



CITY OF WINDSOR MINUTES 05/25/2026

City Council Meeting

Date: Monday, May 25, 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 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

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Minutes

City Council

Monday, May 25, 2026

Page 2 of 26

1. ORDER OF BUSINESS

2. CALL TO ORDER

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

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Fred Francis discloses an interest and abstains from voting on Item 8.10, being the report entitled "Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9," as the applicant is his wife's cousin.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held May 11, 2026

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

That the minutes of the Meeting of Council held May 11, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 163/2026

5. NOTICE OF PROCLAMATIONS

Proclamations

Bike Month – June, 2026

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

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 85-2026 through 92-2026 (inclusive)
Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence Report for Monday, May 25, 2026 City Council Meeting

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

Decision Number: CR203/2026
That the following Communication Items 7.1.2. through 7.1.4. as set forth in the Council Agenda **BE REFERRED** as noted; and that 7.1.1. be dealt with as follows:

7.1.1. Notice of Proceeding and Decision regarding Case No. OLT-25-000477, 4170 and 4190 Sixth Concession Road, 2863167 Ontario Inc.

Moved by: Councillor Fred Francis
Seconded by: Councillor Gary Kaschak

Decision Number: CR204/2026
That the Notice of Proceeding and Decision of the Ontario Land Tribunal dated May 12, 2026, regarding Case No. OLT-25-000477, 4170 and 4190 Sixth Concession Road, 2863167 Ontario Inc. **BE RECEIVED**; and,

That Administration **BE DIRECTED** to send a letter to the appropriate provincial Ministry or Ministries asking that third-party appeals be once again allowed for the Ontario Land Tribunal appeal process.
Carried.

Clerk’s File: Z/14544 & Z/14781

No.	Sender	Subject
7.1.1	Ontario Land Tribunal (OLT)	Notice of Proceeding and Decision regarding Case No. OLT-25-000477, 4170 and 4190 Sixth Concession Road, 2863167 Ontario Inc. Administrative Lead: City Planner Z/14544 & Z/14781 Note & File
7.1.2	Town of Tecumseh	Notice of Public Meeting No. 2 regarding proposed new Zoning by-law. Administrative Lead: City Planner

No.	Sender	Subject
		Z2026 Note & File
7.1.3	Essex Windsor Solid Waste Authority (EWSWA)	Resolution of EWSWA Board – Green Bin Program Promotion and Education, and Green Bin Program: Campaign Summary. Administrative Lead: Commissioner, Infrastructure Services & City Engineer EI2026 Note & File
7.1.4	Deputy City Planner	Application for Zoning By-law Amendment and Official Plan Amendment, The Corporation of the City of Windsor, 455 Kennedy Drive West, to change the land use designation from Open Space to Residential, and change the zoning from Green District to Residential District to allow construction of Multiple Dwelling. Administrative Lead: City Planner Z/15159 & Z/15160 Note & File

Carried.

Report Number: CMC 9/2026

7.2. Updated Response to CR 591/2020 and CR 179/2021 - Cannabis Odour - City Wide

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

Decision Number: CR205/2026

That the report of the Deputy City Solicitor dated May 11, 2026, entitled “Updated Response to CR 591/2020 and CR 179/2021 - Cannabis Odour - City Wide” **BE RECEIVED** for information.

Carried.

Report Number: C 63/2026
 Clerk’s File: AL2026

8. CONSENT AGENDA

8.1. Little River Pollution Control Plant Capacity Expansion Class Environmental Assessment Study Completion – City Wide

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

Decision Number: CR206/2026

- I. That Environmental Study Report (ESR) for Little River Pollution Control Plant Capacity Expansion Class Environmental Assessment Study (Appendix 1) **BE RECEIVED** by Council; and further,
- II. That the ESR **BE PLACED** on the public record with an issued Notice of Study Completion (Appendix 2) for the mandatory thirty-day review period.
Carried.

Report Number: C 61/2026
Clerk's File: SW/15162

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

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

Decision Number: CR207/2026

- I. That the following exemption requests to the provisions of the Noise By-law 6716 (as amended), **BE GRANTED** to permit the operation of construction equipment required to complete work for the Lauzon Parkway Mill and Pave project:
 - a. **Specific exemption request:**

Construction during the noise by-law prohibited time between 8:00pm through 6:00am for the operation of construction equipment to allow night time construction work to complete the Lauzon Parkway Mill and Pave project.
 - b. **Scope of Exemption:**

The project limits are in the City of Windsor on Lauzon Parkway from Cabana Road East to Canadian Pacific Kansas City (CPKC) Railway Overpass.
 - c. **Duration of Exemption:**

This Noise By-Law Exemption is requested for the dates commencing on May 26, 2026, and continuous through June 29, 2026; and further,
- II. That the Chief Administrative Officer **BE AUTHORIZED** to grant further extensions to the Noise By-law 6716 (as amended) as may be required for the duration of the Lauzon Parkway Mill and Pave Project, to permit the operation of construction equipment required to complete works.
Carried.

