

June 26, 2026

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, June 29, 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, June 29, 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, June 29, 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 June 8, 2026
(SCM 204/2026)

4.2. Adoption of the Windsor City Council minutes of its special meeting held June 17, 2026
(SCM 213/2026)

5. NOTICE OF PROCLAMATIONS

Proclamations

Post-Traumatic Stress Disorder (PTSD) Awareness Day – June 27

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 7.1.5 **(CMC 11/2026)**

- 7.2. 2027 Budget Process & Timeline - City Wide **(C 82/2026)** *Author: Janice Guthrie, Commissioner, Finance & City Treasurer*
- 7.3. 2026 Second Quarter Operating Budget Variance Report - City Wide **(C 81/2026)** *Author: Janice Guthrie, Commissioner, Finance & City Treasurer*
- 7.4. Integrity Commissioner Services Update - City Wide **(C 85/2026)** *Author: Sandra Gebauer, Council Assistant*

8. CONSENT AGENDA (previously distributed)

- 8.1. RFP No. 50-26 - Aerial Lift (Bucket) Truck Replacement - City Wide **(C 62/2026)** *Author: Chad Goebel, Fleet Manager*
- 8.2. RFP No. 57-26 - Crash Truck Procurement - City Wide **(C 66/2026)** *Author: Chad Goebel, Fleet Manager*
- 8.3. RFP No. 49-26 - Snow Plow Truck Replacement - City Wide **(C 73/2026)** *Author: Chad Goebel, Fleet Manager*
- 8.4. Exemption to Noise By-law 6716 for Nighttime Construction Work – North Service Road – Ward 5 & 8 **(C 76/2026)** *Author: Dan Durocher, Technologist I*

CONSENT COMMITTEE REPORTS

- 8.5. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held February 3, 2026 **(SCM 168/2026) (SCM 116/2026)**
- 8.6. Report No. 6 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026 **(SCM 170/2026) (SCM 123/2026)**
- 8.7. Minutes of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026 **(SCM 173/2026) (SCM 138/2026)**
- 8.8. Minutes of the Windsor Licensing Commission of its meeting held April 23, 2026 **(SCM 174/2026) (SCM 139/2026)**
- 8.9. EWSWA - 2025 Essex-Windsor Residential Waste Diversion Annual Report **(SCM 175/2026) (SCM 141/2026)**
- 8.10. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held April 15, 2026 **(SCM 176/2026) (SCM 142/2026)**
- 8.12. Zoning By-law Amendment Application for 1044 & 1054 Howard Avenue, Z-006/26 [ZNG-7364], Ward 4 **(SCM 182/2026) (S 46/2026)** *Author: Brian Nagata, Planner III - Development (Acting)*

- 8.18. Economic Revitalization CIP 2862 Kew Dr - Biwell Holdings Inc. - Ward 8 **(SCM 188/2026) (S 38/2026)** *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 8.20. Economic Revitalization CIP - 9455 Anchor Dr -Ward 9 **(SCM 190/2026) (S 41/206)** *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 8.21. Memorandum of Understanding Between the Electrical Safety Authority and the City of Windsor - City Wide **(SCM 191/2026) (C 58/2026)** *Author: Tea De Angelis, Supervisor, Research & Policy*
- 8.23. Minutes of the Community Public Art Working Group of its meeting held March 24, 2026 **(SCM 198/2026) (SCM 137/2026)**
- 8.24. Minutes of the Windsor Essex Community Safety and Well-Being Advisory Committee of its meeting held December 1, 2025 **(SCM 199/2026) (SCM 157/2026)**
- 8.25. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held April 9, 2026 **(SCM 200/2026) (SCM 161/2026)**
- 8.26. Report No. 125 of the Board of Directors, Willistead Manor Inc. of its Meeting Held April 9, 2026 **(SCM 201/2026) (SCM 162/2026)**
- 8.28. Fireworks at Optimist Memorial Park – Ward 4 **(SCM 203/2026) (S 54/2026)** *Author: Samantha Magalas, Manager, Parks, Recreation & Facilities Programming*

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS

DELEGATIONS (5 minutes)

- 8.11. 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 (previously distributed)*

a) Connor Wright, Intermediate Planner, Zelinka Priamo, available for questions (via Zoom)

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

a) Ian Manser, Legal Representative for Applicant

- 8.15. OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9 **(SCM 185/2026) (S 30/2026)** *Author: Adam Szymczak, Senior Planner – Development (previously distributed)*
- a) Josh Burns, Agent for the applicant, Development Manager, Fortis Construction Group Inc, available for questions (in person)
 - b) David Mady, Agent for the applicant, Vice President of Real Estate Development, Fortis Construction Group Inc., available for questions (in person)
 - c) Max DeAngelis, Owner, available for questions (in person)
- 8.17. OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 – Ward 1 **(SCM 187/2026) (S 31/2026)** *Author: Adam Szymczak, Senior Planner – Development (previously distributed)*
- Clerk’s Note:** Administration is providing the **previously distributed** additional information memo **(AI 9/2026)** *Author: Joe Baker, Manager of Land Development & Growth*
- a) Peter Valente, President, Valente Development Corporation, available for questions (in person)
 - b) Daniel Soleski, Design Principal, Architectura, available for questions (in person)
 - c) Riad Dabboussi, Area Resident, available for questions (in person)
- Clerk’s Note:** The following written submissions are attached:
- a) Tim Averill, Area Resident
 - b) Peter Marra, Area Resident
- 8.13. Zoning By-Law Amendment - Z 007-26 (ZNG-7366) 687 Bridge Avenue - Ward 2 **(SCM 183/2026) (S 33/2026)** *Author: Averil Parent, Planner II - Development Review (previously distributed)*
- Clerk’s Note:** Administration is providing the **attached** additional information memo **(AI 8/2026)** *Author: Greg Atkinson, Deputy City Planner – Development*
- a) John Bondy, Area Resident (in person)
- Clerk’s Note:** The following written submission is **attached:**
- a) Aman Burki, Area Resident
- 8.27. Temporary Exhibition Look Again! Outside! Extension and Expansion - City Wide **(SCM 202/2026) (S 53/2026)** *Author: Michelle Staadegaard, Manager, Culture (previously distributed)*
- a) Jennifer Matotek, Executive Director, Art Windsor Essex (in person)

- 11.1. Declaration of a Part of East End Park (569 Adelaide Ave) Surplus and Authority to Offer for Sale – Ward 7 **(C 79/2026)** *Author: Denise Wright, Manager of Real Estate Services (previously distributed)*
Clerk’s Note: P&C memo provided to Mayor and members of Council only.
 a) Richard St. Denis, President, Unifor Windsor Regional Environment Council (in person)
- 8.14. Zoning By-Law Amendment Z 008-26 (ZNG-7368) 825 Cabana Rd East - Ward 9 **(SCM 184/2026) (S 34/2026)** *Author: Averil Parent, Planner II - Development Review (previously distributed)*
 a) Mohammad Alhammoud, Property Owner, available for questions (in person)
 b) Rita Jabbour, Consultant for the Applicant (via Zoom)
- 8.16. OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9 - Additional Information Request **(SCM 186/2026)**
 a) Josh Burns, Agent for the applicant, Development Manager, Fortis Construction Group Inc, available for questions (in person)
 b) David Mady, Agent for the applicant, Vice President of Real Estate Development, Fortis Construction Group Inc., available for questions (in person)
 c) Max DeAngelis, Owner, available for questions (in person)
- 8.19. Closure of two north-south alleys and Part Closure of intersecting east-west alley, all located north of Cecile Street and west of Lauzon Road, Ward 6, SAA-7346 **(SCM 189/2026) (S 39/2026)** *Author: Brian Nagata, Planner III - Development (Acting) (previously distributed)*
 a) Pauline Leblanc, Abutting Property Owner, available for questions (via Zoom)
 b) Jaclin Butris, Abutting Property Owner, available for questions (via Zoom)
 c) Denise Qaqish, Abutting Property Owner (via Zoom)
- 8.22. Part Closure of north/south alley located between Highland Avenue and Howard Avenue, south of Shepherd Street East, SAA-7270 - Ward 3 **(SCM 192/2026) (S 52/2026)** *Author: Denise Wright, Manager Real Estate Services (previously distributed)*
 a) John Miceli, Area Resident, available for questions (in person)
 b) Tina Poisson, Area Resident (in person)
 c) Michelle Desormeaux, Area Resident (via Zoom)
Clerk’s Note: The following written submission is **attached:**
 a) Tina Poisson, Area Resident

