhood; increase traffic and safety hazards; the size of the proposed development for the small lot will reduce green space, add to pollution, and provide housing geared only toward students; and concludes by suggesting that the development should be designated as a 55+ building if that is the intention of the developer and requests that Council not approve this application.

Fulvio Valentinis, Area Resident

Fulvio Valentinis, Area Resident, appears before Council and expresses concern with the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” as it relates to the size of the proposed development and the intrusion on the neighbourhood; the entrance to the proposed development from Casgrain Dr.; requests a traffic impact study be completed and that the property be accessed from Cabana Rd instead; and concludes by suggesting that the proposed development be separated into two buildings to reduce the impact of the façade; and waste collection will be inadequate for the proposed number of units.

Catherine Archer, Area Resident

Catherine Archer, Area Resident, appears before Council and expresses concern with the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” as it relates to the size of the proposed development; reduced setbacks and buffer between parking and neighbouring properties; overintensification of and nonconformity with the existing neighbourhood; parking concerns and increased traffic and concludes by suggesting that lower density townhomes would support families and match existing building form and asks that Council consider developing the city in a more sustainable way.

Sandeep Sampath Kumar, Area Resident

Sandeep Sampath Kumar, Area Resident, appears via video conference before Council and expresses concern with the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” as it relates to the structure of the proposed development and increased traffic affecting the fabric of the neighbourhood, thanks the City for the infrastructure improvements along the Cabana Rd W corridor in the past few years; and concludes by suggesting the improvements to the area have come with concerns regarding increased speeding and safety concerns; and concludes by suggesting the proposed development will not appeal to families due to the small size of the units, and requests that Council reject the proposal as it is not in the best interests of the neighbourhood.

Dave Allen, Area Resident

Dave Allen, Area Resident, appears before Council and expresses concern with the recommendation in the administrative report dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1” as it relates to the proposed development not conforming with the existing neighbourhood, the number of units and lack of parking.

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

Decision Number: CR199/2026

That the report of the Planner III – Development dated March 12, 2026, entitled “Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1,” BE DENIED.

The motion is **put** and is **lost**.

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

Aye votes: Councillors Angelo Marignani, Gary Kaschak and Fred Francis.

Nay votes: Councillors Frazier Fathers, Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Kieran McKenzie, Mark McKenzie, Ed Sleiman and Mayor Drew Dilkens.

Abstain: None.

Absent: None.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Renaldo Agostino

- I. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning district to Section 11:

11.7 RESIDENTIAL DISTRICT 2.7 (RD2.7)

11.7.1 PERMITTED USES

Existing Duplex Dwelling

Existing Semi-Detached Dwelling

One Single Unit Dwelling

Multiple Dwelling, and

Any use accessory to the preceding uses.

11.7.5 PROVISIONS

- | | | |
|-----|---|----------------------|
| .1 | <i>Lot Frontage: minimum</i> | 20.0 m |
| .2 | <i>Lot Area: per dwelling unit: minimum</i> | |
| | a) For a corner lot having a minimum frontage of 30.0 m on each of the exterior lot lines | 128.0 m ² |
| | b) For any other lot | 180.0 m ² |
| .3 | <i>Lot Coverage: maximum</i> | 35.0% |
| .4 | <i>Building Height: Main Building:</i> | |
| | a) For a corner lot: maximum | 10.50 m |
| | b) For an interior lot: maximum | 9.0 m |
| .8 | <i>Landscaped Area: minimum</i> | 35% of lot area |
| .20 | <i>Building Setback:</i> | |
| | a) Where an exterior lot line has vehicular access/egress, the minimum building setback from the exterior lot line shall be 6.0 m | |
| | b) Where an exterior lot line has no vehicular access/egress, the minimum building setback from the exterior lot line shall be 4.50 m | |
| | c) Where a habitable room window faces an interior lot line, the minimum building setback from the interior lot line shall be 6.0 m | |

- d) Where a *habitable room window* does not face an *interior lot line*, the *minimum building* setback from the *interior lot line* shall be 3.0 m
- e) Notwithstanding paragraphs (c) and (d) above, where an *interior lot line* abuts a *lot* fronting on a *street* other than Cabana Road West and on which is located a *dwelling* or residential use, the *minimum building* setback from that *interior lot line* shall be 22.0 m
- .50 A *minimum* of 50.0% of all exterior wall elevations shall have an exterior finish consisting of brick, stone, or a combination thereof
- .53 A *Single Unit Dwelling* and any use accessory thereto shall comply with the provisions of Section 10.4.5
- .55 Any additions to an *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling* and any use accessory to the preceding uses shall comply with the appropriate provisions of Section 10.4.5
- .90 The following are prohibited:
 - a) A *parking space* within 6.0 m of an *exterior lot line*
 - b) A *parking space* within 2.60 m of an *interior lot line* abutting a *lot* containing a *Single Unit Dwelling*, *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling*
 - c) A flat roof or a roof having a slope of less than 20.0 degrees

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

25 **SOUTHEAST CORNER OF CABANA ROAD WEST AND CASGRAIN DRIVE**

For the land comprising Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT, AND PIN 01576 – 0194 LT, the following additional provisions shall apply:

- 1. Notwithstanding Section 25.5.20.1.6, the *minimum* parking area separation from the south *building* wall shall be 2.13 m.
- 2. A *screening fence* having a height of 1.80 m shall be installed along the south *lot line* and east *lot line*, in a manner that complies with the city of Windsor fence by-law.
- 3. A *landscaped area* with a *minimum* width of 2.60 m shall be provided abutting the south *lot line*.
- 4. Facade Articulation: A *building* wall fronting an *exterior lot line*, and any wall visible from a *street*, shall be designed as follows:
 - a) Continuous length: *minimum / maximum* 8.0 m / 12.0 m
 - b) Recess/projection depth: *minimum*
 - 1) Major Articulation 2.0 m
 - 2) Minor Articulation 0.6 m

[ZDM 9; ZNG/7338]

III. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT AND PIN 01576 – 0194 LT, situated on the

southeast corner of Casgrain Dr. and Cabana Rd W (municipally known as 1141 & 1175 Cabana Rd W.; Roll Numbers 080-100-09300 & 080-100-09400) from RD1.4 to RD2.7x(25).

- IV. That the Site Plan Approval Officer **BE DIRECTED** to consider, in the Site Plan Approval process, the comments and requirements found in Appendix C of this Report; and **BE FURTHER DIRECTED** to incorporate the following in the Site Plan Agreement for the proposed development:
- a) Essex Region Conservation Authority (ERCA) Requirements:
 - i. Completion of engineering analysis and implementation of measures to prevent increased flows to the downstream watercourse.
 - ii. Obtaining ERCA authorization prior to any site alteration or construction activity.
 - b) Development Engineering Requirements:
 - i. Implementation of drainage and flood-proofing recommendations provided by ERCA.
 - ii. A contribution of \$2,796.00 toward future sidewalk construction along the Casgrain Drive frontage.
 - iii. Gratuitous conveyance of a 4.6 m × 4.6 m corner cut-off at Cabana Rd West and Casgrain Drive, in accordance with City of Windsor Standard Drawing AS 230

Carried.

Councillors Fred Francis and Angelo Marignani voting nay.

Report Number: S 27/2026
Clerk's File: Z/15098

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. Abandonment of the 5th Concession Drain and Partial Abandonment of the 5th Concession Branch Drain - Ward 1 and 9

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

Decision Number: CR195/2026

- I. That Council **ACCEPT** the recommendation of the City Engineer to initiate the abandonment of the 5th Concession Drain in its entirety, and the upstream portion of the 5th Concession Branch Drain from the 5th Concession Drain to just west of the west right-of-way limit of Sixth Concession Road, in accordance with Section 84 of the *Drainage Act*; and further,
- II. That Council **DIRECT** Administration to send a notice of intention to abandon the drainage works to all owners of land assessed for the 5th Concession Drain and the 5th Concession Branch Drain, as required under Section 84 of the *Drainage Act*; and further,

- III. That Dillon Consulting Ltd. **BE APPOINTED** as Drainage Engineer to prepare a report under Section 84 of the *Drainage Act* to establish the works necessary to effect abandonment of the drainage works, including decommissioning of the existing drains and transition of drainage function to municipal storm sewer infrastructure.

Carried.

Councillors Gary Kaschak and Fred Francis were absent from the meeting when the vote was taken on this matter.

Report Number: C 49/2026
Clerk's File: SW2026

11.2. RFP 151-25, Aircraft Rescue and Firefighting Vehicle - Ward 9

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Angelo Marignani

Decision Number: CR196/2026

- I. That City Council **APPROVE** the award of RFP No. 151-25, for the design and supply of a new Aircraft Rescue and Firefighting (ARFF) Vehicle at the Windsor International Airport (YQG), to Commercial Emergency Equipment, for \$2,277,849.20 (excluding HST); and further,
- II. That the Purchasing Manager **BE AUTHORIZED** to issue a Contract Purchase Order to Commercial Emergency Equipment, A Division of Commercial Truck Equipment Corp., for the new Aircraft Rescue and Firefighting (ARFF) Vehicle at the Windsor International Airport (YQG), in accordance with RFP No. 151-25, in the amount of \$2,277,849.20 (excluding HST), satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and further,
- III. That the Administration **BE AUTHORIZED** to issue any change order(s) and to use available funds remaining in approved Capital Budget Project ID 7141055 (ECP-010-09) allocated for various airport asset replacement/refurbishments/upgrades, for any change order requirements / directives related to RFP No. 151-25, provided that the change order amounts do not exceed the approved budget amounts; and further,
- IV. That the Purchasing Manager **BE AUTHORIZED** to amend the Contract Purchase Order for any amendment(s) as may be required, pursuant to Purchasing Bylaw 93-2012 and any amendments thereto, provided those amendments are within the approved budget amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer.

Carried.

Councillors Keiran McKenzie and Fred Francis were absent from the meeting when the vote was taken on this matter.