Report Number: C 60/2026

8.3. Minutes of the Active Transportation Expert Panel of its meeting held February 18, 2026

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

Decision Number: CR208/2026 ETPS 1109
That the minutes of the Active Transportation Expert Panel of its meeting held February 18, 2026, **BE RECEIVED.**
Carried.

Report Number: SCM 129/2026 & SCM 85/2026
Clerk's File: MB2026

8.4. Minutes of the Transit Windsor Working Group of its meeting held March 4, 2026

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

Decision Number: CR209/2026 ETPS 1110
That the minutes of the Transit Windsor Working Group of its meeting held March 4, 2026, **BE RECEIVED.**
Carried.

Report Number: SCM 130/2026 & SCM 87/2026
Clerk's File: MB2026

8.5. Minutes of the Windsor Licensing Commission of its meeting held March 26, 2026

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

Decision Number: CR210/2026 ETPS 1111
That the minutes of the Windsor Licensing Commission of its meeting held March 26, 2026, **BE RECEIVED.**
Carried.

Report Number: SCM 131/2026 & SCM 99/2026
Clerk's File: MB2026

8.6. Minutes of the Environment & Climate Change Advisory Committee of its meeting held February 19, 2026

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

Decision Number: CR211/2026 ETPS 1112

That the minutes of the Environment & Climate Change Advisory Committee of its meeting held February 19, 2026, **BE RECEIVED**.

Carried.

Report Number: SCM 132/2026 & SCM 100/2026
Clerk's File: MB2026

8.7. Report No. 3 of the Environment & Climate Change Advisory Committee Meeting held February 19, 2026

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Renaldo Agostino

Decision Number: CR212/2026 ETPS 1113

That Report No.3 of the Environment & Climate Change Advisory Committee indicating:

That City Council **BE REQUESTED** to consider ways to increase resources to environmental issues city-wide, and further, that resources for other environmental issues **BE INCREASED** in the 2027 budget.

BE RECEIVED; and,

That Council **DEFER** consideration of any increased resources until the completion of the consultant's review of the full scope of Council approved climate and environmental commitments.

Carried.

Report Number: SCM 133/2026 & SCM 101/2026
Clerk's File: MB2026

8.8. Report No. 4 of the Environment & Climate Change Advisory Committee Meeting held February 19, 2026

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Renaldo Agostino

Decision Number: CR213/2026 ETPS 1114

That Report No. 4 of the Environment & Climate Change Advisory Committee indicating:

That City Council DIRECT Administration to undertake work to increase awareness on environmental initiatives, programs and services offered by the City of Windsor.

BE RECEIVED; and,

That Council **DEFER** consideration of any increased resources until the completion of the consultant's review of the full scope of Council approved climate and environmental commitments.
Carried.

Report Number: SCM 134/2026 & SCM 102/2026
Clerk's File: MB2026

8.9. Response to CQ 18-2025 Micromobility in Windsor – City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Gary Kaschak

Decision Number: CR214/2026 ETPS 1115

That the report of the Environment, Transportation and Public Safety Standing Committee of its meeting held on April 29, 2026 **BE REFERRED** back to Administration to allow for additional information to be brought forward including by-law updates with respect to public access and different types of active transportation vehicles; and,

That Administration **BE DIRECTED** to expedite the addressing of issues related to cross-border micromobility traffic at ports of entry, and trails to and from the new Gordie Howe Bridge border crossing.
Carried.