- 11.2. Declaration of a Part of Whelpton Park (2771 Whelpton Street) Surplus and Authority to Offer for Sale – Ward 5 **(C 80/2026)** *Author: Natalie D’Ambrosio, Coordinator of Real Estate Services (previously distributed)*
- a) Allison Kozolanka, Environment Committee Chairperson, Unifor Local 444 (in person)
 - b) Michael Di Fazio, Area Resident (in person)
- Clerk’s Note:** The following written submission is **attached:**
- a) Gary Spencer, Area Resident
- 11.3. Auditor General - 2026 Q2 Status Report **(SCM 205/2026)** *(previously distributed)*
- a) Christopher O’Connor, The Corporation of the City of Windsor’s Auditor General, available for questions (in person)
- 11.4. Auditor General Governance Reports **(SCM 206/2026)** **(SCM 60/2026)** **(SCM 58/2026)** *(previously distributed)*
- a) Christopher O’Connor, The Corporation of the City of Windsor’s Auditor General, available for questions (in person)
- 11.5. Auditor General Complaint Investigation Reports **(SCM 207/2026)** **(SCM 62/2026)** **(SCM 63/2026)** *(previously distributed)*
- a) Christopher O’Connor, The Corporation of the City of Windsor’s Auditor General, available for questions (in person)
- 11.6. Report No. 5 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026 **(SCM 169/2026)** **(SCM 122/2026)** *(previously distributed)*
- Clerk’s Note:** Administration indicates that Council has previously endorsed the Black Oak Heritage Park Management Plan to address habitat issues.
- a) Mike Fisher, President, The Friends of Ojibway Prairie (in person)
- Clerk’s Note:** The following written submission is **attached:**
- a) Mike Fisher, President, The Friends of Ojibway Prairie
- 11.10. The Village at the Barn **(C 86/2026)** *Author: Kelly Goz, Manager of Homelessness and Housing Support (Acting) (previously distributed)*
- a) Amanda LaFrance, Area Resident (via Zoom)
 - b) Spiro Spiliadis, Area Resident (in person)
 - c) Rosanna DeMarco, Area Resident (in person)
- Clerk’s Note:** The following written submission is **attached:**
- a) Amanda LaFrance, Area Resident

- 11.12. Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7 **(C 83/2026)** *Author: Michael Chantler, Commissioner, Community Services (previously distributed)*
- a) Daniel Krutsch, Landmark Engineers Inc., available for questions (in person)
 - b) Patrick D’Almada, Chief Auditor, Lifesaving Society Canada, available for questions (via Zoom)
 - c) Christine King, Area Resident (in person)
 - d) Cynthia Van Vrouwerff, Area Resident (in person)
 - e) Sandra Stanciu, Area Resident (in person)
 - f) Rosanna DeMarco, Area Resident (in person)

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

- a) Nevine Sadik, Area Resident

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

- 11.7. Report No. 7 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026 **(SCM 171/2026) (SCM 124/2026) (previously distributed)**

Clerk’s Note: Administration indicates that the matters addressed in this report will be considered as part of the 2027 Transit Windsor Master Plan review process.

- 11.8. Report No. 8 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026 **(SCM 172/2026) (SCM 125/2026) (previously distributed)**

Clerk’s Note: Administration indicates that the matters addressed in this report will be considered as part of the 2027 Transit Windsor Master Plan review process.

- 11.9. Capital Variance Report - March 31, 2026 - City Wide **(C 74/2026)** *Author: Mike Dennis, Manager, Capital Planning & Reserves (previously distributed)*

- 11.11. Response to CQ 42-2024, Tiny Homes as an Option to Address Homelessness – City Wide **(C 87/2026)** *Author: Doran Anzolin, Executive Initiatives Coordinator, Human and Health Services (previously distributed)*

- 11.13. Commemorative Seating Area Agreement – Ward 2 **(C 90/2026)** *Author: Paul Mourad, Supervisor, Parks Projects (attached)*

- 11.14. 2026 Municipally Significant Event Status - Ward 4 **(C 89/2026)** *Author: Samantha Magalas, Manager, Parks, Recreation & Facilities Programming (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 June 8, 2026
(SCM 215/2026)
- 13. BY-LAWS (First and Second Reading) (previously distributed)**
- 13.1. **By-law 98-2026** - A BY-LAW TO AUTHORIZE SPECIAL CHARGES TO BE IMPOSED ON LOTS ON WHICH HAVE HAD LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 38-2026, ON MAY 13, 2026, IN THE CITY OF WINDSOR, authorized by CR329/2023, dated August 8, 2023.
- 13.2. **By-law 99-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR199/2026, dated May 11, 2026.
- 13.3. **By-law 100-2026** - A BY-LAW TO ADOPT AMENDMENT NO. 197 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR215/2026, dated May 25, 2026.
- 13.4. **By-law 101-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR215/2026, dated May 25, 2026.
- 13.5. **By-law 102-2026** - 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 114/2026, dated June 5, 2026.
- 13.6. **By-law 103-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 29TH DAY OF JUNE, 2026.
- 14. MOVE BACK INTO FORMAL SESSION**
- 15. NOTICES OF MOTION**
- 16. THIRD AND FINAL READING OF THE BY-LAWS**
By-laws 98-2026 through 103-2026 inclusive
- 17. PETITIONS**
- 18. QUESTION PERIOD**

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Active Transportation Expert Panel
Tuesday, June 30, 2026
2:30 p.m., via Zoom video conference

Development & Heritage Standing Committee
Monday, July 6, 2026
4:30 p.m., Council Chambers

Community Services Standing Committee
Wednesday, July 8, 2026
9:00 a.m., Council Chambers

City Council Meeting
Monday, July 13, 2026
10:00 a.m., Council Chambers

21. ADJOURNMENT

Item No. 4.1



Committee Matters: SCM 204/2026

Subject: Adoption of the Windsor City Council minutes of its meeting held June 8, 2026

City Council Meeting

Date: Monday, June 8, 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

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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 May 25, 2026

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Frazier Fathers

That the Windsor City Council minutes of its meeting held May 25, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 167/2026

5. NOTICE OF PROCLAMATIONS

Proclamation

Recreation & Parks Month – June, 2026

Flag Raising Ceremony

Senior's Month – June 15, 2026

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

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 93-2026 through 96-2026 (inclusive)
Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence Report for Monday, June 8, 2026 City Council Meeting

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

Decision Number: CR234/2026

That the following Communication Items 7.1.2, and 7.1.4 as set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.1, and 7.1.3 be dealt with as follows:

7.1.1 Overview of Transitional Housing Project and Request – Hiatus House

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

Decision Number: CR235/2026

That the Correspondence and Request from the Hiatus House dated May 2026 entitled “Overview of Transitional Housing Project and Request” **BE RECEIVED**; and further,

WHEREAS the City of Windsor has recognized intimate partner violence as an epidemic, reflecting the urgent need for coordinated community responses to gender-based violence; and,

WHEREAS women and children fleeing violence face significant barriers to securing safe and stable housing, with many at risk of homelessness following emergency shelter stays; and,

WHEREAS there is a well-documented gap between short-term emergency shelter and permanent housing, particularly for women requiring longer-term, trauma-informed, and secure accommodation; and,

WHEREAS Hiatus House, a longstanding, trusted provider of services to women and children experiencing violence in Windsor-Essex, has developed a proposal for a 40-unit, women-only transitional housing project designed to address this gap; and,

WHEREAS the proposed project would provide self-contained, deeply affordable units with wraparound supports for stays of up to two years, supporting long-term stability and improved outcomes for women and children; and,

WHEREAS the project is fully planned and shovel-ready, with land ownership secured, zoning, and design approvals in place, and is capable of proceeding to construction within a short timeframe upon securing required capital support; and,

WHEREAS transitional housing models have been shown to reduce returns to emergency shelters, decrease pressure on local systems including policing and healthcare, and support successful transitions to permanent housing; and,

WHEREAS the proposed development represents a specialized, women- and children-focused response that addresses, and does not duplicate, broader municipal homelessness and housing initiatives;

THEREFORE BE IT RESOLVED that Windsor City Council expresses its strong support for the Hiatus House 40-unit transitional housing project as an important, shovel-ready initiative that can deliver needed housing quickly as part of the local housing continuum and response to gender-based violence; and,

BE IT FURTHER RESOLVED That the Brownfield Environmental Site Assessment Grant (\$22,210) and the amount of the Development Charge exemptions (+/- \$834,120) **BE CONSIDERED** as part of the City of Windsor's support for the Hiatus House's Transitional Housing Project; and,

BE IT FURTHER RESOLVED that the City of Windsor recognizes Hiatus House's 40-unit transitional housing project's alignment with broader efforts to improve community safety, reduce homelessness, and support vulnerable residents; and,

BE IT FURTHER RESOLVED that this resolution be shared with relevant provincial and federal bodies to demonstrate the City of Windsor's support for the advancement of this project.
 Carried.

Clerk's File: SS2026

7.1.3 2026-2028 AMO Board of Directors Elections - Call for Nominations.

Moved by: Councillor Frazier Fathers
 Seconded by: Councillor Mark McKenzie

Decision Number: CR236/2026
 That the Council of the City of Windsor **NOMINATES** Councillor Kieran McKenzie for the position of Director, Large Urban Caucus of the Association of Municipalities of Ontario (AMO) Board of Directors for the 2026–2028 term.
 Carried.