Report Number: C 50/2026
Clerk's File: SW2026

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11.4. Surplus Declaration and Sale Authorization - 0 Sandwich Street (abutting 3527 and 3547 Sandwich Street) - Ward 2

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Mark McKenzie

Decision Number: CR198/2026

I. That the following City of Windsor (the "City") vacant parcel of land **BE DECLARED** surplus:

- Municipal address: 0 Sandwich Street – vacant land situated on the east side of Sandwich Street, south of 3527 Sandwich Street and north of 3547 Sandwich Street;
- Legal Description: Part Lot 18 E/S Sandwich St abstracted as Bedford St Plan 40 Town of Sandwich as in R154852; Windsor
- Approximate Lot size: 48.11 feet (14.66 m) x 209.62 feet (63.89 m)
- Approximate Lot area: 9,967.37 sq ft (3038.05 m²) (the "Subject Parcel"); and,

II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: C 53/2026

Clerk's File: APM2026

7.1.2 Board of Directors report BD06/26, regarding Amalgamation of Conservation Authorities and Changes to the *Conservation Authorities Act*.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR190/2026

That the correspondence from the Essex Region Conservation Authority (ERCA) dated April 2, 2026, entitled "Board of Directors report BD06/26, regarding Amalgamation of Conservation Authorities and Changes to the *Conservation Authorities Act*" **BE RECEIVED**.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Clerk's File: GP/15086

7.1.3 Resolution 47/26, regarding Conservation Authorities Amalgamation and changes to the *Conservation Authorities Act*.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR191/2026

That the correspondence from the Essex Region Conservation Authority (ERCA) dated April 9, 2026, pertaining to “Resolution 47/26, regarding Conservation Authorities Amalgamation and changes to the *Conservation Authorities Act*” **BE RECEIVED**; and further,

That City Council **ENDORSE** the following:

WHEREAS the Board supports the Province’s objectives of modernization and increased efficiency in the delivery of programs and services; and,

WHEREAS the Minister has provided verbal assurances that local offices will remain open, that no front-line jobs will be lost, that local programs and services will continue, and that local relationships and expertise will be retained, and the Board seeks clarity regarding how these assurances will be formally secured through binding legislative, regulatory, or policy mechanisms; and,

WHEREAS the Board remains concerned that the proposed watershed boundaries, while improved from earlier proposals, remain too large and may undermine effective, locally informed watershed-based management; and,

WHEREAS the proposed removal of lower-tier municipalities as participating municipalities risks the loss of direct local input into strategic and budgetary decision-making, weakens rural representation, and limits meaningful local influence over watershed-based planning, despite these municipalities having to continue to contribute funding; and,

WHEREAS the proposed implementation timeline is extremely aggressive and would benefit from fulsome consultation and meaningful dialogue with affected municipalities, industry experts, and stakeholders to ensure programs, services, and local expertise are protected, and that governance restructuring of this scale is informed by timely, constructive engagement with affected municipalities, industry experts, and stakeholders; and,

NOW THEREFORE BE IT RESOLVED THAT the Board supports the Province’s modernization objectives provided they do not compromise local representation, expertise, service delivery, or accountability;

BE IT FURTHER RESOLVED THAT the Board urges the Province to formally entrench the Minister’s assurances to ensure long-term protection of local offices, staff, programs, services, and local knowledge; and,

BE IT FURTHER RESOLVED THAT the Board recommends reconsideration of watershed boundary scale, retention of meaningful participation for lower-tier municipalities, and an expedited and robust consultation process and meaningful dialogue with affected municipalities, industry experts, and stakeholders to ensure programs, services, and local expertise are protected to minimize unintended consequences; and,

BE IT FINALLY RESOLVED THAT this resolution be communicated to the Minister, the Ontario Provincial Conservation Agency, local MPPs, local municipalities and Board of Directors of the proposed Western Lake Erie Conservation Authority as a formal statement of the Board’s position; and,

That Administration **BE DIRECTED** to notify the Premier, Minister of Environment Conservation and Parks, and all local MPPs of the endorsement; and,

That Administration **BE DIRECTED** to express concern on behalf of the City of Windsor regarding the transfer of assets from the existing regional conservation authorities to the new amalgamated entities.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Clerk's File: GP/15086

7.1.6 2025 Annual Progress Reports on the Implementation of the Essex Region Source Protection Plan

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: CR192/2026

That the correspondence from the Essex Region Conservation Authority (ERCA) dated April 30, 2026, entitled "2025 Annual Progress Reports on the Implementation of the Essex Region Source Protection Plan" **BE RECEIVED**.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Clerk's File: EI/10108

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Report of the Special Meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as the Transit Windsor Board of Directors – In-camera of its meeting held April 29, 2026

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR188/2026

That the report of the Special In-Camera meeting of the Environment, Transportation and Public Safety held April 29, 2026 **BE ADOPTED** as presented.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 126/2026

Clerk's File: ACO2026

12.3. Report of the Special Meeting of Council – In-Camera of its meeting held April 27, 2026

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

Decision Number: CR187/2026

That the report of the Special In-Camera meeting held April 27, 2026 **BE ADOPTED** as presented.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 158/2026
Clerk's File: ACO2026

13. BY-LAWS (First and Second Reading)

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Frazier Fathers

That the following By-laws No. 74-2026 through 84-2026 (inclusive) be introduced and read a first and second time:

74-2026 - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.27 METRE NORTH/SOUTH ALLEY NORTH OF TOTTEN STREET, EAST OF ASKIN AVENUE, SOUTH OF ALGONQUIN STREET AND WEST OF ST. PATRICK'S AVENUE, CITY OF WINDSOR, authorized by CR174/2025, dated April 28, 2025.

75-2026 - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE NORTH/SOUTH ALLEY NORTH OF TOTTEN STREET, EAST OF ASKIN AVENUE, SOUTH OF ALGONQUIN STREET AND WEST OF ST. PATRICK'S AVENUE, CITY OF WINDSOR, authorized by CR174/2025, dated April 28, 2025.

76-2026 - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.57 METRE EAST/WEST ALLEY NORTH OF GRATIOT STREET, EAST OF SEVENTH STREET, SOUTH OF FAZIO DRIVE AND WEST OF EIGHTH STREET, CITY OF WINDSOR, authorized by CR415/2025, dated October 20, 2025.

77-2026 - A BY-LAW TO CLOSE, STOP UP AND RETAIN THE 4.57 METRE EAST/WEST ALLEY NORTH OF GRATIOT STREET, EAST OF SEVENTH STREET, SOUTH OF FAZIO DRIVE AND WEST OF EIGHTH STREET, CITY OF WINDSOR, authorized by CR415/2025, dated October 20, 2025.

78-2026 - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.57 METRE EAST/WEST ALLEY NORTH OF GRATIOT STREET, EAST OF SEVENTH STREET, SOUTH OF FAZIO DRIVE AND WEST OF EIGHTH STREET, CITY OF WINDSOR, authorized by CR415/2025, dated October 20, 2025.

79-2026 - 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.

80-2026 - A BY-LAW TO FURTHER AMEND BY-LAW 188-2000, BEING A BY-LAW TO APPOINT PROVINCIAL OFFENCES OFFICERS FOR THE CORPORATION OF THE CITY OF WINDSOR, authorized by By-law 98-2011 Section 27.1(l)(i), dated June 7, 2011.

81-2026 - A BY-LAW TO AMEND BY-LAW NUMBER 244-2004 BEING A BY-LAW TO DESIGNATE ANIMAL CONTROL OFFICERS FOR THE CORPORATION OF THE CITY OF WINDSOR, authorized by By-law 98-2011 Section 27.1(l)(i), dated June 7, 2011.

82-2026 - A BY-LAW TO AUTHORIZE SPECIAL CHARGES BEING IMPOSED ON LOTS ABUTTING ON THE LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 108-2023 ON CLEMENCEAU BOULEVARD, FROM NORTH SERVICE ROAD EAST TO CANADIAN NATIONAL RAILWAY TRACKS, IN THE CITY OF WINDSOR, see Item 11.3.

83-2026 - A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CAO 74/2026, dated April 8, 2026.

84-2026 - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 11TH DAY OF MAY, 2026.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Jo-Anne Gignac

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.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

15. NOTICES OF MOTION

None presented.

16. THIRD AND FINAL READING OF THE BY-LAWS

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

That the By-laws No. 74-2026 through 84-2026 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.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

17. PETITIONS

None presented.

18. QUESTION PERIOD

18.1. CQ 11-2026

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

Decision Number: CR200/2026

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 11-2026:

Assigned to: Chief Operating Officer – Hydro – ENWIN Utilities

Asks that given the frequent intermittent blackouts impacting Windsor residents, could ENWIN detail the root causes of these failures and give a specific timeline for infrastructure upgrades to resolve the service stability.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Clerk's File: ACOQ2026 & MU2026

18.2. CQ 12-2026

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

Decision Number: CR201/2026

That the following Council Question by Councillor Jo-Anne Gignac **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 12-2026:

Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration undertake a comprehensive review of on street parking City wide taking into consideration the impact of automated refuse/organic waste etc., snow clearing and street cleaning. It should be presented with the data gathered from the pilot for front yard parking in Walkerville to determine how best to approach reasonable provision of services to all residents.

Options that look at restrictions of on street parking during traditional snow clearing months and alternate month parking on both sides of all residential roads for effective street sweeping should be presented with data from other Ontario Municipalities that currently utilize these tools.

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Clerk's File: ACOQ2026 & SW2026

21. ADJOURNMENT

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Frazier Fathers

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

Carried.

Councillor Fred Francis was absent from the meeting when the vote was taken on this matter.

Accordingly, the meeting is adjourned at 2:01 o'clock p.m.

Mayor

City Clerk

SPECIAL MEETING OF COUNCIL – IN CAMERA
April 27, 2026

Meeting called to order at: 11:49 a.m.

Members in Attendance:

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

Members Absent:

Councillor Jo-Anne Gignac (regrets conveyed)

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
Wira Vendrasco, City Solicitor
Christopher Menard, Acting Mayor's Chief of Staff
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
Dawn Lamontagne, Acting Manager of Purchasing (Item 4)
Denise Wright, Manager of Real Estate Services (Items 1 and 2)
Aaron Farough, Senior Legal Counsel (Item 3)
Colleen Middaugh, Executive Director Engineering/
Deputy City Engineer (Item 4)
Stacey McGuire, Executive Director of Operations/
Deputy City Engineer (Item 4)

Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Mark McKenzie,

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that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:

5. Personal Matter – renaming – verbal report, Section 239(2)(b)

Motion Carried.

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

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Property matter – sale of land, Section 239(2)(c)
2	Property matter – sale of land, Section 239(2)(c)
3	Legal matter – agreement – advice subject to solicitor-client privilege, Section 239(2)(f)
4	Position/plan – update, Section 239(2)(k)
5	Personal matter – renaming – verbal report, Section 239(2)(b) - ADDED

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

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Discussion on the items of business.

Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Mark McKenzie, to move back into public session.
Motion Carried.

Moved by Councillor Jim Morrison, seconded by Councillor Frazier Fathers,
THAT the Clerk **BE DIRECTED** to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held April 27, 2026 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Commissioner of Corporate Services, Acting Executive Director Parks Recreation and Facilities, Commissioner of Community Services, Commissioner of Economic Development/Deputy Chief Administrative Officer, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED**.
2. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Commissioner of Corporate Services, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED AS AMENDED**.
3. That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Commissioner of Corporate Services, Commissioner of Infrastructure Services, Commissioner of Economic Development/Deputy Chief Administrative Officer, Manager Performance Management and Business Case Development and Commissioner of Finance/City Treasurer respecting a legal matter – agreement – advice subject to solicitor-client privilege **BE APPROVED**.
4. That the recommendation contained in the in-camera report from the Acting Manager of Purchasing, City Solicitor, Commissioner of Corporate Services, Executive Director Capital Planning and Corporate Energy, Commissioner of Infrastructure Services, and Commissioner of Finance/City Treasurer respecting a position/plan - update **BE APPROVED**.
5. That the confidential verbal update regarding a personal matter – renaming **BE RECEIVED** and Administration **BE DIRECTED TO PROCEED** in accordance with the verbal direction of Council.