Report Number: SCM 135/2026, S 5/2026 & AI 3/2026
Clerk's File: SW2026

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

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

Decision Number: CR215/2026 DHSC 816

- I. That the City of Windsor Official Plan Volume II, Part 2 – Secondary Plans, South Cameron Planning Area, **BE AMENDED** by changing the land use designation of the lands located on the east side of Huron Church and west side of Daytona Avenue, south of Malden, described as Lots 12 to 18 (incl.), Part of Lots 5 to 11 (incl.), Part of Block A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997,

and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, from Business Park to Mixed Use Corridor;

II. That the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE FURTHER AMENDED** by adding site specific policies as follows:

1.X EAST SIDE OF HURON CHURCH ROAD AND WEST SIDE OF DAYTONA AVENUE, SOUTH OF MALDEN ROAD

1.X.1 THAT the properties described as Part of Lots 5 to 11 (incl.), Part of Block A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, are designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.X.2 THAT the following shall apply to the lands described as Part of Lots 5 to 11 (incl.), Part of Block A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue:

- a) The text of the Official Plan Volume II referencing *Commercial Corridor* designation on Schedule SC-1 in s.4.7.7.2 shall be read as *Mixed Use Corridor*; and
- b) The *Commercial Corridor* designation on Schedule SC-1: Development Concept of the Official Plan Volume II shall be read as *Mixed Use Corridor*.

III. That Section 95.20 of Zoning By-law 8600 **BE AMENDED** by adding the following holding condition:

- (4) Submission of a Transportation Impact Study to the satisfaction of the City Engineer.
[ZNG/7335]

IV. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of the lands located on the east side of Huron Church Road and west side of Daytona Avenue, south of Malden Road, described as Lots 12 to 18 (incl.), Part of Lots 5 to 11 (incl.), Part of Block A, Part of Manitoba Street, Registered Plan 948 and Lots 102 to 104 (incl.), Part of Lots 1 and 2, Part of Block B, Registered Plan 997, and municipally known as 0, 1878 & 1918 Huron Church Road and 0 Daytona Avenue, from CD4.3 to H(4)CD4.1;

V. That the Site Plan Approval Officer **BE DIRECTED** to consider the comments in Appendix C attached to this report, and incorporate the items in paragraphs (a) to (h) below into the Site Plan Agreement, along with other relevant requirements identified in the Site Plan Control approval process for the proposed development on the subject lands:

- a) *DECELERATION LANE & LAND CONVEYANCE* – The owners agree that upon approval of a deceleration lane design at Site Plan Control, any required land conveyance for implementation of the deceleration lane shall be provided prior to construction permit, to the satisfaction of the City Engineer.

- b) *SANITARY SAMPLING MANHOLE* – The owners agree, for all non-residential uses, to install a sanitary sampling manhole accessible at the property line of the subject lands to the satisfaction of the City Engineer at all times. The determination of the requirement or interpretation if a sampling manhole exists or exceptions to such, will be to the satisfaction of the City Engineer.
- c) *SIDEWALKS* – The owners agree to construct, at their expense and according to City of Windsor Standard Specifications, a concrete sidewalk along the entire Daytona Avenue frontage of the subject lands. All work to be to the satisfaction of the City Engineer.
- d) *CURB AND GUTTER* – The owners agree, at the discretion of the City Engineer, to construct at their own expense and according to City of Windsor Standard Specifications, a concrete curb and gutter along the entire Daytona Avenue frontage of the subject lands. All work to be to the satisfaction of the Corporation’s City Engineer.
- e) *WATER SERVICES* - The owners agree to abandon all existing water services per Windsor Utilities Commission (WUC)
- f) *DITCH ENCLOSURE* – The owners agree to enclose the roadside ditch on Daytona Avenue abutting the subject properties in a manner satisfactory to the City Engineer.
- g) *REDUNDANT DRIVEWAY APPROACHES* – The owners agree to close and remove all redundant driveway approaches and restore the boulevard, at their own expense, all to the satisfaction of the City Engineer.
- h) *SERVICING CHARGES* – The owners shall note that they may be required to pay servicing charges for the existing storm and sanitary sewer and/or sewer connection(s), if not paid previously for this site. These charges will be assessed prior to the issuance of a construction permit.

Carried.

Report Number: SCM 144/2026 & S 35/2026
Clerk’s File: Z/15122 & Z/15127

8.12. Ford City/Main Streets CIP Application, 1082-1086 Drouillard Rd.; Owner: Joseph Garry Colautti - Ward 5

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

Decision Number: CR216/2026 DHSC 817

- I. That the request for incentives under the Ford City CIP Financial Incentive Programs made by Joseph Garry Colautti (“The Owner”), owner of the property located at 1082-1086 Drouillard Road **BE APPROVED**, for the following incentive programs:
 - i. Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs. The estimated annual amount of the grant is +/- \$3,163;