Clerk's File: MMA2026

No.	Sender	Subject
7.1.1	Hiatus House	Overview of Transitional Housing Project and Request Administrative Lead: Commissioner, Human & Health Services SS2026 Note & File

No.	Sender	Subject
7.1.2	Committee of Adjustment	Committee of Adjustment / Consent Authority Agenda for Thursday, June 11, 2026. Administrative Lead: City Planner Z2026 Note & File
7.1.3	Association of Municipalities of Ontario (AMO)	2026-2028 AMO Board of Directors Elections - Call for Nominations. Administrative Lead: City Clerk MMA2026 Note & File
7.1.4	Town of Tecumseh	Notice of Public Meeting for Proposed Zoning By-Law Amendment for a parcel of land situated on the south side of St. Jacques Street, approximately 100 metres west of its intersection with Lesperance Road. Administrative Lead: City Planner Z2026 Note & File

Carried.

Report Number: CMC 10/2026

8. CONSENT AGENDA

8.1. Administrative Report Respecting the Realignment of Nine City of Windsor By-laws from the Building Department to the Council Services Department – City Wide

Moved by: Councillor Kieran McKenzie
 Seconded by: Councillor Mark McKenzie

Decision Number: CR237/2026

That Council **APPROVE** the realignment of nine (9) existing City of Windsor By-laws from their current administrative area in the Building Department to the appropriate regulatory area within the Council Services Department, as outlined in this report; and,

That Council **AUTHORIZE** the City Solicitor to amend the applicable by-laws to implement this realignment.

Carried.

Report Number: C 64/2026
 Clerk's File: AB2026

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8.2. Green Municipal Fund - Accelerating Circularity in Construction Materials Grant Application

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR238/2026

- I. That City Council **SUPPORT** the submission of a pre-application and, if invited, a full application to the Federation of Canadian Municipalities' (FCM) Green Municipal Fund's (GMF) Accelerating Circularity in Construction Materials Grant; and further,
- II. That the Chief Administrative Officer **BE AUTHORIZED** to sign any documents required to submit the pre-application and, if invited, the full application to the FCM GMF Accelerating Circularity in Construction Materials Grant, subject to all documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the City Engineer, or designates; and further,
- III. Whereas on January 27, 2026 the 2026 Capital Budget was deemed approved via Mayoral Decision MD03-2026 and subsequently City Council **SUPPORT** an expenditure of \$200,000, that the City Treasurer **BE DIRECTED** to allocate placeholder funding of \$100,000 in existing funding from the 2026 Road Rehabilitation Program project, 7269002, as the municipal contribution toward the required matching funds and any ineligible costs, for the FCM GMF Accelerating Circularity in Construction Materials Grant; and further,
- IV. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to take any such action and to sign any agreements, declarations, approvals and any other such documents resulting from receiving funding from FCM GMF Accelerating Circularity in Construction Materials, subject to all documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the City Engineer; and further,
- V. That the Chief Administrative Officer **BE AUTHORIZED** to delegate signing of all claims, progress reports and applicable schedules and other such documents as may be required as part of receiving funding from the grant provider to the Executive Director, Operations or designate, subject to financial content approval from the area's Financial Planning Manager, or designate; and further,
- VI. That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the project(s) awarded funding through the grant, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 60-2026 and amendments thereto; satisfactory in financial content to the City Treasurer; and in technical content to the City Engineer, or designates; and further,
- VII. That the Purchasing Manager **BE AUTHORIZED** to issue and amend purchase orders as may be required to effect the recommendations related to the project(s) awarded funding through the FCM GMF Accelerating Circularity in Construction Materials Grant, subject to

the purchase orders and amendments thereto being within approved budget and funding amounts and all specifications being satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and further,

- VIII. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign any agreements along with any amendment(s) as may be required for the project(s) awarded funding through the FCM GMF Accelerating Circularity in Construction Materials Grant, provided all are within approved budget and funding amounts, satisfactory in financial content to the City Treasurer, in form to the City Solicitor, and in technical content to the City Engineer; and further,
- IX. That Administration **BE AUTHORIZED** to issue any change order(s) as may be required for the project(s) awarded funding through the FCM GMF Accelerating Circularity in Construction Materials Grant, provided all are within approved budget and funding amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and further,
- X. That in the event that the City is not successful in its application to the FCM GMF Accelerating Circularity in Construction Materials Grant, that the identified placeholder funding **BE RETURNED** to its original funding sources, 2026 Road Rehabilitation Program, Project 7269002.

Carried.

Report Number: C 65/2026
Clerk's File: SW/15170

8.3. Travel and Business Expense Policy Update - City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR239/2026

That City Council **APPROVE** the updated Travel and Business Expense Policy, attached as Appendix A to this report.

Carried.

Report Number: C 67/2026
Clerk's File: AF2026

8.4. CAO By-law Update - City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR240/2026

That City Council **PASS** By-Law 94-2026 to amend Chief Administrative Officer By-law 149-2024.

Carried.

11.1. Surplus Declaration and Sale Authorization – 673 Caron Avenue– Ward 3

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR241/2026

- I. That the following City of Windsor (the “City”) vacant parcel of land **BE DECLARED** surplus:
 - Municipal address: 673 Caron Avenue – vacant land situated on the west side of Caron Avenue, south of 605 Caron Avenue, north of 729 Caron Avenue;
 - Legal Description: Part Lot 40, Lots 41 to 44, inclusive, Registered Plan 282 w/s Caron Avenue, being Part 2 on Plan 12R-13526; Windsor
 - Approximate Lot size: 276.62 feet (84.31 m) x 140.54 feet (42.84 m)
 - Approximate Lot area: 38,868.44 sq ft (3,611 m²) (hereinafter 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.

11.3. Interim By-Law Update - Micromobility - City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR243/2026 CR214/2026 ETPS 1115

- I. That City Council **ENDORSE** the operation of Class I and Class II Power-Assisted Bicycles (E-bikes), as defined under the Ontario Ministry of Transportation (MTO) proposal for Modernizing Ontario’s Framework for Power-Assisted Bicycles (E-bikes) as posted April 22, 2026 (Appendix A) as follows:
 - a. on multi-use trails within the right-of-way at a speed limit of 20 km/hr; and,
 - b. on Parks Roadways and Multi-Use Trails at a speed limit of 20 km/hr, except as prohibited under Parks By-law 131-2019 as may be amended from time to time; and,
 - c. on roads and on street bike lanes at a speed limit of 32 km/hr; and further,
- II. That Administration **BE DIRECTED** to respond to MTO’s proposal for Modernizing Ontario’s Framework for Power-Assisted Bicycles (E-bikes) – ERO 026-0422 with the submission included as Appendix B to this report; and further,

- III. That City Council **DIRECT** Administration to prepare the necessary changes to bring effect to Recommendation I above, to Traffic By-law 9148 for approval through Delegation of Authority By-law 208-2008 S. 1.11; and further,
- IV. That City Council **DELEGATE** to the Chief Administrative Officer, in accordance with S.23.2(4) of the *Municipal Act*, the authority to approve changes to the Parks By-law 131-2019, subject to the changes being satisfactory in technical content to the Commissioner of Community Services and the City Solicitor, and that the Delegation of Authority By-law 208-2008 **BE AMENDED** accordingly; and further,
- V. That Administration **BE DIRECTED** to pursue any further amendments to Traffic By-law 9148 and/or Parks By-law 131-2019 as may be required pending the receipt of an updated regulatory framework from the MTO related to Power-Assisted Bicycle; and further,
- VI. That Administration **BE DIRECTED** to undertake an outreach and communications campaign to educate the public in the proper and lawful use of micromobility devices in Windsor.
- VII. That the report the Environment, Transportation, and Public Safety Standing Committee (ETPS), dated March 5, 2026, entitled “Response to CQ 18-2025 Micromobility in Windsor – City Wide,” **BE RECEIVED**.
- VIII. That the report of the Schools and Sustainable Mobility Coordinator (AI 3/2026) dated January 8, 2026 entitled “Response to CQ 18-2025 Micromobility in Windsor – City Wide” **BE RECEIVED** for information.
Carried.

Report Number: S 50/2026, SCM 135/2026 & AI 3/2026
Clerk’s File: MBA/15167

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

None presented.

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City Council

Monday, June 8, 2026

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11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.2. 825 Riverside Drive West, CBC/CKLW Building – Heritage Designation Report (Ward 4)

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Frazier Fathers

Decision Number: CR242/2026 DHSC 820

- I. That the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the property municipally known as 825 Riverside Drive West in accordance with Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest attached as Appendix “A”; and,
- II. That the City Solicitor **PREPARE** the by-law to designate the property; and,
- III. That the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the integration of key heritage attributes into the future redevelopment.

Carried.

Councillor Mark McKenzie voting nay.

Report Number: S 50/2026 & SCM 166/2026
Clerk’s File: MBA/15167

11.4. Confirm And Ratify Report – Experience Windsor - Additional Details as requested by Council—City Wide

Moved by: Councillor Fred Francis
Seconded by: Councillor Mark McKenzie

Decision Number: CR244/2026

That the results of the email poll to City Council by the City Clerk on June 4, 2026 **BE CONFIRMED AND RATIFIED**:

That the additional information from administration as a follow up to CR231/2026 regarding “Experience Windsor” 2026 Summer/Fall Event Series – attached as Appendix A, **BE RECEIVED**; and further,

That Council **ENDORSE** the detailed summary of the various events, proposed dates, locations, possible partners, and budget overview – attached as Appendix B.