Motion Carried.

**Moved by Councillor Ed Sleiman, seconded by Councillor Renaldo Agostino,
That the special meeting of council held April 27, 2026 BE ADJOURNED.
(Time: 12:28 p.m.)
Motion Carried.**

**SPECIAL MEETING OF ENVIRONMENT, TRANSPORTATION
AND PUBLIC SAFETY STANDING COMMITTEE – SITTING AS
TRANSIT WINDSOR BOARD OF DIRECTORS – IN CAMERA
Wednesday, April 29, 2025**

Meeting called to order at: 5:30 p.m.

Members in Attendance:

Councillor Kieran McKenzie (Chair)
Councillor Renaldo Agostino
Councillor Gary Kaschak
Councillor Mark McKenzie
Councillor Frazier Fathers

Also in attendance:

Jelena Payne, Commissioner. Economic Development/Deputy CAO
Anna Ciacelli, Deputy Clerk
Sandra Gebauer, Council Assistant
James Chacko, Acting Executive Director Transit Windsor
Rachel Chesterfield, Manager Performance Management and
Business Cased Development

**Verbal Motion is presented by Councillor Frazier Fathers, seconded by Councillor Gary Kaschak,
to move in Camera for discussion of the following item(s):**

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i>, as amended
1	Personal matter – about identifiable individuals/labour negotiations, Section 239(2)(b)(d)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

**Verbal Motion is presented by Councillor Mark McKenzie, seconded by Councillor Frazier Fathers, to move back into public session.
Motion Carried.**

**Moved by Councillor Gary Kaschak, seconded by Councillor Mark McKenzie
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – in camera held April 29, 2026 directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from the Supervisor Recruitment and Staff Development, Executive Director of Human Resources, Acting Executive Director Transit Windsor, Manager Performance Management and Business Case Development, City Solicitor, Deputy Chief Administrative Officer/Commissioner Economic Development and Commissioner of Finance/City Treasurer respecting a personal matter – about identifiable individuals/labour negotiations **BE APPROVED.**

Motion Carried.

**Moved by Councillor Renaldo Agostino, seconded by Councillor Mark McKenzie,
That the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – in camera held April 29, 2026
BE ADJOURNED.
(Time: 5:43 p.m.)
Motion Carried.**



Subject: “Experience Windsor” 2026 Summer / Fall Event Series – Citywide

Reference:

Date to Council: May 25, 2026

Author: Jamie Scott

Executive Director, Parks, Recreation and Facilities (A)

(519) 253-2300 ext. 2729

jascott@citywindsor.ca

Recreation and Culture

Report Date: 5/19/2026

Clerk’s File #: SR/15168

To: Mayor and Members of City Council

Recommendation:

- I. THAT City Council **DIRECT** administration to plan and execute the “Experience Windsor” series of community special events and programming throughout the summer and fall of 2026 to provide affordable and engaging opportunities for community engagement and “staycations” that showcase the City of Windsor’s assets, amenities, parks, and greenspaces; and,
- II. THAT City Council **APPROVE** allocating up to \$500,000 in funding from the Tourism Development, Infrastructure & Program Reserve (Fund 214) to support the entire “Experience Windsor” series of special events and programming; and,
- III. THAT City Council **APPROVE** the establishment of a capital project that will be utilized to track all revenue and expenses for the events; and,
- IV. THAT the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to take any such action required to effect the recommendations noted above and sign any required documentation/agreements and amend any documentation/agreements as may be required for the project, pursuant to the Purchasing By-Law 60-2026 and amendments thereto, provided that the procurement(s) are within approved budget amounts, satisfactory in legal form to the City Solicitor, in technical content to the Executive Director, Parks, Recreation & Facilities, and in financial content to the City Treasurer, or designates; and,
- V. THAT City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the event series, provided that the procurement(s) are within the approved budget amount, pursuant to the Purchasing By-Law 60-2026 and

amendments thereto, provided that the procurement(s) are within approved budget amounts, satisfactory in technical content to the Executive Director, Parks, Recreation & Facilities, and in financial content to the City Treasurer, or designates; and,

- VI. THAT the Purchasing Manager **BE AUTHORIZED** to issue or amend any Purchase Orders as may be required to effect the recommendation(s) noted above, pursuant to the Purchasing By-Law 60-2026 and amendments thereto, provided that the procurement(s) are within approved budget amounts subject to all specification being satisfactory to the Executive Director, Parks, Recreation & Facilities, and in financial content to the City Treasurer.

Executive Summary:

N/A

Background:

Continuing global economic uncertainties, rising gas prices resulting from a rapid rise in oil prices brought on by conflict between the United States and Iran, and continuing cross-border tensions resulting from the ongoing trade war originating in the United States, are all having a significant impact on summer travel plans for Canadians.

In 2026, staycations are vital for Canadians, driven by a desire for affordable, intentional, and sustainable travel, often replacing international trips to avoid high costs and logistics at a time of continued global economic uncertainties. These local escapes are crucial for supporting local economies, with 75% of Canada's \$130 billion in tourism activity in 2024-2025 coming from domestic travel.

Staycation trends in 2026 point towards Canadians choosing to explore their local and regional communities for significant reasons including economic value and affordability; a shifting mindset to more meaningful, low-stress, in-depth local experiences and opportunities; a move to four-season travel and spreading trips across fall, winter, spring, and summer for more frequent, relaxing escapes; a move to redefine "local" to include cross-province travel to explore new regions and take in experiences unique to Canadian cities; and a commitment to taking time to explore, with roughly 70% of Canadians viewing this type of activity as essential for well-being, while simultaneously seeking more affordable, local, low-stress options.

Staycations positively impact local economies, keep tourism dollars within Canada, support local businesses and jobs, reduce logistical hurdles (planning, flights, currency exchange), are an increasingly preferred choice for busy families, increase interest in exploring local nature, national parks, and urban centres, represent a long-term shift toward more meaningful and sustainable Canadian travel, and remove barriers to encourage engagement across all members of the community.

In approving the City of Windsor's 2026 Budget, City Council kept affordability top of mind while endorsing a 0% municipal tax levy increase and investing more than ever before through the \$2.26 billion 10-year capital plan. 2026 investments include \$29.2 million for community services including parks, recreation, facilities and culture, as well

as \$5.4 million in capital investments for public transit supporting residents in travelling throughout the community to reach destinations of choice.

Discussion:

The “Experience Windsor” event series will be a city-wide initiative designed to provide Windsor residents with accessible, affordable, and barrier-free opportunities to gather, explore, engage, connect, and enjoy community experiences throughout the summer and fall of 2026. At its core, the initiative aims to animate parks, including at least one park in each ward, waterfront spaces, neighbourhoods, the downtown core, and civic facilities through a coordinated series of community-focused events that promote individual and family participation, neighbourhood connection, local culture, tourism, and civic pride.

The initiative responds to, recognizes, and reflects that increasing household costs and changing travel patterns for many individuals and families will leave a void in the community and has the potential to negatively impact small businesses and the local economy. “Experience Windsor” is intended to create memorable local experiences close to home while encouraging residents and visitors to further engage with Windsor’s public spaces, green spaces, facilities, local businesses, community organizations and artists, and community assets.

“Experience Windsor” programming will be delivered through three main event streams:

1. **Riverfront Summer Series Programming:** A curated series of outdoor waterfront experiences hosted at approximately six riverfront locations throughout June, July and August.
2. **Civic and Cultural Facilities Programming:** A curated series of community-focused events that transform Windsor’s civic spaces into vibrant destinations for culture, entertainment, activations, and shared experiences.
3. **Community and Neighbourhood Programming:** A curated series of community-focused activations hosted throughout Windsor neighbourhoods, including at least one park in each city ward.

All events in the series will include unique theming coupled with elements of food and beverage, arts and entertainment, activities, sponsor and partner activations, and additional engagement opportunities. **While the final list of events, including the locations, scale, scope, and site-specific elements are subject to change, the commitment to the project concept will be maintained through all final programs.**

Proposed locations for activations through the three main event streams include, but are not limited to: Assumption/North Assumption Park, Michael D. Hurst Legacy Park, Dieppe Park and Gardens, Bert Weeks Memorial Gardens, Alexander Park, Reaume Park and Coventry Gardens, Willistead Park, Jackson Park, the Windsor International Aquatic and Training Centre, the Capitol Theatre, City Hall Square, the Chimczuk Museum, and more.

Appendices A through C provide a high-level overview of the three main event streams along with a list of possible events, themes, locations, event elements, target-audience, and tentative dates and timelines.

Risk Analysis:

There are no critical or significant risks associated with this report. The risks detailed below all present a moderate risk to the Corporation, and if not addressed, may impact the ability of the event series to move forward.

Resource Risk: One of the major challenges in implementing a special events series will be the recruitment and organization of volunteers. While the risk level is moderate, having too few or undertrained volunteers could result in logistical difficulties. However, City staff, through Community Services and the Special Events team, will play an integral role onsite for each event, minimizing the potential impacts of this risk. Risk will also be minimized by reaching out to staff in other departments who have recently recruited volunteers to assist with other City-led events, along with outreach to partner organizations, and their teams, that will be involved in the various events.

Timing Risk: Due to the significant amount of planning required to implement the event series, staff from various areas will need to mobilize quickly and efficiently immediately following approval of this report. With summer arriving, it is important that all planning elements roll out in a timely manner to ensure the success of the project.

Cross-Corporate Impact Risk: Implementation of the “Experience Windsor” event series will impact several City departments – requiring staff and equipment resources to be committed. To ensure adequate staff and physical resources are dedicated, a Steering Committee with representatives from Community Services (including Parks, Recreation, Facilities, and Culture, as well as Special Events), Public Works and Environmental Services, Risk Management, CAO’s Office, Mayor’s Office, and Communications, will continue to meet to address all operational and resource requirements throughout the duration of the project. All events will be vetting through the Special Event Resource Team (SERT) to mitigate safety issues and to identify any gaps in operational support.

Reputational / Community Impact Risks: Residents in the City of Windsor will greet news of this potential initiative with appreciation and anticipation, and planning and execution of the individual events as part of the overall “Experience Windsor” is expected to garner a significant amount of media coverage

Climate Change Risks

Climate Change Mitigation:

Community events have minor impacts on community greenhouse gas emissions. However, the Parks department offsets these concerns through a robust tree planting

and urban canopy program, including the planting of multiple large caliper trees, which can sequester carbon.

Climate Change Adaptation:

Climate projections for the City of Windsor indicate that days exceeding 30°C are expected to rise from a baseline of 22 to approximately 50 per year by the 2040s, increasing the risk of heat-related health impacts. The City of Windsor has been recognized by Health Canada for improving thermal comfort in City parks. The City facilities, parks and other greenspaces have incorporated design standards and past successes of parkland projects including the incorporation of multiple large caliper trees, additional shade structures, and water features, which help mitigate risks and speak to climate change adaptation.

Financial Matters:

The City’s investment of up to \$500,000 will provide sufficient funding for all three main event streams under the “Experience Windsor” project. This will provide funding for approximately 36 City-led events, with additional spin-off events and initiatives which will be leveraged to create an even more robust program.