- ii. Retail Investment Grant totalling a maximum amount of \$15,000 for one (1) ground floor retail unit;
 - iii. Municipal Development Fees Grant Program to a maximum amount of \$20,000;
- II. That subject to completion and review satisfactory to the City Planner, the request made by the Owner of the property located at 1082-1086 Drouillard Road **BE APPROVED** for the Main Streets CIP - *Building Facade Improvement Program* for grants totalling a maximum amount of \$30,000 in principle;
- III. That Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
- IV. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- V. That funds in the maximum amount of \$15,000 under the *Retail Investment Grant Program*, and funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;
- VI. That funds in the maximum amount of \$30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) once the work is completed;
- VII. That grants **BE PAID** to the Owner upon completion of improvements to the interior/exterior of the property located at 1082-1086 Drouillard Road, through the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,
- VIII. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 145/2026 & S 26/2026
Clerk's File: Z/13251 & Z/13002

8.13. Ford City CIP Application, 1377 Drouillard Road, Owner: Kaija Karmiste (c/o: Saksham Sharma). Ward 5

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: CR217/2026 DHSC 818

- I. That the request for incentives under the *Ford City CIP* Financial Incentive Programs made by Kaija Karmiste (c/o: Saksham Sharma) (“The Owner”), owner of the property located at 1377 Drouillard Road **BE APPROVED**, for the following incentive programs:
 - i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs*. The estimated annual amount of the grant is +/- \$5,865;
 - ii. *Municipal Development Fees Grant Program* to a maximum amount of \$50,000; and
 - iii. *New Residential Development Grant Program* for nine (9) new residential units (\$2,500 each) to the maximum amount of \$22,500.
- II. That Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the applicable Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- IV. That funds in the maximum amount of \$50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$22,500 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed to the satisfaction of the City Planner;
- V. That grants **BE PAID** to the Owner upon completion of the construction of three (3) row townhomes with ADUs on the second floors and in the basements located at 1377 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. That grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 146/2026 & S 28/2026
Clerk’s File: Z/13251

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

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

Decision Number: CR218/2026 CSSC 311

That the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held June 11, 2025, **BE RECEIVED**.

Carried.

Report Number: SCM 148/2026 & SCM 400/2025
Clerk's File: MB2026

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

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

Decision Number: CR219/2026 CSSC 312

That the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held September 10, 2025, **BE RECEIVED**.

Carried.

Report Number: SCM 149/2026 & SCM 401/2025
Clerk's File: MB2026

8.17. Age Friendly Windsor Working Group 2025 Annual Report

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

Decision Number: CR220/2026 CSSC 313

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

Carried.

Report Number: SCM 150/2026 & SCM 30/2026
Clerk's File: MB2026

8.18. Minutes of the Committee of Management for Huron Lodge of its meeting held March 13, 2026

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: CR221/2026 CSSC 314

That the minutes of the Committee of Management for Huron Lodge of its meeting held March 13, 2026, **BE RECEIVED**.

Carried.

Report Number: SCM 151/2026 & SCM 112/2026
Clerk's File: MB2026

8.19. Minutes of the Windsor Accessibility Advisory Committee of its meeting held March 19, 2026

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: CR222/2026 CSSC 315

That the minutes of the Windsor Accessibility Advisory Committee of its meeting held March 19, 2026, **BE RECEIVED**.

Carried.

Report Number: SCM 152/2026 & SCM 115/2026
Clerk's File: MB2026

8.20. CQ7-2025 – Safety Mitigation Measures at Special Events - City Wide

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: CR223/2026 CSSC 316 CSSC 309

That the report of the Community Services Standing Committee of its meeting held May 6, 2026, entitled "CQ7-2025 – Safety Mitigation Measures at Special Events – City Wide" **BE RECEIVED** for information; and,

That the report of the Manager, Parks, Recreation & Facilities Programming dated April 17, 2026, entitled "Additional Information - Event Safety Mitigation – City Wide" **BE RECEIVED** for information.
Carried.

Report Number: SCM 154/2026, SCM 20/2026, C 161/2025 & AI 6/2026
Clerk's File: ACOQ2025 & SR2025

8.21. 2026 Municipally Significant Event Status - Ward 3

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: CR224/2026 CSSC 317

That the request from Diva's Delight Caribbean and Canadian Cuisine Inc. and SOTC Productions Ltd. for re-approval of designation as 'municipally significant' for the purpose of applying, and changing their original approval date and name, for their Special Occasions Permit – Public Event **BE APPROVED** by City Council subject to the terms and conditions of the Special Event Agreement with the City; and further,

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

- Saturday, June 27 – Sunday, June 28, 2026
 - o Windsor Jerk Fest 2026 (Charles Clark Square)
 - Hosted by Diva's Delight Caribbean and Canadian Cuisine Inc.
- Friday, July 17 – Sunday, July 19, 2026
 - o Sync Festival (Festival Plaza)
 - Hosted by SOTC Productions Ltd.