Carried.

Councillor Gary Kaschak was absent from the meeting when the vote was taken on this matter.

Report Number: C 77/2026
Clerk’s File: SR/15168

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fred Francis

Decision Number: CR245/2026

That Administration **BE DIRECTED** to report back to Council with relevant economic development or return on investment data that can be gathered through the Experience Windsor events for Council's consideration.

Carried.

Councillor Gary Kaschak was absent from the meeting when the vote was taken on this matter.

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 May 25, 2026

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

Decision Number: CR233/2026

That the report of the Special In-Camera of its meeting held May 25, 2026 **BE ADOPTED** as presented.

Carried.

Councillor Gary Kaschak was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 195/2026
Clerk's File: ACO2026

13. BY-LAWS (First and Second Reading)

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

That the following By-laws No. 93-2026 through 96-2026 (inclusive) be introduced and read a first and second time:

93-2026 - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW, authorized by CR228/2026, dated May 25, 2026,

94-2026 - A BY-LAW TO AMEND BY-LAW NUMBER 149-2024, BEING A BY-LAW TO ESTABLISH THE POSITION OF THE CHIEF ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE CITY OF WINDSOR, see Item 8.4.

95-2026 - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 9148 BEING A BY-LAW TO REGULATE TRAFFIC WITHIN THE LIMITS OF THE CITY OF WINDSOR, authorized by CAO 88/2026, dated April 30, 2026.

96-2026 - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 8TH DAY OF JUNE, 2026.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

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 (as amended)
- 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

15.1. Notice of Motion - Councillor Kieran McKenzie Re: Welcome Centre

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Frazier Fathers

WHEREAS the City of Windsor is committed to ensuring the health, safety, and stable housing of all its residents, particularly vulnerable women, youth, seniors, and families facing immediate housing and shelter crises; and,

WHEREAS the City of Windsor has a history of partnering with the Welcome Centre Shelter for Women & Families, explicitly recognizing that the specialized services they provide are critical to the municipality's overall emergency social services framework; and,

WHEREAS the City of Windsor originally reinforced this critical partnership through a significant capital investment to purchase and renovate a former hotel property on Tuscarora Street, a strategic joint initiative that successfully allowed the Welcome Centre to expand its baseline capacity to 32 gender-specific beds and 21 family rooms; and,

WHEREAS the City of Windsor originally requested that the Welcome Centre expand its capacities and absorb additional emergency spaces to support municipal winter and overflow planning, which successfully reduced the number of unaccommodated women in our community; and,

WHEREAS the Welcome Centre's correspondence dated May 8th outlines that maintaining these expanded capacities has created an unsustainable systemic deficit due to senior-government

funding freezes, requiring immediate, broader operational resources to safely maintain the necessary staffing, programming, and facility infrastructure; and,

WHEREAS Windsor City Council voted unanimously on July 10, 2023, to officially declare Intimate Partner Violence (IPV) an epidemic in our community, establishing a clear municipal imperative to prioritize, support, and resource safety nets for women and families in crisis; and,

WHEREAS emergency shelter capacity cannot be measured solely by the total number of physical beds in the broader municipal system, as women seeking shelter present distinct service needs rooted in complex trauma and deep vulnerability, requiring specialized, gender-specific spaces that prioritize unique psychological safety and frequently accommodate accompanying minor children—factors that can lead highly vulnerable women to avoid general mixed-gender or co-ed spaces entirely, choosing instead to survive in vehicles or on the street; and,

WHEREAS the immense community demand for these specialized environments is starkly illustrated by data from the Welcome Centre, noting that the shelter was forced to turn away 328 women in the final four months of 2025 alone due to a critical lack of adequate, safe spaces—a crisis that was temporarily mitigated by a 57% drop in turnaways when the 8 emergency beds were put into use; and,

WHEREAS in addition to generalized data showing available shelter capacity in our community, the number of women experiencing homelessness and seeking shelter is growing, while gender-specific spaces remain underfunded relative to need and face a critical lack of capacity in our community and across Canada; and,

WHEREAS the permanent expansion of women-specific, trauma-informed housing supports directly aligns with national rights-based shelter standards, the recommendations of the National Inquiry into Missing and Murdered Indigenous Women and Girls, and the City of Windsor's own housing strategies and master plans; and,

WHEREAS the Welcome Centre requires an urgent municipal funding bridge of \$192,523 to permanently stabilize these requested spaces, safely expanding total gendered emergency capacity from 32 to 44 flexible beds; and,

WHEREAS City Administration has formally confirmed that the municipal Budget Stabilization Reserve (BSR) is sufficiently capitalized, with in excess of \$6,000,000 in uncommitted funds available for immediate allocation; and,

THEREFORE BE IT RESOLVED THAT:

1. City Council APPROVE a one-time emergency funding allocation of UP TO \$192,523 to the Welcome Centre Shelter for Women & Families to expand and safely staff its gendered emergency shelter capacity from 32 beds to 44 beds, effective immediately. The exact total will be adjusted proportionally based on the timing of the award and the official end date of March 31, 2027, to align with the organization's ongoing funding agreements.
2. The source of funding for this emergency expansion BE DRAWN entirely from the uncommitted balance of the Budget Stabilization Reserve (BSR), utilizing available municipal reserves to bridge senior-government funding shortfalls and help fulfill Council's explicit commitment to better address the IPV epidemic as well as gender-based emergency shelter need in our community.

3. The Commissioner of Human and Health Services BE DIRECTED to execute the necessary localized service contract amendments with the Welcome Centre to immediately flow these funds and preserve these vital community safety assets.
4. City Administration BE DIRECTED to develop and bring forward a formal proposal for Council's consideration during the 2027 Operating Budget process or prior if appropriate, to transition this emergency funding into a permanent, annualized funding stream, ensuring the long-term operational sustainability of these critical gender-specific shelter capacities.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Jim Morrison

Decision Number: CR246/2026

That the following notice of motion put forward by Councillor Kieran McKenzie and seconded by Councillor Fathers at the June 8, 2026 meeting of Council, **BE REFERRED** to Administration to allow for a report, in order for Council to have the whole picture in terms of the Master Plan (including but not limited to prioritization across the full system of homelessness services, prevention and transitional/supportive housing; budget; how recent investment in H4 might alleviate overall homelessness pressures) and how the Welcome Centre Shelter fits into this plan:

WHEREAS the City of Windsor is committed to ensuring the health, safety, and stable housing of all its residents, particularly vulnerable women, youth, seniors, and families facing immediate housing and shelter crises; and,

WHEREAS the City of Windsor has a history of partnering with the Welcome Centre Shelter for Women & Families, explicitly recognizing that the specialized services they provide are critical to the municipality's overall emergency social services framework; and,

WHEREAS the City of Windsor originally reinforced this critical partnership through a significant capital investment to purchase and renovate a former hotel property on Tuscarora Street, a strategic joint initiative that successfully allowed the Welcome Centre to expand its baseline capacity to 32 gender-specific beds and 21 family rooms; and,

WHEREAS the City of Windsor originally requested that the Welcome Centre expand its capacities and absorb additional emergency spaces to support municipal winter and overflow planning, which successfully reduced the number of unaccommodated women in our community; and,

WHEREAS the Welcome Centre's correspondence dated May 8th outlines that maintaining these expanded capacities has created an unsustainable systemic deficit due to senior-government funding freezes, requiring immediate, broader operational resources to safely maintain the necessary staffing, programming, and facility infrastructure; and,

WHEREAS Windsor City Council voted unanimously on July 10, 2023, to officially declare Intimate Partner Violence (IPV) an epidemic in our community, establishing a clear municipal imperative to prioritize, support, and resource safety nets for women and families in crisis; and,

WHEREAS emergency shelter capacity cannot be measured solely by the total number of physical beds in the broader municipal system, as women seeking shelter present distinct service needs rooted in complex trauma and deep vulnerability, requiring specialized, gender-specific spaces that prioritize unique psychological safety and frequently accommodate accompanying minor children—factors that can lead highly vulnerable women to avoid general mixed-gender or co-ed spaces entirely, choosing instead to survive in vehicles or on the street; and,

WHEREAS the immense community demand for these specialized environments is starkly illustrated by data from the Welcome Centre, noting that the shelter was forced to turn away 328 women in the final four months of 2025 alone due to a critical lack of adequate, safe spaces—a crisis that was temporarily mitigated by a 57% drop in turnaways when the 8 emergency beds were put into use; and,

WHEREAS in addition to generalized data showing available shelter capacity in our community, the number of women experiencing homelessness and seeking shelter is growing, while gender-specific spaces remain underfunded relative to need and face a critical lack of capacity in our community and across Canada; and,

WHEREAS the permanent expansion of women-specific, trauma-informed housing supports directly aligns with national rights-based shelter standards, the recommendations of the National Inquiry into Missing and Murdered Indigenous Women and Girls, and the City of Windsor's own housing strategies and master plans; and,

WHEREAS the Welcome Centre requires an urgent municipal funding bridge of \$192,523 to permanently stabilize these requested spaces, safely expanding total gendered emergency capacity from 32 to 44 flexible beds; and,

WHEREAS City Administration has formally confirmed that the municipal Budget Stabilization Reserve (BSR) is sufficiently capitalized, with in excess of \$6,000,000 in uncommitted funds available for immediate allocation; and,

THEREFORE BE IT RESOLVED THAT:

5. City Council APPROVE a one-time emergency funding allocation of UP TO \$192,523 to the Welcome Centre Shelter for Women & Families to expand and safely staff its gendered emergency shelter capacity from 32 beds to 44 beds, effective immediately. The exact total will be adjusted proportionally based on the timing of the award and the official end date of March 31, 2027, to align with the organization's ongoing funding agreements.
6. The source of funding for this emergency expansion BE DRAWN entirely from the uncommitted balance of the Budget Stabilization Reserve (BSR), utilizing available municipal reserves to bridge senior-government funding shortfalls and help fulfill Council's explicit commitment to better address the IPV epidemic as well as gender-based emergency shelter need in our community.
7. The Commissioner of Human and Health Services BE DIRECTED to execute the necessary localized service contract amendments with the Welcome Centre to immediately flow these funds and preserve these vital community safety assets.