Adequate funding exists within the Tourism Development, Infrastructure & Program Reserve (Fund 214) to support the entire “Experience Windsor” series of events and programming. Fund 214 was established with the intention that funds held in this reserve will be utilized and invested back into the community to support tourism and Windsor as a destination location. For reasons outlined in this report, the proposed events and activities provide opportunities for residents to choose Windsor as their summer destination location and will further support local businesses, arts and culture, neighbourhood revitalization, and alignment with City initiatives including the Strengthen the Core Downtown Windsor Revitalization Plan and the Windsor Works economic development strategy. There are sufficient uncommitted funds in this Reserve to support the amount requested.

Table 1: Estimated Costs for the “Experience Windsor” Three Main Event Streams

Item	Estimated Cost (\$)
Riverfront Summer Series Programming	\$250,000
Civic and Cultural Facilities Programming	\$169,000
Community & Neighbourhood / Ward Programming	\$50,000
Additional & Partnership Programming	\$31,000
Total Estimated Costs for all 3 Main Event Streams	\$500,000

For all three main event streams, and each event under each stream, the estimated costs will cover site logistics, technical requirements, event infrastructure, entertainment and programming, staffing, permits, insurance, licensing, security, waste management, creative development, website, marketing and promotion.

Through Corporate Services and the Sponsor Windsor team, the City will, as is the regular course of business for City-led events and initiatives, work to identify sponsors, partners, and donors (including in-kind supports) to help either defray anticipated costs or enhance the events and programming within the series.

Any of the approved funding not utilized will remain available within the Tourism Development, Infrastructure & Program Reserve (Fund 214) for future City initiatives

Consultations:

Michelle Staaedegaard, Manager, Culture
Jen Knights, Executive Director, Culture
Massimo Caruso, Coordinator, Special Events
Natalie Maxwell-LaBute, Coordinator, Special Events
Samantha Magalas, Manager, Parks, Recreation & Facilities Programming
Fina Pirrone, Executive Initiatives Coordinator, CAO's Office
Christopher Menard, Chief of Staff (A), Mayor's Office / Supervisor, Cultural Affairs
Michael Dennis, Manger, Capital Planning & Reserves
James Chacko, Executive Director – Transit Windsor
Michael Janisse, Sr. Manager Communications, Public Relations & Customer Service
Gordon Orr, CEO Tourism Windsor Essex Pelee Island

Conclusion:

As Windsor residents, including individuals, families, businesses and community organizations navigate the challenges stemming from continuing global economic uncertainties, rising gas prices, conflict between the United States and Iran, and continuing cross-border tensions, summer travel plans are being impacted for Windsorites, Ontarians, and Canadians.

City Council has approved and endorsed a 2026 City Budget that invests in infrastructure, services, assets, amenities, facilities, parks, and programming, while keeping affordability and quality of life top of mind for residents.

As staycations become an increasingly vital part of the tourism sector for Canadians, driven by a desire for affordable, intentional, and sustainable travel, the “Experience Windsor” special events series provides ample opportunities for residents to enjoy free events and programming, at home, for all ages, to help ensure a healthy, active, and enjoyable summer for residents in Windsor.

Planning Act Matters:

N/A

Approvals:

Name	Title
Jamie Scott	Executive Director, Parks, Recreation & Facilities (A)
Emilie Dunnigan	Manager, Development Revenue & Financial Administration
Dawn Lamontagne	Manager, Purchasing (A)
Wira Vendrasco	City Solicitor
Michael Chantler	Commissioner, Community Services
Lorie Gregg	On behalf of Commissioner of Finance/City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

- 1 Appendix A - Experience Windsor Riverfront Summer Series
- 2 Appendix B - Experience Windsor Civic and Cultural Facilities Backgrounder
- 3 Appendix C - Experience Windsor Community and Neighbourhood Backgrounder
- 4 Appendix D - Additional Community Events and Partnership Opportunities

Appendix A – “Experience Windsor” – Riverfront Summer Series Backgrounder

As one of the three main event streams of the “Experience Windsor” project, the **Riverfront Summer Series** will offer a curated series of outdoor waterfront experiences hosted at approximately six riverfront locations throughout June, July and August 2026. This is a vibrant new summer initiative that brings Windsor’s waterfront to life through a collection of free, outdoor experiences inspired by the unique character of the city’s riverfront neighbourhoods, parks, and greenspaces. Taking place on select Saturdays in June, July and August 2026, the series will feature six distinct events, each offering its own location, atmosphere, theme, and programming. From lively waterfront socials and art-inspired evenings to family-friendly daytime events, the series invites residents and visitors to gather, explore, and connect along the Windsor side of the Detroit River.

With no admission required, the **Riverfront Summer Series** offers an accessible experience that celebrates Windsor’s waterfront as one of the community’s most iconic and cherished shared spaces.

All events in the Riverfront Programming stream will include unique theming coupled with elements of food and beverage, arts and entertainment, activities, sponsor and partner activations, and additional engagement opportunities. While the final list of events, including the locations and site-specific elements are subject to change, the commitment to the project concept will be maintained through all final programs.

Locations and Concepts:

1] Bridge Beats – *Global Street Food. Music. Culture.* North Assumption Park in Ward 2

Bridge Beats transforms North Assumption Park into a vibrant global-inspired waterfront experience filled with music, lights, flavours, and culture. Guests can explore international street food vendors, artisan booths, glowing lantern installations, and immersive cultural experiences inspired by festivals from around the world. Live entertainment throughout the evening would include salsa dancers, belly dancers, fire performers and drummers – creating an energetic atmosphere that invites guests to gather, dance, and explore. As the sun sets over the river with two iconic bridges as the backdrop, the event comes alive with colour, rhythm, and community celebration.

2] Riverfront Speakeasy – *Whisky. Jazz. Secrets. Stories.* Michael D. Hurst Legacy Park, Legacy Beacon, Windsor Sculpture Park – Ward 3

Riverfront Speakeasy transforms the waterfront into a stylish open-air speakeasy inspired by Windsor’s Prohibition-era history, streetcar legacy, and vibrant arts culture. Café lights, jazz musicians, illuminated sculptures, vintage cars, and hidden performances create an immersive after-dark atmosphere throughout the park and sculpture garden. Guests can explore whisky tastings, craft cocktail lounges, fortune tellers, silent film projections, and interactive art installations woven throughout the

space. A secret password-only cocktail released on social media adds an interactive element to the evening, while vintage-inspired fashion is encouraged. As the sun sets, the riverfront comes alive with music, lighting, storytelling, and movement – blending history, sculpture, jazz, and waterfront nightlife into one unforgettable summer experience.

**3] Great Canadian Riverfront – *Music. Bonfires. Maple.*
Dieppe Park and Gardens – Ward 3**

Great Canadian Riverfront transforms Dieppe Park and Gardens into the ultimate Canadian summer gathering along the waterfront. Muskoka chairs, fire pits, local craft beer, and iconic Canadian food favourites create a relaxed atmosphere inspired by cottage weekends, summer festivals, and nights at the lake, with the Great Canadian Flag and the river uniting Canada and the United States as the backdrop. Live Canadian music, local artists, street hockey, Caesar competitions, and interactive trivia bring the space to life - while guests enjoy poutine, Beavertails, maple-inspired treats, and waterfront lounging with friends and family. As the sun sets over the Detroit River, boaters along the shoreline are invited to join the celebration as choirs from across the city lead a powerful waterfront performance of *O'Canada* — creating a shared riverfront moment that feels distinctly Windsor and unmistakably Canadian.

**4] Neon Nights – *Inspired by the era that owned the dance floor.*
Bert Weeks Memorial Gardens – Ward 4**

Neon Nights transforms the waterfront into a high-energy tribute to the iconic Windsor dance clubs of the 1980s and 1990s – when going out meant dressing up, hitting the dance floor, and dancing all night with friends. Retro fashion is encouraged as DJs spin disco, freestyle, retro pop, and classic dance anthems beneath neon lights, mirror balls, and laser effects. The park comes alive with illuminated dance floors, vintage-inspired lounges, MTV-style visuals, retro photo stations, dance contests, roller-skating performers, and nostalgic treats and cocktails throughout the evening. As the sun sets over the riverfront, Neon Nights becomes a celebration of music, movement, friendship, and the generation that made dancing part of every night out.

**5] The Big Picnic OR Ford City Picnic – *Play. Music. Summer.*
Alexander Park – Ward 5**

The Big Picnic transforms Alexander Park into a larger-than-life summer gathering inspired by classic neighbourhood picnics and vintage community celebrations. Lawn games, interactive art, creative play stations, live music, and evening entertainment create a playful waterfront atmosphere designed for all ages. Guests can enjoy picnic favourites including hotdogs, hamburgers, cold drinks, and sweet summer treats while exploring classic cars, relaxed lounge areas, and family-friendly activities throughout the park.

**6] Riverfront Rewind – Dance. Music. Nostalgia.
Coventry Gardens – Ward 6**

Riverfront Rewind transforms Coventry Gardens into a lively open-air dance hall inspired by classic summer nights along the waterfront. Motown, swing, big band, and yacht rock favourites fill the park as guests gather for community dance lessons, live music, dance contests, vintage cars, and sunset dancing beneath glowing lights and a dedicated riverfront dance floor. Retro photo stations, illuminated lounge areas, and nostalgic summer treats – including burgers, fries, root beer floats, milkshakes, and ice cream – create a vibrant and welcoming atmosphere for all ages.

Draft Budget

Item	Per Event	Estimated Budget
Production and Technical	\$8,000	\$48,000
Entertainment and Programming	\$18,000	\$108,000
Site Operations and Logistics	\$6,500	\$39,000
Marketing and Promotion	\$6,700	\$40,200
Contingency	\$2,467 (approx.)	\$14,800 (approx.)
Total		\$250,000

Potential Sponsors / Partners:

- Tourism Windsor Essex Pelee Island
- Downtown Windsor BIA
- Community Organizations
- Food and Beverage Vendors
- Artists and Artisans
- Performers and Entertainers

Potential revenue opportunities are available through event sponsorships, vendor participation fees, and on-site activations.

Appendix B – “Experience Windsor” – Civic & Cultural Facilities Programming Backgrounder

The second stream of the “Experience Windsor” project, **Civic & Cultural Facilities Programming** will activate municipal and community spaces through a coordinated series of accessible cultural, educational, entertainment, and community-focused experiences taking place throughout June, July, August and September 2026.

Programming will leverage civic venues, cultural facilities, public gathering spaces, and community partnerships to provide residents and visitors with opportunities to engage with arts, heritage, learning, wellness, and shared community experiences across the city. This stream highlights the opportunity to animate municipal facilities through creative programming that brings people together while celebrating Windsor’s culture, history, and community spirit. By utilizing existing city-owned spaces in new and engaging ways, the initiative also helps maximize public assets, encourage greater use of civic facilities, and create welcoming gathering places throughout the community.

The events outlined below represent the first phase of proposed activations, with additional initiatives anticipated as planning progresses.