Carried.

Report Number: SCM 155/2026 & S 40/2026
Clerk's File: SR2026

8.22. Response to CQ 5-2025 – Current Challenges Faced by Seniors and Potential Mitigation Strategies – City Wide

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

Decision Number: CR225/2026 CSSC 318

That the report of the Community Services Standing Committee of its meeting held May 6, 2026, entitled "Response to CQ 5-2025 – Current Challenges Faced by Seniors and Potential Mitigation Strategies – City Wide" **BE RECEIVED** for information.

Carried.

Report Number: SCM 156/2026 & S 134/2025
Clerk's File: SR2026

11.2. Surplus Declaration and Sale Authorization – 0 Longfellow Avenue (south of 2263 Longfellow Avenue) – Ward 10

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

Decision Number: CR226/2026

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

- Municipal address: 0 Longfellow Avenue – vacant land situated on the west side of Longfellow Avenue, south of 2263 Longfellow Avenue;
 - Legal Description: Lot 194, Registered Plan 558, Sandwich West; Windsor
 - Approximate Lot size: 25 feet (7.62 m) x 110.43 feet (33.66 m)
 - Approximate Lot area: 2,760.75 sq ft (256.48 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, as required.
Carried.

Report Number: C 59/2026
Clerk’s File: APM2026

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

8.14. Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10

Connor Wright, Intermediate Planner, Zelinka Priamo

Connor Wright, Intermediate Planner, Zelinka Priamo, appears via video conference before Council regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and requests a referral of the application back to the Development and Heritage Standing Committee (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.

Harry Froussios, Principal Planner, Zelinka Priamo

Harry Froussios, Principal Planner, Zelinka Priamo, appears via video conference before Council regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and is available for questions.

Angelo Lunetta, Owner, North Construction

Angelo Lunetta, Owner, North Construction, appears before Council regarding the administrative report dated April 8, 2026, entitled “Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10” and is available for questions.

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Renaldo Agostino

Decision Number: CR227/2026 DHSC 819

That the report of the Development & Heritage Standing Committee of its meeting held May 4, 2026 entitled "Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10" **BE REFERRED** to a future Council meeting to allow all comments received regarding the application to be included as part of the information package and public record.

Carried.

Report Number: SCM 147/2026 & S 32/2026
Clerk's File: AB2026

10. PRESENTATIONS AND DELEGATIONS

8.10. Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9

Rukma Ramdenee, Planner, Dillon Consulting Limited

Rukma Ramdenee, Planner, Dillon Consulting Limited, appears before Council regarding the Report of the Development and Heritage Standing Committee of its meeting held May 4, 2026, entitled, "Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9" and is available for questions.

Gero Lapico, Area Resident

Gero Lapico, area resident, appears before Council and expresses concern regarding the recommendation in the Report of the Development & Heritage Standing Committee of its meeting held on May 4, 2026, entitled, "Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9" specifically as it relates to the negative impact it will have on the neighbourhood; the proposed size of the building will be too large, and does not conform with the existing neighbourhood, will cause a negative impact on traffic and infrastructure, will set a precedent regarding future development in the area; and concludes by requesting that the developer consider reducing the size of the building to four storeys instead of six stories.

John Rauti, Applicant, J Rauti Developments Inc. & 2601817 Ontario Limited

John Rauti, Applicant, J Rauti Developments Inc. & 2601817 Ontario Limited, appears before Council regarding the administrative report of the Development & Heritage Standing Committee of its meeting held May 4, 2026, entitled, "Rezoning - 3694-3738 Howard Avenue - Z-003/26 ZNG/7355 - Ward 9" and provides details regarding the application including that there are 86 single-family units in the development, with approximately \$42,000 in development charges for each property created; and

Minutes
City Council
Monday, May 25, 2026

concludes by indicating that a potential flooding issue was alleviated by his firm and other developers in the area with the development charges that were paid.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Jim Morrison