8. City Administration BE DIRECTED to develop and bring forward a formal proposal for Council's consideration during the 2027 Operating Budget process or prior if appropriate, to transition this emergency funding into a permanent, annualized funding stream, ensuring the long-term operational sustainability of these critical gender-specific shelter capacities.

Carried.

At the request of Councillor Kieran McKenzie, a recorded vote is taken on this matter.

Aye votes: Councillors Jo-Anne Gignac, Jim Morrison, Gary Kaschak, Mark McKenzie, Ed Sleiman and Mayor Drew Dilkens.

Nay votes: Councillors Frazier Fathers, Angelo Marignani, Renaldo Agostino, Kieran McKenzie, and Fred Francis.

Abstain: None.

Absent: None.

Clerk's File: SS/13026

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

That the By-laws No. 93-2026 through 96-2026 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

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR247/2026

That the petition presented by Councillor Renaldo Agostino on behalf of the residents of 920 Ouellette Avenue regarding the request to return the bus stop that was removed **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Deputy Chief Administrative Officer & Commissioner Economic Development for the purpose of an examination of the requested works or undertakings.

Carried.

Clerk's File: MT2026

18. QUESTION PERIOD

18.1. CQ 14-2026

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Frazier Fathers

Decision Number: CR248/2026

That the following Council Question by Councillor Frazier Fathers **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 14-2026:

Assigned to: Commissioner, Human & Health Services

Asks that Administration **BE DIRECTED** to report back on the City's encampment response, including:

1. Average Encampment Volume

- The monthly average number of encampments present in the City, based on available data and defined timeframes;

2. Cost of Response

- The average cost associated with responding to an encampment, including staffing, equipment, contracted services, and any other direct or indirect costs, where known;

3. Operational Response Model

- A summary of the departments, divisions, and external partners involved in encampment response activities, and their respective roles;

4. Timeline for Resolution

- The average time required to respond to and resolve an encampment, including any variances depending on size, location, property type (public vs. private) or complexity;

5. Ongoing Reporting to Council

- Options for implementing a **monthly reporting mechanism** to Council that provides:
 - The number of active encampments by ward;
 - The number of new encampments identified and resolved within the reporting period; and
 - Any emerging trends or operational pressures impacting encampment response.

Carried.

Clerk's File: ACOQ2026 & GH/11710

18.2. CQ 15-2026

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

Decision Number: CR249/2026

That the following Council Question by Councillor Renaldo Agostino **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 15-2026:

Assigned to: Deputy Chief Administrative Officer / Commissioner, Economic Development
Asks that Administration **BE DIRECTED** to report back to City Council on the feasibility of implementing digital billboard installations on:

- City-owned properties; and/or
- Lands available for lease, partnership, or other agreements suitable for such use, including opportunities with private sector entities and institutional partners; and,

That the report include:

1. A review of best practices from other municipalities, including the City of Vaughan, with respect to the use of digital billboards on municipal lands and through partnership or lease arrangements;
2. An analysis of potential revenue generation opportunities, including:
 - municipally operated models,
 - third-party advertising agreements,
 - lease or licensing arrangements with private landowners or partners;
3. An assessment of any zoning, regulatory, legal, and procurement considerations, including implications under the City's Sign By-law;
4. Consideration of community and planning impacts, including visibility, traffic safety, compatibility with surrounding land uses, and urban design considerations; and,
5. That all net revenues generated from such initiatives be held in a reserve which is dedicated to funding the unhoused initiatives including shelter operations and prevention programs.

Carried.

Clerk's File: ACOQ2026 & SBS2026

18.3. CQ 16-2026

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

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City Council
Monday, June 8, 2026

Decision Number: CR250/2026

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 16-2026:

Assigned to: City Solicitor

Asks that Administration provide a report on the ability of municipalities to license and require users to have insurance for powered bikes, scooter, etc.

Carried.

Clerk's File: ACOQ2026 & MT2026

18.4. CQ 17-2026

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Frazier Fathers

Decision Number: CR251/2026

That the following Council Question by Councillor Mark McKenzie **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 17-2026:

Assigned to: Deputy Chief Administrative Officer / Commissioner, Economic Development and Commissioner of Community Services

Asks that given the documented history of Memorial Park, including its connection to the 1924 Memorial Park Development, South Walkerville's post-First World War subdivision pattern, the 1925 establishment of Memorial Park, its commemorative purpose, and the mature woodland within the park, can Administration report back on whether the Memorial Park portion of Optimist Memorial Park may warrant further review as a potential cultural heritage landscape?

As part of that report, can Administration identify the appropriate process, including any internal consultation with Heritage Planning, Parks, Forestry, Recreation, Facilities, Legal Services, or other relevant departments, and outline whether public or stakeholder consultation would be appropriate if any further heritage recognition is considered?

Can the report also clarify how any potential heritage review or recognition would be balanced with normal park maintenance, accessibility improvements, playground renewal, recreation uses, and future park investments?

Carried.

Clerk's File: ACOQ2026 & SR2026

21. ADJOURNMENT

Moved by: Councillor Jo-Anne Gignac
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 11:34 o'clock a.m.

Mayor

City Clerk

SPECIAL MEETING OF COUNCIL – IN CAMERA
May 25, 2026

Meeting called to order at: 1:06 p.m.

Members in Attendance:

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

Members Absent:

Councillor Mark McKenzie (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

**Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Frazier Fathers,
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/property matter – expropriation settlement, Section 239(2)(e)
2	Legal/property matter – expropriation settlement, Section 239(2)(e)
3	Legal matter – potential litigation settlement/security of the property of the Corporation, Section 239(2)(a)(e)(f)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

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

Motion Carried.

Moved by Councillor Gary Kaschak, seconded by Councillor Kieran McKenzie, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held May 25, 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, Commissioner of Infrastructure Services/City Engineer, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a legal/property matter – expropriation settlement **BE APPROVED.**

2. That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Commissioner of Corporate Services, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a legal/property matter – expropriation settlement **BE APPROVED.**

3. That the recommendation contained in the in-camera report from the Deputy City Solicitor, City Solicitor and Commissioner of Corporate Services respecting a legal matter – potential litigation settlement/security of the property of the Corporation **BE APPROVED.**

Motion Carried.

**Moved by Councillor Jim Morrison, seconded by Councillor Jo-Anne Gignac,
That the special meeting of council held May 25, 2026 BE ADJOURNED.
(Time: 1:10 p.m.)
Motion Carried.**

Item No. 4.2



Committee Matters: SCM 213/2026

Subject: Adoption of the Windsor City Council Special minutes of its meeting held June 17, 2026

Special Meeting of Council

Date: Wednesday, June 17, 2026

Time: 11:00 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 - Participated via video conference

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac - Participated via video conference

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

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Special Meeting of Council
Wednesday, June 17, 2026

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1. ORDER OF BUSINESS

2. CALL TO ORDER

The Mayor calls the meeting to order at 11:00 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

4. 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) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- (b) hearing presentations and delegations;
- (c) consideration of business items; and,
- (d) consideration of by-law 97-2026

Carried

9. REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

11. REGULAR BUSINESS ITEMS

11.1. Application to the Development Charge Reduction Program, Trade Diversification Corridors Fund, and Build Communities Strong Fund – City Wide

Raymond Hoang, Area Resident

Raymond Hoang, area resident, appears via video conference before Council regarding the administrative report dated June 15, 2026, entitled “Application to the Development Charge Reduction Program, Trade Diversification Corridors Fund, and Build Communities Strong Fund – City Wide” and suggests that an expanded Transit Windsor Terminal be considered in addition to the projects on the City’s list as the terminal is a shovel-ready project that will be needed for future growth of this city.