1] City Hall Square:

A] Wheels Nights in partnership with the Downtown Windsor Business Improvement Association (DWBIA)

Wheels Nights is a Friday evening summer event series taking place each Friday throughout July at City Hall Square in partnership with the DWBIA. Inspired by the nostalgia and energy of Windsor’s iconic roller-skating rink, the series will transform the square into a vibrant outdoor roller rink experience featuring music, lighting, themed entertainment, DJs, costumes, and roller skate rentals. Each event will feature a unique theme designed to create an engaging and social atmosphere for residents of all ages - from retro disco and 80s throwback nights to pop culture and family-focused experiences. **Wheels Nights** is intended to bring renewed energy and activity to the downtown core while offering fun, accessible summer programming that encourages residents and visitors to gather, connect, and experience downtown Windsor in a lively and welcoming environment.

Draft Budget: \$4,000 for the series

Potential Sponsors / Partners:

- Tourism Windsor Essex Pelee Island
- Downtown Windsor BIA
- Windsor Roller Derby
- Community Organizations
- Food and Beverage Vendors
- Performers and Entertainers

B] Windsor Pizza Festival - Celebrating the city that does pizza best.

The **Windsor Pizza Festival** is a proposed one to two-day community celebration taking place at City Hall Square in September 2026, showcasing one of Windsor's most iconic and widely celebrated local traditions - pizza. Featuring approximately 15 to 20 local pizzerias, the festival is designed to celebrate Windsor's unique pizza culture while creating a high-energy event in the downtown core.

In addition to pizza sampling and vendor experiences, the festival would feature live music, local beverage partnerships including beer, wine, and non-alcoholic offerings, as well as interactive experiences such as chef demonstrations, pizza showcases, storytelling elements, competitions, and community awards. Participating vendors would also have opportunities for on-site marketing and promotional activations.

Positioned as both a community celebration and destination event, the **Windsor Pizza Festival** aims to generate civic pride, support local businesses, attract regional visitors, and further strengthen Windsor's reputation as one of Canada's great pizza cities.

Draft Budget

Item	Estimated Budget
Production and Technical	\$49,000
Entertaining and Programming	\$35,000
Site Operations	\$27,000
Marketing and Promotion	\$12,000
Estimated Contingency	\$12,000
Total	\$150,000

Potential Sponsors / Partners:

- Tourism Windsor Essex Pelee Island / Windsor Pizza Club
- Downtown Windsor BIA
- Community Organizations
- Local Businesses
- Food and Beverage Vendors
- Performers and Entertainers

Potential revenue opportunities are available through event sponsorships, vendor participation fees, and on-site activations.

2] Windsor International Aquatic and Training Centre (WIATC)

In partnership with the Windsor International Film Festival - WIFF, the WIATC will host a series of interactive film screenings designed to bring residents together through shared cinematic experiences. The series will provide accessible and engaging entertainment opportunities while further activating the WIATC as a vibrant community and cultural gathering space.

Draft Budget: \$5,000 for the series

Potential Sponsors / Partners:

- Tourism Windsor Essex Pelee Island
- Downtown Windsor BIA
- Windsor International Film Festival
- Community Organizations
- Aquatics Partners

3] The Capitol Theatre – City Cinema Saturdays

City Cinema Saturdays is a free family movie series taking place Saturday mornings throughout July and August at the Capitol Theatre in partnership with the Windsor International Film Festival - WIFF. Featuring family-friendly films and complimentary popcorn, the series is designed to provide fun and accessible entertainment for residents and visitors of all ages while also creating additional opportunities for the community to experience one of Windsor's most historic cultural venues. Scheduled prior to the Downtown Windsor Farmers' Market, the program encourages individuals and families to enjoy a morning downtown before visiting the market and surrounding businesses and amenities.

Draft Budget: \$10,000 for the series

Potential Sponsors / Partners:

- Windsor International Film Festival
- Tourism Windsor Essex Pelee Island
- Downtown Windsor BIA
- Downtown Farmers Market
- Community Organizations

Appendix C – “Experience Windsor” – Community & Neighbourhood Programming – Neighbourhood Nights Backgrounder

The third stream of the Experience Windsor initiative, **Neighbourhood Nights**, focuses on neighbourhood-based activations designed to bring entertainment, culture, and community experiences directly into Windsor’s parks.

The city-wide series will feature ten community-focused events — one hosted in each ward, on a weeknight, with locations selected in partnership with members of City Council — taking place throughout June, July and August 2026.

Featuring live music, food vendors, and family-friendly entertainment, **Neighbourhood Nights** is intended to create vibrant local gathering opportunities that encourage residents to connect close to home and rediscover the beloved spaces that are part of the landscape of our community. The series also celebrates the unique character, diversity, and community spirit found across Windsor’s neighbourhoods. By activating neighbourhood parks through accessible and welcoming programming, the initiative aims to foster civic pride, strengthen community connections, and encourage residents to explore different areas of Windsor.

Draft Budget: \$5,000 allocated per ward, for a total program budget of \$50,000.

Potential Sponsors / Partners:

- Tourism Windsor Essex Pelee Island
- Local BIAs
- Community Organizations
- Local Businesses
- Food and Beverage Vendors
- Performers and Entertainers

Appendix D – Additional Community Events and Partnership Opportunities

The “Experience Windsor” initiative will also seek opportunities to collaborate with existing community events, festivals, and cultural programming through partnerships, cross-promotion, shared activations, and coordinated scheduling to leverage audiences and increase opportunities for engagement. These collaborations are intended to strengthen attendance, support local organizations, and enhance Windsor’s overall event experience.

The following list represents a sample selection and growing list of community events and potential partnership opportunities being explored as part of the initiative.

Art in the Park	Nigerian Fusion of Culture
Asian Night Market	Poutine Feast
Butterfly Fest	Windsor/Essex Pride Fest
Canada Day Cup	Riverside Optimist Club Family Fun Day
Canada Day Parade 2026	Riverside Optimist Club Fishing Derby
Carrousel of the Nations	Rotary Club Peace Walk
Chaldean Festival 2026	Run For Rocky 2026
Chariot festival	Run With Responders
Cops & Kids Fishing Derby	Slow Roll Windsor Eats
Corvette Waterfront Show	The Greater Windsor Concert Band Series
Downtown Windsor Farmers' Market	Tim Hortons Night Run
Dropped on Drouillard	Walkerville Art Walk
DWBIA Car Cruise	White Feather Holistic Arts Drum Circles 2026
DWCC Community Yard Sale	WIFF Under The Stars
FIFA Celebrations	Windsor Food Festival
Holy Family Chaldean Festival	Windsor Hip Hop Festival 2026
ICHA Fishing Derby	Windsor Jerk Fest
Jazz In The Park	Windsor Night Flight
Labour Day Event	Windsor Riverfront Midway
Meet A Machine	Windsor Waterfront Half Marathon
Moon in June	Windsor Junior Summer Show
Mystic Garden Music Festival	WSO Free Concerts

Finally, additional City-led events and initiatives will enjoy cross-promotional and resource support from the “Experience Windsor” project, including, but not limited to:

Emancipation Celebration Monument Unveiling and Grand Opening	Hiram Walker 210 th Birthday Celebration and Coach House Exhibit Expansion Opening
Fall in Love With Downtown Windsor – <i>Again!</i> September programming	Tembo Wash Day at the Windsor Sculpture Park
WIFF Under the Stars	Open Streets Windsor 2026
LIVE at the Square concerts (TBD)	Classical in the Concrete – Vol. 3



Committee Matters: SCM 164/2026

Subject: Report of the Special Meeting of Council – In-Camera of its meeting held Monday, May 11, 2026

**SPECIAL MEETING OF COUNCIL – IN CAMERA
May 11, 2026**

Meeting called to order at: 2:17 p.m.

Members in Attendance:

Mayor Drew Dilkens
Councillor Renaldo Agostino
Councillor Gary Kaschak
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Mark McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman
Councillor Frazier Fathers

Members Absent:

Councillor Jo-Anne Gignac
Councillor Fred Francis

Also in attendance:

Ray Mensour, Chief Administrative Officer
James Chacko, for Jelena Payne, Commissioner, Economic Development
Andrew Daher, Commissioner, Corporate Services
David Simpson, Commissioner, Infrastructure Services/City Engineer
Janice Guthrie, Commissioner, Finance/City Treasurer
Michael Chantler, Commissioner, Community Services
Dana Paladino, Commissioner, Human and Health Services
Wira Vendrasco, City Solicitor
Christopher Menard, Acting Mayor's Chief of Staff
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
Stacey McGuire, Acting Executive Director Operations (Item 4)
Ian Day, Senior Manager Transportation (Item 4)

**Verbal Motion is presented by Councillor Frazier Fathers, seconded
by Councillor Renaldo Agostino,**

to move in Camera for discussion of the following item(s):

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Legal matter – policy - security of the property/advice subject to solicitor-client privilege, Section 239(2)(a)(f)(i)
2	Property matter – acquisition of land, Section 239(2)(c)
3	Personal matter - about identifiable individuals/labour relations, Section 239(2)(b)(d) NOTE: Recommendation from Environment Standing Committee sitting as Transit Windsor Board – in-camera on April 29, 2026
4	Position/plan – agreement update, Section 239(2)(i)(k)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Gary Kaschak, to move back into public session.

Motion Carried.

**Moved by Councillor Gary Kaschak, seconded by Councillor Jim Morrison,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held May 11, 2026 directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Commissioner of Corporate Services, Manager Strategic Operating Budget Development Control Financial Planning and Commissioner of Finance/City Treasurer respecting a legal matter – policy – security of the property/advice subject to solicitor-client privilege **BE APPROVED**.
2. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Commissioner of Corporate Services, Acting Executive Director Engineering/Deputy City Engineer, Commissioner of Infrastructure Services/City Engineer, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land **BE APPROVED**.
3. That the confidential report from the Supervisor of Recruitment and Staff Development, Executive Director of Human Resources, Acting Executive Director of Transit Windsor, Manager Performance Management and Business Case Development, City Solicitor, Deputy Chief Administrative Officer/Commissioner of Economic Development and Commissioner of Finance/City Treasurer respecting a personal matter about identifiable individuals/labour relations **BE RECEIVED** and that the in-camera recommendation of the Environment, Transportation and Public Safety Committee, sitting as the Transit Windsor Board of Directors, of its meeting held April 29, 2026 **BE APPROVED**.
4. That the recommendation contained in the in-camera report from the Manager Performance Measurement and Business Case Development, City Solicitor, Commissioner of Infrastructure Services/City Engineer, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a position/plan – agreement update **BE APPROVED**, and Administration **BE DIRECTED TO PROCEED** in accordance with the verbal direction of Council.

Motion Carried.

**Moved by Councillor Ed Sleiman, seconded by Councillor Mark McKenzie,
That the special meeting of council held May 11, 2026 BE ADJOURNED.
(Time: 2:40 p.m.)
Motion Carried.**

April 29, 2026

**Dear Members of the Environment, Transportation & Public Safety
Standing Committee,**

We would like to share our thoughts regarding the need to update the current bylaw governing pedal-assist e-bikes.