Decision Number: CR228/2026 DHSC815

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 33 to 41, Block 'B', Part of Lot 42 and Block 'A', Registered Plan 1259 (PIN 01561-2293, 01561-5401, 01561-5397), known municipally as 3694-3738 Howard Avenue (Roll No. 070-090-05400, 070-090-05606, 070-090-05706), situated at the southeast corner of Howard Avenue & Holburn Street, from Residential District 1.1 (RD1.1) and Holding Residential District 1.1 (HRD1.1) to Residential District 3.2 (RD3.2).
- II. That, when Site Plan Control is applicable:
 - A. The documents, materials, or studies identified in Appendix B to Report S 23/2026, **BE SUBMITTED** with an application for site plan approval, to the satisfaction of the municipal department or external agency requesting them.
 - B. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix B to Report S 23/2026, into an approved site plan and an executed and registered site plan agreement, to the satisfaction of the municipal department or external agency requesting them; and

Carried.

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

Councillor Ed Sleiman and Mayor Drew Dilkens voting nay.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Gary Kaschak

Decision Number: CR229/2026

That City Council **ACKNOWLEDGE** that ongoing residential growth and intensification along the Howard Avenue corridor reinforces the importance of matching this density with supportive local infrastructure; and further,

That Administration **BE DIRECTED** to consider infrastructure needs of the Howard Avenue corridor, with particular attention to sanitary sewer capacity and pedestrian safety improvements, for inclusion and prioritization within future capital budget reviews as resources and planning schedules permit.

Carried.

Minutes

City Council

Monday, May 25, 2026

Page 19 of 26

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. Purchasing Bylaw - Periodic Review and Amendment (Amendment to C 43/2026) - City-wide

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Fred Francis

Decision Number: CR230/2026

That Council **RECEIVE FOR INFORMATION** an update on the *Buy Ontario Act, 2025 (Public Sector Procurement)*, O.Reg.54/26 and the Municipal Buy Ontario Procurement Directive; and,

That Purchasing Bylaw 60-2026 **BE AMENDED** to incorporate the provisions of the *Buy Ontario Act, 2025 (Public Sector Procurement)*, O.Reg.54/26 and the Municipal Buy Ontario Procurement Directive, and other housekeeping matters, and that By-law 91-2026 be **PASSED** at this meeting of council.

Carried.

Report Number: C 57/2026

Clerk's File: AB2026

11.3. "Experience Windsor" 2026 Summer / Fall Event Series – Citywide

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR231/2026

- 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; and,
- VII. That Administration **BE DIRECTED** to provide a more detailed plan for Council's consideration with respect to the different potential partners and events based on the funding allocation; and,
- VIII. That Administration **BE DIRECTED** to explore potential options to utilize existing city programming or city-owned resources such as community centres, libraries, swimming pools, or ice rinks for events.

Carried.

Report Number: C 68/2026
Clerk's File: SR/15168

12. CONSIDERATION OF COMMITTEE REPORTS

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

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

Decision Number: CR202/2026

That the minutes of the Special meeting of Council – In-Camera held May 11, 2026, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 164/2026

13. BY-LAWS (First and Second Reading)

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

Minutes
City Council
Monday, May 25, 2026

That the following By-laws No. 85-2026 through 92-2026 (inclusive) be introduced and read a first and second time:

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 CR125/2026, dated March 30, 2026.

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.

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.

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.

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.

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.

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.

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.
Carried.

14. MOVE BACK INTO FORMAL SESSION

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

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

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

Carried.

15. NOTICES OF MOTION

Councillor Kieran McKenzie gives notice that he intends to introduce a motion for consideration at the June 8, 2026 meeting of Council regarding the issues occurring at the Welcome Center Shelter for Women & Families.

16. THIRD AND FINAL READING OF THE BY-LAWS

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

That the By-laws No. 85-2026 through 92-2026 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

17. PETITIONS

None presented.

18. QUESTION PERIOD

18.1. CQ 13-2026

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

Decision Number: CR232/2026

That the following Council Question by Councillor Gary Kaschak **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 13-2026:

Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration revisit the implementation of a 40km/h residential street speed limit for all City residential streets vs. most areas of the City having 50km/h on the residential streets. Many residents are concerned with aggressive driving in their area & doing this would be a goal of Vision Zero and not a difficult task to achieve. Can Administration provide a report as to the pros and cons and keeping financial implications to a minimum, for an upcoming City Council discussion.

Carried.

21. ADJOURNMENT

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

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

Accordingly, the meeting is adjourned at 12:41 o'clock p.m.

Mayor

City Clerk

Adopted by Council at its meeting held May 25, 2026 (CR202/2026)
SV/bm

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.