Minutes

Special Meeting of Council

Wednesday, June 17, 2026

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

Decision Number: CR253/2026

- I. That City Council **SUPPORT** the submission of project proposals and applications to each of the following: the Development Charges Reduction Program (DCRP), Trade Diversification Corridors Fund - Streams 2 & 3 (TDCF), and the Build Communities Strong Fund – Direct Delivery Stream (BCSF-DDS) for projects that both strategically align with the funding criteria and maximize external funding opportunities under each of the noted programs; and,
- II. That the Chief Administrative Officer **BE AUTHORIZED** to sign any documents required to submit the application(s) to the DCRP, TDCF, and the BCSF-DDS, subject to all documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the City Engineer, or designates; and,
- III. That, should the City be invited or requested to submit any further application materials, supporting documentation, revised submissions, or full application(s) in relation to the DCRP, TDCF, or BCSF-DDS, the Chief Administrative Officer **BE AUTHORIZED** to sign and submit such documents, subject to all documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the City Engineer, for their respective project(s), or designates; and,
- IV. That the City Treasurer **BE AUTHORIZED** to sign and submit any financial related documents as may be required in support of application to the DCRP, TDCF, and/or BCSF-DDS, subject to all documents be satisfactory in form to the City Solicitor and in technical content to the City Engineer, or designates, as appropriate; and,
- V. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to take any such action and to sign any agreements, declarations, approvals, amendments, and any other documents resulting from receiving funding under the DCRP, TDCF, and/or the BCSF-DDS, subject to all documents being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the City Engineer, or designates; and,
- VI. That the Chief Administrative Officer **BE AUTHORIZED** to delegate signing of all claims, progress reports, financial reports, schedules, and any other documents as may be required as part of receiving funding in relation to the DCRP, TDCF, and/or BCSF-DDS, to the City Engineer and/or the City Treasurer as appropriate, subject to financial content approval by a Deputy Treasurer or a Financial Planning Manager, or designate; and,
- VII. That as a required condition for application to the DCRF, City Council **SUPPORT IN PRINCIPLE** a reduction in residential Development Charge (DC) fees by 70% for all residential development types, inclusive of residential developments which are considered within both the City Wide and Sandwich South designated areas and excluding Area 1 residential which are to remain 100% exempt, for a period of 3 years, retroactive to March 30, 2026, and that the required reduction **ONLY BE IMPLEMENTED** upon notification of successful application of all projects to the DCRF and which contains conditions that are

Minutes
Special Meeting of Council
Wednesday, June 17, 2026

beneficial to the City at which time the City Solicitor **BE DIRECTED** to prepare the appropriate Development Charges amending by-law; and,

- VIII. That should the City be notified that application to the DCRF, TDCF, and/or BCSF-DDS has been approved, and the conditions of funding are beneficial to the City, that City Council **APPROVE** the following:
- a. THAT the City Engineer and City Treasurer jointly **BE AUTHORIZED** to reprioritize capital projects submitted for consideration under each of the DCRF, TDCF and/or BCSF, including the creation of new capital projects that align with current Council-approved capital budget priorities, in order to maximize funding opportunities, subject to that reprioritization not exceeding approvals provided for in previous and the current 10-year capital plan, inclusive of funding identified as approved-in-principle as part of the 2026 Approved Capital Budget; and,
 - b. Where such adjustments allow for the maximization of funding and funding allocations, THAT the City Treasurer **BE DIRECTED** to affect any required changes to the capital budget for capital projects brought forward for consideration under the DCRF, TDCF and/or BCSF in order to meet the requirements of the applicable funding program, including:
 - i. The pre-commitment of funds identified in years 2027 through 2035 of the 2026 Approved Capital Budget which are currently approved-in principle, with funding in years 2027 - 2030 being made immediately available and funding in years 2031 – 2035 being pre-committed as it becomes available within the 5-year pre-commitment window; and,
 - ii. The redistribution of funding allocations for capital projects brought forward for consideration under the DCRF, TDCF, and/or BCSF where such adjustments allow for the maximization of funding and funding allocations, so long as the total City funding provided in the 2026 Capital Budget remains intact; and,
 - c. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any contracts or agreements along with any required amendment(s) as may be required for the projects brought forward for consideration under the DCRF, TDCP, and/or BCSF, provided that the amendment(s) are within the approved budget and funding amounts, satisfactory in financial content to the City Treasurer, in form to the City Solicitor, and in technical content to the City Engineer; and,
 - d. That Administration **BE AUTHORIZED** to issue any change order(s) for any project agreement(s), contract(s) and/or amendment(s) for the projects brought forward for consideration under the DCRF, TDCP, and/or BCSF as may be required, provided the amendment(s) are within approved budget and funding amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and further,

- e. That should it be required as a condition of the grant, that City Council **AUTHORIZE** the establishment of reserve fund(s), as appropriate, and,
- f. That the City Solicitor **BE DIRECTED** to prepare any required By-Laws authorizing the execution of the Transfer Payment Agreements required by His Majesty the King in Right of Ontario as represented by the Province of Ontario, or other actions required to implement this decision of Council; and,

IX. That Administration **REPORT BACK** on the outcome of the applications to DCRF, TDCF, and/or BCSF, as appropriate.

Carried.

Report Number: C 84/2026
Clerk's File: SW/15181

13. BY-LAWS (First and Second Readings)

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

That the following By-law No. 97-2026 be introduced and read a first and second time:

97-2026 - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 17TH DAY OF JUNE, 2026.

Carried.

14. MOVE BACK INTO FORMAL SESSION

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

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

- 1) Items Deferred Items Referred
- 2) Consideration of the Balance of Business Items (as presented)
- 3) By-law given first and second readings as presented

Carried.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Minutes
Special Meeting of Council
Wednesday, June 17, 2026

That By-law No. 97-2026 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.

21. ADJOURNMENT

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

That this Special 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 12:11 o'clock p.m.

Mayor

City Clerk

Additional Information: AI 8/2026

**Subject: Additional Information Memo to Report No. S 33/2026 –
Addressing On-Street Parking Impacts Associated with Residential
Intensification**

Reference:

Date to Council: June 29, 2026
Author: Greg Atkinson
Deputy City Planner – Development
gatkinson@citywindsor.ca
(519)255-6543 x6582

Planning & Building Services
Report Date: 6/15/2026
Clerk's File #: Z/15145

To: Mayor and Members of City Council

Additional Information:

The following motion was passed at the June 1, 2026 Development & Heritage Standing Committee (DHSC) meeting:

“THAT Administration **BE DIRECTED** to provide information regarding legislative challenges that exist and outlines what the City is doing to resolve issues related to parking, including steps towards resolving those issues such as public consultation and zoning changes, for City Council’s consideration.”

Concerns raised through the public consultation process, including the June 1, 2026 DHSC meeting, for the proposed development at 687 Bridge Avenue identified the increasing difficulty experienced by residents in accessing on-street parking in the surrounding neighbourhood.

As noted at the Development and Heritage Standing Committee Meeting, parking is currently permitted on the west side of Bridge Avenue and the street is not subject to a residential permit system. While the proposed development complies with all applicable Zoning By-law requirements, including the provision of two on-site parking spaces for the main dwelling units, the introduction of as-of-right additional dwelling units (ADUs) on the property has the potential to increase reliance on on-street parking. The development will likely also result in the loss of one on-street parking space in front of the subject parcel.

From a policy perspective, the City's planning framework, consistent with Provincial direction, supports residential intensification within established neighbourhoods to increase housing supply, improve land use efficiency, and support complete communities. However, these objectives may result in localized impacts where the number of dwelling units increases without a corresponding increase in on-site parking supply, thereby shifting demand to the public right-of-way. This dynamic is particularly evident in areas undergoing transition from low-density to more compact built forms, where the cumulative effect of multiple infill projects may result in significant parking pressures over time.

Short-Term Options

Option 1 – Residential Permit Parking

One short-term option is the implementation of a residential on-street parking permit system in areas experiencing demonstrated demand. While Bridge Avenue is not currently subject to such controls, Windsor's broader residential permit parking program can be applied to prioritize parking availability for residents by restricting on-street parking to permit holders during specified periods and allowing for the issuance of resident and visitor permits.

Under the City of Windsor's current policy, residential permit is established on a neighbourhood-wide rather than street-by-street basis to avoid displacing parking pressures to adjoining streets. New or expanded permit parking areas within the eligible locations require a petition process prepared by City Administration and circulated by community representatives, with 95 per cent community support required before the matter would proceed for Council consideration. The program also imposes operational limitations, including annual permit renewals, fees, and quantity limits, with up to two residential vehicle permits available per household and a visitor permit available for use in the immediate vicinity of the address.

This approach provides a targeted response that protects neighbourhood parking access without restricting as-of-right development permissions; however, it requires ongoing enforcement and may result in the displacement of parking demand to adjacent streets if applied narrowly.

Option 2 – Remove the Additional Dwelling Unit Parking Exemption

A second option is to revisit current parking requirements associated with ADUs. Under the existing Provincial framework, parking requirements are generally tied to the primary dwelling units and the first additional dwelling unit only. Administration understands that the Planning Act limits municipalities' ability to require an additional parking space for the second ADU associated with the primary dwelling unit.