We have reviewed the administration report and support its contents. While we understand the recommendation that the report be received for information, we respectfully encourage the Committee to consider also directing Administration to proceed with updating the bylaw at the earliest opportunity.

It is timely to consider aligning Windsor's approach with that of Detroit and several other Canadian jurisdictions that have recently modernized their policies in this area, particularly in light of the anticipated opening of the Gordie Howe International Bridge.

Please find our thoughts below. We hope they are helpful to your deliberations, and we would be pleased to respond to any questions you may have.

Thank you for your time and consideration.

Regards,
Sue and Tom Omstead
Founders, Share the Road – Essex County

Subject: Aligning Multi-Use Pathway Policy with Current Transportation Realities

The principle of “sharing” has long been central to successful transportation policy—particularly in promoting safe and inclusive use of public space. As travel patterns evolve, it is important that our bylaws reflect current realities in a way that is practical, consistent, and broadly understood.

Pedal-assist e-bikes are increasingly used as a legitimate, everyday form of transportation. Since COVID, and with the rising cost of living, more residents have turned to affordable, low-impact mobility options such as e-bikes and e-scooters. This shift has increased demand for the same multi-use pathways traditionally used by pedestrians and conventional cyclists. Increased usage, in turn, strengthens the case for continued investment in active transportation infrastructure.

In response, many Canadian municipalities—including Vancouver, Calgary, Toronto, Montreal, and Halifax—have updated their bylaws to reflect this shift. In most cases, pedal-assist e-bikes are treated similarly to traditional bicycles on multi-use pathways, with clear expectations around speed, yielding, and safe operation.

Regionally, policy alignment is also becoming increasingly important. With the opening of the Gordie Howe International Bridge, active transportation networks in Windsor and Detroit will be directly connected. Detroit is moving toward permitting pedal-assist e-bikes on its greenway system, and consistent rules across jurisdictions will help reduce confusion, support tourism, and improve overall user experience.

At present, Windsor's bylaw has not fully kept pace with these developments. This creates uncertainty for users and risks positioning the city out of step with both other jurisdictions and broader transportation trends.

There is an opportunity to address this through a clear, balanced framework that emphasizes safe behaviour while allowing appropriate access.

Suggested Guidelines for Pedal-Assist E-Bike Use*:

- 1. Access:** Permit pedal-assist e-bikes on multi-use pathways and trails unless specifically restricted by posted signage (e.g., environmentally sensitive areas). Eligible e-bikes should be pedal-assist only; throttle-powered and gas-powered bikes would remain prohibited.
- 2. Speed:** Establish a maximum operating speed of 20 km/h, or the posted speed limit where lower.
- 3. E-scooters:** Permit e-scooters on multi-use pathways under the same behavioural and safety expectations.
- 4. Right of Way:** Maintain pedestrian priority at all times. Cyclists and e-bike users must pass with caution and courtesy.

*note Ontario regulation for e-bikes already provides the following restrictions: a minimum age of 16; helmets required for all e-bike users, regardless of age; functioning bell or warning device; appropriate lighting for night use; maximum 500 watts power output; and maximum 32 kph operating speed.

These measures would allow pedal-assist e-bikes to function as a natural extension of traditional cycling, while maintaining safety, clarity, and accessibility for all users.

Pedal-assist E-Bike Rider

Gordie Howe International Bridge | Windsor

Gordie Howe International Bridge

Opening in spring 2026, the **Gordie Howe International Bridge** will redefine how people move between Windsor Essex and Detroit. As the newest international crossing between Canada and the U.S., the bridge will welcome vehicular traffic, cyclists and pedestrians, creating a seamless, modern gateway that strengthens cross-border travel, trade and tourism.

For cyclists and walkers, the bridge is a game changer. A dedicated multi-use path will connect local cycling routes on both sides of the border, making it the first bridge ever to connect directly with the Trans Canada Trail and Great Lakes Waterfront Trail, unlocking new cross-border adventures and making Windsor Essex a true hub for international cycle tourism. The best part?

Access to the multi-use path is FREE! Whether you're riding, strolling or simply taking in the views, the Gordie Howe International Bridge offers a bold new way to experience the region—one that quite literally brings two countries closer together.

For full details head to visitwindsoressex.com/bike.

About the Bridge:

- 2.5km long cable stay bridge
- 6 lanes of vehicular traffic
- Toll-free multi-use path for pedestrians and cyclists

Documentation
You need at least one of the below to cross by vehicle, bike or foot.

Canadian Citizens:

- Valid passport
- NEXUS card or FAST card
- Children 15 and under need a birth certificate or passport

American Citizens:

- Valid passport
- Passport card
- NEXUS card or FAST card
- Enhanced driver's licenses (MI, MN, NY, VT and WA residents)
- Children 16 and under need a birth certificate, U.S. citizen identification card or passport

Foreign Citizens/Landed Immigrants:

- Valid passport, and in many cases a U.S. visa

For border wait times and real time documentation information head to crossingmadeeasy.com.

FAQs

ABOUT THE MULTI-USE PATH

- Free for all walkers, runners and cyclists
- Separate customs plaza from vehicular traffic
- The path is 2.5km/1.5 miles in length with a 5% grade
- Total length of travel on the path including customs plazas is 3km or 1.8 miles one-way
- Anticipate a 20 minute crossing by bike or 45 minutes by foot. Border processing times are not included in these estimates and may add to the total length of time.
- Total distance trailhead to trailhead is 7.1km/4.9 miles
- When using the multi-use path, users must travel the entire span of the bridge and clear customs before returning

Q: If I take my car, what does the bridge connect me to?

A: In Canada, the bridge will connect you to Ontario Highway 401 East, Ojibway Parkway and E.C. Row Expressway.

In the U.S., the bridge will connect you to Interstate 75, Fisher Service Drive and Fort Street.

Q: If I cross by bike or foot, what does the bridge connect me to?

A: In Canada, the path connects you to the Malden Park Trailhead via the Broadway St. Multi-Use Path, Windsor Riverfront Trail, LaSalle Parkway Trail, Trans Canada Trail and Great Lakes Waterfront Trail.

In the U.S., the path connects you to the Clark Park Trailhead, Joe Louis Greenway, Detroit Riverwalk, Iron Belle Trail and Great Lakes Way.

Aligning Windsor's approach with current practice across Canada—and with emerging cross-border connections—would support a more consistent, inclusive, and forward-looking active transportation network.

From: Navid Mellatshahi <>
Sent: Monday, May 4, 2026 18:36
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>
Cc: clerks <clerks@citywindsor.ca>
Subject: Opposition to Zoning Amendment file Z-003/26 ZNG/7355 - 3694-3738 Howard Avenue

Dear Councillor and City Clerk,

I am writing as a resident of The Orchards of South Windsor regarding **Zoning Amendment File Z-003/26 / ZNG-7355 – 3694–3738 Howard Avenue**.

I remain opposed to this application in its current form and respectfully ask that this email, along with the previously submitted petition signed by residents from more than 20 households, be included in the public record.

My main concern is that the traffic, parking, stormwater, and infrastructure studies may not reflect the real future condition of the neighbourhood. Holburn Street and the surrounding area are still under active development, with many homes currently under construction. Once those homes are completed and occupied, the baseline traffic volume, parking demand, drainage load, and safety conditions will differ significantly from today's.

I respectfully ask the City to confirm:

1. Did the traffic, parking, stormwater, and infrastructure studies include the full build-out and occupancy of all homes currently under construction around Holburn Street and nearby streets?
2. What year were these studies completed, and what baseline conditions were used? It appears some of the study information may be from around 2020. I closed on my home in the Orchards Crescent area in 2021, and since then, more than 50 homes have been built in this area, with many additional vacant lots and homes still under construction on the right side of Holburn Street (perhaps more than 50 houses there too). Every 6 to 12 months, more homes are built and sold in this neighbourhood. If older studies were used, they may not reflect the current or future conditions of the area and not valid.
3. Did the studies consider that many households in this area have two or more vehicles, and that a 90-unit building may create overflow parking onto Holburn Street, Orchards Crescent, and nearby residential streets?
4. If the studies were based mainly on an incomplete or outdated neighbourhood condition, how can they be relied upon to support approval of an additional six-storey, 90-unit development?
5. Will the City require updated studies before final approval or before the by-law is passed?

I am also concerned about notice and consultation. Communication appears to have been limited mainly to properties within approximately 120 metres, while many homes farther along Holburn Street will be directly affected because residents use Holburn to access Howard Avenue. Many affected residents only became aware of this application through neighbours and community communication, not direct City notice.

There is also a serious fairness and transparency concern. It appears this development concept may have been in planning or discussion since 2024. Some nearby homes closed in 2025, and residents were not clearly

informed that a six-storey, 90-unit development could be proposed near or behind their homes. Some buyers specifically asked about what was planned for the vacant land and were not provided clear disclosure, either verbally or in writing. Residents made major financial decisions based on the information available to them, and this raises a serious public trust concern.

Within approximately one week, residents collected petition signatures from more than 20 households opposing this proposal. This does not include many homes on Holburn Street, homes still under construction, or future residents who will also be affected by traffic, parking, safety, stormwater, and infrastructure conditions.

For these reasons, I respectfully request that this application be reconsidered, deferred, or subject to updated studies that reflect the full future build-out of Holburn Street, Orchards Crescent, and the surrounding neighbourhood.

Please also confirm the next steps, including the process and deadline for any appeal rights related to this application.

Residents reserve the right to seek further planning/legal advice and pursue any available appeal or legal remedies regarding this matter.

Sincerely,
Navid Mellatshahi
Resident, The Orchards of South Windsor

From: Raghu Kanuganti < >
Sent: Tuesday, May 5, 2026 12:31
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>
Cc: clerks <clerks@citywindsor.ca>
Subject: Opposition to Zoning Amendment File Z-003/26 / ZNG-7355 – 3694–3738 Howard Avenue

To the Planning Department and Members of City Council,

I am writing to formally submit my objection regarding the proposed zoning amendment that would allow for a high-density, 90-unit condominium development within our current detached-home neighborhood. While I understand the city's need for growth, I believe this specific proposal is incompatible with the existing character of our community and poses several significant risks to the well-being of its residents.

My concerns regarding this development are as follows:

- **Traffic Congestion and Infrastructure:** With the only proposed access point to the condo being via Holburn Street, there is a high likelihood of severe traffic congestion. This is particularly concerning as currently empty lots on Farrow Ave, Oakridge, and Sutton Ave are also being developed.
- **Privacy and Shadowing:** The proposed six-story height of the building will directly overlook numerous backyards, effectively stripping residents of their privacy. Furthermore, a structure of this scale will significantly block natural sunlight for surrounding homes, altering the quality of life for long-term residents.
- **Safety Risks:** Increased vehicle density on residential streets poses a direct safety risk to pedestrians, families, and particularly children who play and walk in this neighborhood.
- **Property Values:** The introduction of a high-density complex in the middle of a detached-home neighborhood creates a jarring transition that may lead to financial difficulties for residents should they choose to sell their properties in the future.