Windsor's current policy is that one additional parking space must be provided for an ADU, except for properties located within older core areas of the City (i.e. east of Prince Rd, north of Tecumseh Rd, and west of Cadillac St/Henry Ford Centre Dr). The property at 687 Bridge Avenue falls into this exemption area and only requires one parking space

for each of the primary units—in this case a total of two parking spaces. This suggested change in policy to require one additional parking space for the first ADU city-wide will require an amendment to the Zoning By-law 8600. The project at 687 Bridge Avenue would require four (4) off-street parking spaces for the six units if this change to the Zoning By-law is adopted by Council in the future.

The principal advantage of this approach is that it more directly aligns the number of dwelling units on a property with the amount of off-street parking required to serve those units. It would provide a clearer expectation that, although ADUs are permitted uses, their development remains subject to compliance with applicable zoning standards, including parking requirements where those requirements are permitted under Provincial legislation. This may help reduce incremental reliance on the public right-of-way and respond to neighbourhood concerns in areas where on-street parking supply is already constrained.

The limitation is that increasing or reintroducing parking requirements may reduce the feasibility of ADUs on smaller or older lots, particularly in established neighbourhoods where lot widths, driveway configurations, existing buildings, landscaping, and tree coverage may limit the ability to accommodate additional spaces. In practice, this may place pressure on Council to consider alternative parking arrangements to facilitate ADUs, e.g. front yard parking, expanded driveway widths, or permissions that exceed the current maximum paved front yard coverage. While such measures may address site-specific parking constraints, they could also create streetscape, drainage, urban design, and neighbourhood character concerns if applied broadly or without clear criteria. Additional and expanded parking spaces accessed from the street (vs. alley) within older areas of the City may also remove existing on-street parking.

Long-Term Options

Official Plan and Zoning By-law Shift

Over the longer term, Council may wish to consider more fundamental changes to the zoning framework by transitioning toward density controls based on the number of dwelling units permitted on a lot, rather than relying primarily on built form typologies such as single-detached, semi-detached, or townhome dwellings. Under the current system, additional dwelling unit provisions can significantly increase the number of units on a property without proportionate adjustments to parking requirements or neighbourhood expectations regarding density. A unit-based approach could provide greater clarity and predictability regarding both density and associated parking demand and may reduce the need for multiple overlapping regulatory mechanisms. Such a shift would require a comprehensive review of the Zoning By-law and alignment with Official Plan policy, as well as careful consideration of Provincial housing objectives.

In summary, while the proposed development meets all current planning and zoning requirements, the concerns raised regarding on-street parking reflect broader neighbourhood transition pressures associated with intensification. A phased and balanced approach is available to Council, including the potential introduction of residential permit parking in the immediate term, refinement of parking requirements for

ADUs in the short term, and longer-term consideration of structural zoning changes focused on unit-based density controls.

Approvals:

Name	Title
Greg Atkinson	Deputy City Planner – Development
Aaron Farough	Senior Legal Counsel, Legal and Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Appendices:

Subject: Commemorative Seating Area Agreement – Ward 2

Reference:

Date to Council: June 29, 2026

Author: Paul Mourad

519-253-2300 ext.2739

Email: pmourad@citywindsor.ca

Department: Parks Development | Parks, Recreation & Facilities
Parks

Report Date: 6/22/2026

Clerk's File #: SR/15188

To: Mayor and Members of City Council

Recommendation:

THAT the City Council **APPROVE** entering into a Donation Agreement with The Rotary Club of Windsor-Roseland, for a project that includes construction of an accessible seating area, including two commemorative benches, an interpretive panel, and the installation of a Peace Pole at Malden Park; and,

THAT the City Council **AUTHORIZE** the Chief Administrative Officer and City Clerk to **EXECUTE** the Donation Agreement, any other agreements, declarations or approvals and any other such documents required resulting from receiving funding from The Rotary Club of Windsor-Roseland, subject to all documentation being satisfactory in legal form to the City Solicitor, in financial content to the City Treasurer and in technical content to the Executive Director Parks, Recreation & Facilities or designates.

Executive Summary:

N/A

Background:

The Rotary Club of Windsor-Roseland District Governor 2025-2026, Linda Morrow, contacted The Corporation of the City of Windsor (City) Parks, Recreation and Facilities Administration to discuss a donation to create an accessible seating area and Peace Pole at Malden Park, as a monument to peace throughout the world. The proposed accessible concrete seating area includes two commemorative benches, an interpretive panel, and installation of a Peace Pole.

A Peace Pole is an internationally recognized symbol of the hopes and dreams of humanity. There are estimated to be over 250,000 Peace Poles in every country in the

world dedicated as monuments to peace. This project endeavours to place a Peace Pole in Malden Park, inscribed in multiple languages. It will allow people to sit, relax, and reflect as they view the Gordie Howe Bridge in the distance. It is a celebration, not only of the internationality of Rotary District 6400, but also a celebration of a new gateway that connects our countries together in travel, in spirit, and in peace.

Discussion:

Ms. Morrow has indicated that \$21,000 in funding has been secured and committed for this project. This amount is all-inclusive, covering non-recoverable HST as well as a 10% maintenance requirement. Appendix A includes the conceptual design.

The City will manage procurement and construction as an in-kind contribution to the project, ensuring all design and installation elements meet City standards.

Risk Analysis:

The project budget, including contingency and the 10% maintenance requirement, is fully covered by the donation from The Rotary Club of Windsor-Roseland. There is minimal risk that project costs, which include a contingency, will exceed the donation amount.

Climate Change Risks

Climate Change Mitigation:

The proposed accessible seating area and Peace Pole at Malden Park has been designed with minimal environmental impact and is not anticipated to contribute meaningfully to greenhouse gas emissions.

Climate Change Adaptation:

The accessible seating area and Peace Pole contribute to the City's climate adaptation objectives by strengthening the function of Malden Park as resilient green infrastructure. The project supports adaptation by enhancing shaded, permeable, and accessible public space that can help moderate urban heat, improve stormwater infiltration, and maintain safe, inclusive access during increasingly variable climate conditions.

Financial Matters:

The \$21,000 donation from The Rotary Club of Windsor-Roseland will fund all project-related construction, materials, and associated costs. The project is expected to be completed in Summer 2026. As per the agreement terms, the full donation amount will be received by the City prior to the commencement of any work.

The project expenses will be processed through the Parks Operating Budget with no financial impact on the City's base budget. The project revenue and expenses will be tracked through dedicated product/class code in the operating budget. Since funds will be received in advance, no cash flow issues are anticipated. The Parks Development department has capacity to deliver the project within its current staffing resources and does not anticipate additional staffing costs such as overtime.

Eligible costs, including contingency and the required 10% maintenance component, are based on recent comparable work. Estimates include non-recoverable HST, with no

expected tariff impacts within the scope of this project.

ESTIMATED EXPENSES	AMOUNT (Inclusive of NRT)
8 ft High Peace Pole (Rotary to Provide)	0
Installation of Peace Pole	611
Accessible Concrete pad	6,996
Wood Commemorative Benches	3,053
Tree Plaque	509
Interpretive panel	4,070
Restoration	2,035
Contingency	1,787
Maintenance (10%)	1,939
TOTAL ESTIMATED PROJECT COSTS	\$21,000
FUNDING SOURCES	
The Rotary Club of Windsor-Roseland Donation	21,000
TOTAL REVENUE	\$21,000

In accordance with the City's Donation Policy (No. CS.A1.07), which governs the acceptance, use, and recognition of donations, charitable donation receipts will be issued to the documented members of the contributor group upon receipt of payment. The Manager of Financial Accounting has reviewed the proposed donation and confirmed that it complies with the requirements of the policy.

The proposed donation agreement will provide that should the project be cancelled, the donation shall either be returned to The Rotary Club of Windsor-Roseland or retained by the City to be applied to an alternate project, subject to mutual agreement between the donor and the City.

Consultations:

- Erika Benson, Financial Planning Administrator
- Dave Nicholls, Manager of Parks Operations
- Phong Nguy, Senior Manager of Parks Operations
- Branislava Cesljarov, Supervisor Environmental Sustainability & Climate Change
- Joshua Meloche, Senior Legal Counsel
- Stephen Cipkar, Manager of Financial Accounting Samuel Atkin, Manager of Risk Management (A)

Conclusion:

Administration recommends accepting the donation and entering into a form of donation agreement with The Rotary Club of Windsor-Roseland in order to create an accessible seating area with two commemorative benches, an interpretive panel, and installation of a Peace Pole at Malden Park.