We respectfully request that the City of Windsor reject this rezoning application in its current form. We urge the Planning Department to require a substantially revised proposal—such as low-density townhomes or a reduced-scale development—that aligns with the established character and safety of our neighborhood.

Thank you for your time and for considering the concerns of the residents who will be most impacted by this decision.

Sincerely,

Raghu Kanuganti

From: Afshan Khzir <>
Sent: May 6, 2026 7:53 AM
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>
Cc: clerks <clerks@citywindsor.ca>
Subject: Opposition to Zoning Amendment File Z-003/26 / ZNG-7355 – 3694–3738 Howard Avenue

Dear McKenzie,

I am writing to you as a resident of [REDACTED] Orchards regarding the proposed rezoning and redevelopment at 3694–3738 Howard Avenue.

While residents appreciate the investment being proposed and recognize the importance of responsible growth and intensification, there are significant concerns with the current design and planning approach. The primary issues relate to the proposed six-storey height and monolithic massing of the building, which residents feel is incompatible with the surrounding low-rise residential character of the neighbourhood.

Additional concerns include excessive surface parking, the proposed Holburn Street access point, increased traffic and pedestrian safety risks, inadequate parking ratios, lack of meaningful streetscape integration, and the overall disconnect between the development and the existing neighbourhood fabric. Residents also expressed concerns regarding stormwater management, potential flooding impacts, removal of mature trees, shadowing effects on adjacent homes, construction-related disruptions, and the absence or unavailability of supporting studies and reports for public review.

Residents further noted that the proposal does not appear to acknowledge or incorporate the historic orchard identity and social context of the area in a meaningful way.

At this time, residents do not support the proposed rezoning and exemptions in their current form. The community is requesting a revised, more context-sensitive proposal that better reflects the scale, character, safety, environmental considerations, and long-term sustainability of the neighbourhood, along with a more robust community engagement process moving forward.

Thank you for your time and consideration.

Kind regards,

Afshan Khzir

From: Shahid Akhter < >
Sent: May 14, 2026 8:14 AM
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>
Cc: clerks <clerks@citywindsor.ca>
Subject: Opposition to Zoning Amendment File Z-003/26/ZNG-7355-3694-3738 Howard Avenue

Hi, I am a resident on Orchards crescent. I have attended the zoning meeting and surprised to hear the city's administration and planning department remarks regarding the approval of 6 story apartment building on Howard Ave. We are in 2026 and they checked the traffic study in 2020. There is another project sign just 50 meters towards south of proposed Rauti's apartment project on Howard Ave, which is also a large residential community project. The Howard Ave itself is in a very bad shape, repair pot holes whenever rain for only half an hour. We lives in Windsor ON Canada, not in a 3rd world country. City collects hundreds of thousands dollars every year in taxes from the residents living in the streets adjacent to Howard Ave and now permitting another apartment building to go ahead. I am totally disagreeing on this decision and it's gonna be a disaster on Howard Ave. Therefore, requesting you to please rethink about the decision you have made. I love to live in Windsor.

Thanks & Regards,
Shahid Akhter
Orchards Crescent resident, Windsor

From: Horrobin, Barry <bhorrobin@windsorpolice.ca>

Sent: Thursday, May 21, 2026 3:36 PM

To: Robertson, Neil <nrobertson@citywindsor.ca>; Di Blasi, Sophia <sdibiasi@citywindsor.ca>

Cc: Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>

Subject: RE: May 25 Council: Item 8.14

In light of recent information brought forward by the Transportation Planning and Planning Departments that recommends a denial of the subject application, the Windsor Police Service (WPS) concurs with the recommendation to deny the application for the proposed amendment to the Sign By-law at this location. Our non-objection to the application previously focused on the individual impacts of each variance being sought, rather than looking at all the variances cumulatively and importantly, did not have the benefit of seeing the description of concerns brought forward by Transportation Planning after our comments had already been submitted. Specifically, we would cite the following to offer some applicable clarification:

- There was a reference made that the applicants cited WPS “support” for their application when they addressed the standing committee to seek support/approval of their application. I would like to clarify that my remarks did not cite “support” for their application but rather a “no objection” position. There is a difference and I wanted to make this clear. I did indicate acknowledgment of the traffic study provided that supported the applicant’s position in relation to public safety, but this was before being provided with the valid points raised by the Transportation Planning Department which counter some of those findings.
- In specifically reviewing the detailed points of concern brought forward by the Transportation Planning Department after my comments were first submitted, I would comment as follows:
 - *“The location of the sign along a curved roadway segment and between two signalized intersections”* – WPS concurs with this being a concern as the curved roadway configuration could certainly contribute to driver distraction (a known safety risk).
 - *“The visually complex environment with multiple competing stimuli”* – WPS concurs with this being a concern.
 - *“The introduction of electronic changing copy, which increases the potential for driver distraction”* – WPS agrees with this statement. Furthermore, in this particular instance, while other electronic changing copy signs have been permitted in other locations, this location possesses situationally unique differences that increase risk, as cited by the Transportation Planning Department in their review and assessment.
 - *“The inability to coordinate sign transitions with traffic signal timing”* – WPS concurs with this being a concern.
 - *“The intersection’s ranking in the top 50 high-collision locations in the City (27th out of 295 intersections)”* – WPS concurs with this being a concern.

In light of this additional, pertinent information provided after we had already submitted our remarks for this application, the WPS concurs with the position being taken by both the Transportation Planning and Planning Departments for this application.

Respectfully,

Barry Horrobin

Director of Planning & Physical Resources

Windsor Police Service

bhorrobin@windsorpolice.ca

O: (519) 255-6700, ext. 7051

C: (519) 982-3180



WINDSOR POLICE SERVICE
HONOUR IN SERVICE

May 21, 2026

Windsor City Council (c/o City Clerk)
350 City Hall Square East
Windsor, ON
N9A 6S1

Sent via email

ATTN: The City Clerk

Dear Mayor Dilkens and Members of Windsor City Council,

**Re: Re: Council Meeting of May 25, 2026 – Referral Request
Item 8.14 SGN-001/25 Application for Sign By-law Amendment
North Construction
2595 Dougall Avenue
Windsor, ON**

Our File: STA/WIN/21-01

Zelinka Priamo Ltd. represents North Construction (the Owner and Applicant) in relation to the Sign By-law Amendment application SGN 001/25 (the 'application') on the property municipally known as 2595 Dougall Avenue (the 'subject lands').

Further to our previous letter submitted to the Development and Heritage Standing Committee ('DHSC') and City Council on May 12th, 2026, we are writing to provide supplementary information regarding the application on the subject lands, and **request referral of the application back to Development and Heritage Standing Committee (the 'DHSC') to be considered at a later date; and direct staff to include all comments received for the application as part of the DHSC information package, and the public record.** At Council's discretion, our client is flexible with respect to the timing for having the application referred back to DHSC.

On May 4th, 2026, the application was presented to the DHSC, and the Staff recommendation was adopted, which was to deny the application. On May 12th, 2026, we wrote to respectfully express our disappointment with how the application was processed and presented. It is our view that the DHSC was not provided with the full landscape of factual information in advance of the May 4th meeting that would be expected of a transparent and fair process.

In particular, the Recommendation Report and Administration's presentation did not include the comments that were provided by various departments and agencies in the application circulation process and provided to us by Staff through correspondence dated January 21st, 2026. A copy of Staff's correspondence is attached for your reference.

Upon review of the May 25th, 2026, Council Meeting Agenda, it is apparent that the circulation comments **remain excluded from the Staff Recommendation report for reasons that are unclear.**

We remain highly concerned that the facts of the application are not being transparently presented to the decision authority, City Council. In particular, the Windsor Police

comments (below) were not accurately characterized, and downplayed by Administration Staff at the May 4th, 2026 DHSC meeting:

V. **Windsor Police**

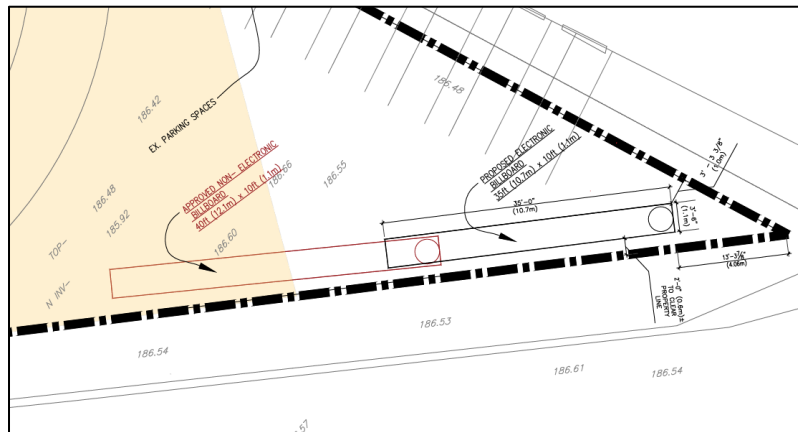
The Windsor Police Service has no objections with the proposed amendment to the Sign By-law for this location. From a public safety perspective, the variances being sought are relatively minor, in that they do not deviate significantly from the requirements stipulated in the by-law. While the change from a static style sign to an "electronic changing copy" type of sign introduces the potential to increased distraction for nearby drivers, the distance the sign will be placed from the intersection, along with its visual orientation, is sufficient to minimize this risk. In reviewing the traffic study supporting the application, I feel it objectively clarifies key facts that support approval of the application, including rationale that underscores the outcome will not create public safety concerns/problems.

Further, multiple references have been made to a 'List of Windsor's 50 Most Dangerous Intersections', in which it was stated that the intersection of Ouellette Place and Dougall Avenue ranks 27th. However, no details regarding this list, its methodology or its sources have been made available to the Applicant. In any case, we suggest that the proposed variance to allow the sign to be located 106 metres from the intersection (as opposed to the 110-metre restriction area) is minor. If the sign were 3.6% (4 metres) further from the intersection, there would be no required variance in relation to the sign's proximity to the intersection.

Our concerns with the processing of the application go beyond these examples, and in our view, did not represent a fair or transparent process, despite our best efforts to work collaboratively with Staff. While we fully respect and recognize the DHSC's decision, we find it necessary to express our disappointment in the way that information was selectively presented, and/or fully obscured from the DHSC when contradictory to Staff's recommendation. Respectfully, we are led to believe that the withholding of comments favourable to the applicant suggest that Staff may not be confident in its opinion relating to this application.

Fundamentally, we maintain our view that the proposed sign does not pose an increased safety risk, relative to the existing approved sign on the subject lands (Figure 1), which is supported by technical analysis by a professional traffic engineer.

Figure 1: Excerpt of Site Plan showing footprint of approved non-digital sign relative to proposed digital static copy sign.



In summary:

- The proposed static digital sign is designed to be similar to the approved non-digital static sign, changing only once per 2 to 3 minutes. For the vast majority of observers, a change in message change will not be observed. For a minority of passers-by, at most one change in message would be observed under typical conditions. This contrasts to other existing digital signs in the area and in the City which change message as many as 10 times in 1 minute.
- The proposed digital sign is smaller in face area than the approved non-digital sign.
- The proposed digital sign would be only 4 metres within the 110-metre intersection restriction zone.
- The proposed digital sign would be erected *instead* of the approved non-digital sign, thus not increasing the net number of signs in this area.
- The setback reductions are administrative refinements for which concern has not been raised, including by the neighbouring property owner (Canadian Pacific Railway) who has in fact confirmed no objections to the proposal.
- The Applicant remains open and willing to comply with any proposed restrictions on brightness, hours of operation, and/or other conditions.

Under the circumstances, we respectfully request that the application be referred back to DHSC to allow more fulsome consideration of all information, thus making the process more transparent and reliable.

On behalf of our client, we thank you for allowing us the opportunity to convey our concerns, and we would be more than happy and willing to address any comments or questions you have regarding this matter.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner



Connor Wright, MCIP, RPP
Intermediate Planner

cc. North Construction
Target Outdoor

Attachments:

1. Letter to DHSC, by Zelinka Priamo Ltd., dated May 12, 2026.



Sent via email

May 12, 2026

Development and Heritage Standing Committee (c/o City Clerk)
350 City Hall Square East
Windsor, ON
N9A 6S1

ATTN: The City Clerk

Dear Development and Heritage Standing Committee,

**Re: Re: Development & Heritage Standing Committee May 4, 2026
Item 11.3 SGN-001/25 Application for Sign By-law Amendment
North Construction
2595 Dougall Avenue
Windsor, ON**

Our File: STA/WIN/21-01

Zelinka Priamo Ltd. represents North Construction (the Owner and Applicant) in relation to the Sign By-law Amendment application SGN 001/25 (the 'application') on the property municipally known as 2595 Dougall Avenue (the 'subject lands').

On May 4, 2026, the application was presented to the Development and Heritage Standing Committee (the 'DHSC'), and the Staff recommendation was adopted, which was to deny the application.

We are writing to respectfully express our disappointment with how the application was processed. It is our view that the DHSC was not provided with the full landscape of factual information that would be reasonably expected of a transparent and fair process.

In particular, the Recommendation Report and Administration's presentation did not include the comments that were provided by various departments and agencies in the application circulation process, and provided to us by Staff through correspondence dated January 21, 2026. A copy of Staff's correspondence is attached for your reference.

The Staff report states that these departments and agencies were "circulated for consultation and comments" but did not provide detail as to the contents of these comments, nor was a copy of all comments provided as part of the Staff report. It was evident that the inclusion of the Windsor Police comments in the Applicant presentation was the first time that these comments had been made available for the DHSC's review.

When Administration was questioned about the Windsor Police department's comments on May 4th, Staff concurred that the Windsor Police Department had no concerns with the Application; however, the comments were downplayed by the City Planner and it was speculated that the Police's review was improper, and/or was not adequately considering the facts of the application.

We wholly disagree with the City Planner's interpretation, and fundamentally object to the premise of Administration making assertions about the nature of the Police's comments, while not disclosing the comments directly to the DHSC.

It is not appropriate to speculate or infer the meaning of these comments, particularly when the author of the comments was not present at the meeting to provide insight. Rather, we provide the Windsor Police comment in this letter verbatim for the benefit of the DHSC's review:

V. **Windsor Police**

The Windsor Police Service has no objections with the proposed amendment to the Sign By-law for this location. From a public safety perspective, the variances being sought are relatively minor, in that they do not deviate significantly from the requirements stipulated in the by-law. While the change from a static style sign to an "electronic changing copy" type of sign introduces the potential to increased distraction for nearby drivers, the distance the sign will be placed from the intersection, along with its visual orientation, is sufficient to minimize this risk. In reviewing the traffic study supporting the application, I feel it objectively clarifies key facts that support approval of the application, including rationale that underscores the outcome will not create public safety concerns/problems.

In our opinion, the Police Service comments are very clear in their understanding of the Application and assessment of any potential risks to public safety. Furthermore, as was stated on May 4th, the Police Service comments should be given utmost consideration in this instance for matters that relate to public safety and driver distraction.

Our concerns with the processing of the application go beyond this example, and in our view, did not represent a fair or transparent process. While we fully respect and recognize the DHSC's decision, we find it necessary to express our disappointment in the way that information was selectively presented, and/or fully obscured from the DHSC when contradictory to Staff's recommendation. Our client has spent considerable time and resources to bring forward an Application that has been carefully considered from a technical perspective, and has continually made efforts to address Staff's concerns relating to driver distraction. The deliberate withholding of comments that do not support Staff's position, respectfully, is an indication that Staff is not confident in its opinion on the Application.

Under the circumstances, we believe that the Application should have been referred back to Staff, simply for the purpose of allowing more fulsome consideration of all information, thus making the process more transparent and reliable. We acknowledge that the DHSC recommendation will be considered by Council, tentatively on May 25th, and we plan on requesting a delegation to speak to this matter further.

On behalf of our client, we thank you for allowing us the opportunity to convey our concerns, and we would be more than happy and willing to address any comments or questions you have regarding this matter.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner



Connor Wright, MCIP, RPP
Intermediate Planner

cc. North Construction
Target Outdoor

Attachments:

1. Letter to Applicant, dated January 21, 2026, including comments from various departments and agencies.



January 21, 2026

Zelinka Priamo Ltd. (c/o Connor Wright)
20 Maud Street, Suite 305
Toronto, Ontario
M5V 2M5

RE: PLANNING CONSULTATION FOR SIGN BY-LAW AMENDMENT (SGN)

APPLICANT: NORTH CONSTRUCTION (C/O ANGELO LUNETTA)
FILE NO: SGN-001-2025
LOCATION: 2595 DOUGALL AVENUE, WINDOSR, ON
ROLL NO: 080-010-00700

PROPOSED AMENDMENT: The applicant proposes to amend the Sign By-law No. 250-2004, Section 6.3, to permit an Electronic Changing Copy Billboard Ground Sign at 2595 Dougall Avenue.

SIGN BY-LAW NO. 250-2004, SECTION 6.3: The proposal fails to comply with multiple mandatory provisions, including:

- **Section 6.3.7** – The proposed sign face area of approximately 32.5 m² exceeds the maximum permitted 22.0 m² per sign face.
- **Section 6.3.14(b)** – The proposed side lot line setback of approximately 0.6 m does not meet the minimum required 3.0 m.
- **Section 6.3.17(i)** – Electronic Changing Copy Billboards are prohibited within a 200 m radius of any Poster Billboard; multiple existing billboard ground signs are located within this distance.
- **Table 6.3.1** – Electronic Changing Copy Billboards are prohibited within 110 m of a stop line on roadways with a posted speed limit of 60 km/h. The proposed billboard is approximately 106 m from the stop line and does not meet this requirement.

The prior approval of a static billboard at this location does not establish support for an electronic changing copy billboard, which is subject to more restrictive regulations. Reducing the size or adjusting the location of a non-compliant sign does not bring the proposal into compliance where multiple prohibitions continue to apply.

Given the extent of non-compliance, the requested amendments are **not viable**.

Planning & Development Services
350 City Hall Square West, Suite 210
Windsor, ON N9A 6S1

Phone: 519-255-6543
Fax: 519-255-6544
planningdept@citywindsor.ca

PLANNING CONSULTATION LETTER, JANUARY 21, 2026 - PAGE 1

A. NOTES TO APPLICANT

I. **Transportation Development**

Transportation does not support the application for this billboard. It does not conform with the prohibitions laid out in table 6.3.1. Particularly when considering the geometry of the road places this billboard directly behind the sightline of on coming motorists.

II. **Canadian Pacific Railway**

CPKC has no objections to the proposed By-Law Amendment allowing for a digital signboard install on adjacent private property. Should the scope of work change to include excavation or aerial intrusion over or on to the CPKC right-of-way, then please contact me directly for further guidance.

III. **Heritage & Archaeology**

Built Heritage:

No concerns or objections.

Archaeology:

The subject property is located within the Archaeological Potential Zone (APZ) (as per the Windsor Archaeological Management Plan, 2024; OPA 181; and 2024 archaeological potential model OP Volume I Schedule C-1). However, the sign by-law variances proposed do not constitute as applicable law under the Ontario Heritage Act for the requirement of an archaeological assessment, therefore, a Stage 1 archaeological assessment is not required. Nevertheless, the Applicant should be notified of the following archaeological precaution while undertaking ground disturbing works.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Development Services Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.
2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or

coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

Contacts:

Windsor Planning & Development Services Department:

519-255-6543 x6179, ttang@citywindsor.ca, planningdept@citywindsor.ca

Windsor Manager of Culture and Events (A):

Michelle Staaedegaard, (O) 519-253-2300x2726, (C) 519-816-0711,
mstaadegaard@citywindsor.ca

Ontario Ministry of Citizenship and Multiculturalism

Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca

Windsor Police: 911

Ontario Ministry of Public and Business Service Delivery and Procurement

Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures:

Ian Hember, 1-437-244-9840, ian.hember@ontario.ca

IV. **Landscape Architect**

There are no comments from the Landscape Architecture review.

V. **Windsor Police**

The Windsor Police Service has no objections with the proposed amendment to the Sign By-law for this location. From a public safety perspective, the variances being sought are relatively minor, in that they do not deviate significantly from the requirements stipulated in the by-law. While the change from a static style sign to an "electronic changing copy" type of sign introduces the potential to increased distraction for nearby drivers, the distance the sign will be placed from the intersection, along with its visual orientation, is sufficient to minimize this risk. In reviewing the traffic study supporting the application, I feel it objectively clarifies key facts that support approval of the application, including rationale that underscores the outcome will not create public safety concerns/problems.

VI. **ENWIN Utilities Ltd. – Hydro Engineering**

No Objection provided adequate clearances are achieved and maintained.

ENWIN has existing overhead pole lines along the east limits with 27,600 volt primary and 347/600 volt secondary and 120/240 volt secondary hydro distribution.

ENWIN has existing overhead pole lines along the south limits with 347/600 volt secondary hydro distribution.

ENWIN has existing overhead pole lines along the west limits with 347/600 volt secondary hydro distribution.

The developer will be responsible to cover all costs associated with any relocation or removal of ENWIN poles, conductors, and down guys.

Prior to working in these areas, we would suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction.

Also, we suggest referring to the Ontario Building Code for permanent required clearances for New Building Construction.

VII. **ENWIN Utilities Ltd. – Water Engineering**

ENWIN Water has no objections.

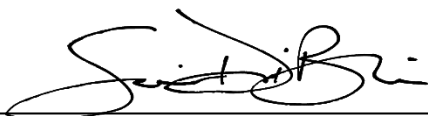
B. CONCLUSION:

Administration reserves the right to request additional information in the future. Additional information may be requested by the Development & Heritage Standing Committee (DHSC) or City Council prior to a final decision being rendered.

This letter will expire on **January 21, 2027**.

If you have any questions regarding the content of this letter or the planning process in general, please contact the Planner by email at sdibiasi@citywindsor.ca.

Sincerely,



Sophia Di Blasi, M.Arch
Planner III – Senior Urban Designer (A)

SD/jc