Planning Act Matters:

N/A

Approvals:

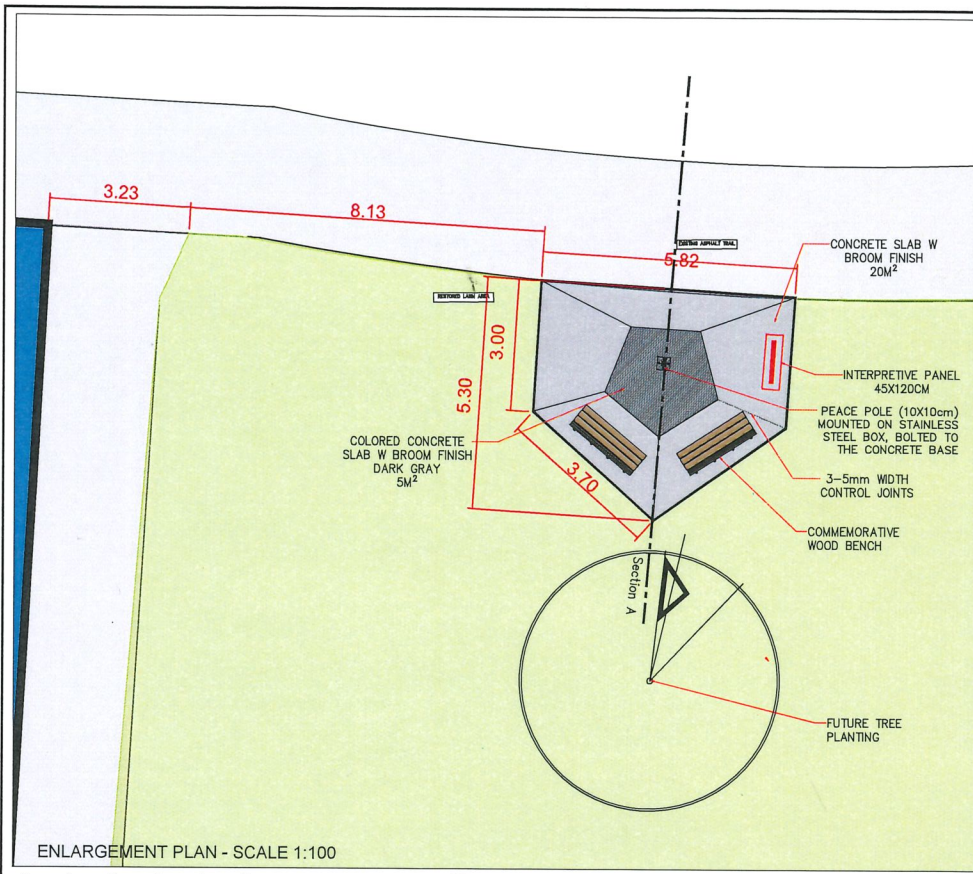
Name	Title
Paul Mourad	Supervisor, Parks Projects
Emilie Dunnigan	Manager, Development Revenue and Financial Administration
Wadah Al-Yassiri	Manager, Parks Development
Wira Vendrasco	City Solicitor
Jamie Scott	Executive Director, Parks, Recreation & Facilities (A)
Michael Chantler	Commissioner, Community Services
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

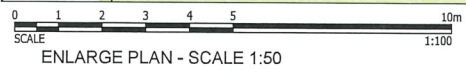
Name	Address	Email

Appendices:

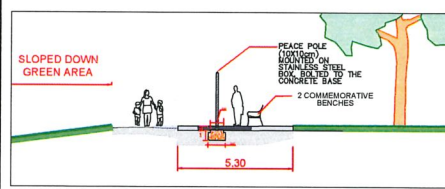
1 Appendix - A 2026 Malden Park Rotary Peace Pole CONCEPTUAL LAYOUT.pdf



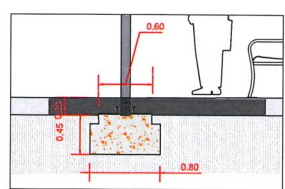
ENLARGEMENT PLAN - SCALE 1:100



ENLARGE PLAN - SCALE 1:50



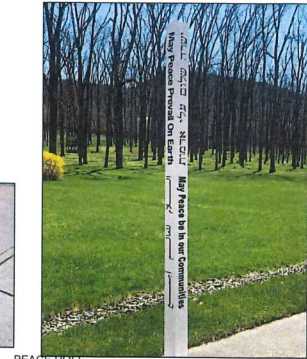
SECTION A - SCALE 1:200



PEDESTAL DETAIL - SCALE 1:50



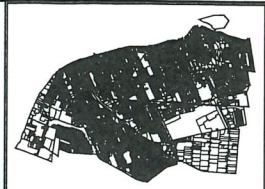
INTERPRETIVE PANEL



PEACE POLE



GENERAL LAYOUT - SCALE 1:1,140



Description	QTY	Unit	Unit Price	Subtotal	NRHST	Total
8' Peace Pole (Rotary to provide)	1	each		0.00	0.00	0.00
Installation of Peace Pole	1	LS	600.00	600.00	10.56	610.56
Concrete pad	25	m2	275.00	6,875.00	121.01	6,996.01
Wood commemorative benches	2	each	1,500.00	3,000.00	52.81	3,052.81
New Tree	1	each	0.00	0.00	0.00	0.00
Tree Plaque	1	each	500.00	500.00	8.80	508.80
Interpretive Panel	1	each	4,000.00	4,000.00	70.41	4,070.41
Restoration	1	LS	2,000.00	2,000.00	35.20	2,035.20
Contingency	1	LS	1,755.71	1,755.71	30.90	1,786.61
City Park Inkind	1	LS	6,000.00	0.00	0.00	0.00
Maintenance (10%)	1	LS	1,906.04	1,906.04	33.55	1,939.59
Total						21,000.00

Date ISSUED FOR

Revisions

CITY OF WINDSOR
PARKS DEVELOPMENT
2450 HECXICAL ST. WINDSOR, ONTARIO N9A 3R8 (519) 253-2330

Park **MALDEN PARK**
4200 Malden Rd, Windsor, ON N9C 2G2

Project **ROTARY PEACE POLE LANDSCAPE CONCEPT DESIGN**

Tender No. N/A	Drawn HK
Project No. N/A	Design HK
Date 20 MAY, 2026	Reviewed ---
Scale AS SHOWN	Approved ---
North	Sheet No. LA 01

CONCEPTUAL DESIGN

Subject: 2026 Municipally Significant Event Status - Ward 4

Reference:

Date to Council: June 29, 2026

Author: Samantha Magalas

Manager, Parks, Recreation & Facilities Programming

smagalas@citywindsor.ca

519-253-2300 x2730

Recreation and Culture

Report Date: 6/22/2026

Clerk's File #: SR2026

To: Mayor and Members of City Council

Recommendation:

THAT the request from Windsor-Essex Pride Fest for designation as 'municipally significant' for the purpose of applying for a Special Occasion Permit – Public Event **BE APPROVED** by City Council subject to the terms and conditions of the Special Event Agreement with the City; and further,

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

- Friday, August 7 – Sunday, August 9, 2026
 - o 2026 Windsor-Essex Pride Fest (Lanspeary Park)
 - Hosted by Windsor-Essex Pride Fest

Executive Summary:

N/A

Background:

The Alcohol and Gaming Commission of Ontario (AGCO) administers the Special Occasion Permit (SOP) program, which allows for the sale, service and in most cases consumption of liquor on special occasions, such as cash bars at weddings or private receptions, as well as larger scale events that are open to the public, such as charity fundraisers.

A Special Occasion Permit (SOP) is required any time liquor is sold or served anywhere other than in a licensed establishment or a private place. SOPs are for occasional, special events only, and not for personal profit or running an ongoing business.

AGCO defines a Public Event as an event that is advertised to the public to attend. These events can be advertised and fundraising and/or profit from the sale of liquor at the event is permitted.

Public Event permits can be issued for events of “municipal significance”.

An event of municipal significance requires a designation by the municipality in which the event will take place. SOP applications for a municipally significant public event must be accompanied by either a municipal resolution or a letter from a delegated municipal official designating the event as municipally significant. Requests for municipal significance must be requested on an annual basis.

Discussion:

Each year, Administration brings forward requests from event organizers seeking significant event status for the purpose of applying for a Special Occasion Permit – Public Event. Administration has received a request from Windsor-Essex Pride Fest for the 2026 Windsor-Essex Pride Fest, scheduled to take place at Lanspeary Park from Friday, August 7 to Sunday, August 9, 2026.

The event has received no objection from either Administration or the Special Events Resources Team (SERT). Administration has consulted with the local AGCO representatives (included as part of SERT), who did not object to the event applying for “municipal significance” status noted in this report.

The event organizer will be required to enter into an agreement with the Corporation, similar to other festivals and events at City of Windsor municipal locations, including indemnifying the City of Windsor from liability associated with the event.

Administration notes that the designation of an event as “municipally significant” can be delegated to a municipal official, pursuant to [Section 3 of the Ontario Special Occasion Permit Guide](#). Council could direct Administration to include this item in the next round of Delegation of Authority Bylaw updates, along with the requirement to notify Council when the designations are provided.

Risk Analysis:

There is a significant risk that if the event noted in this report is not approved for Significant Event Status designation, it will not receive approval for an SOP by the AGCO. Without Significant Event Status, this public event would be unable to proceed with any alcohol present.

The consumption of alcohol within the festival site will occur at the event if it is granted an SOP. The applicant will be required to provide the required insurance. All liquor services will adhere to the AGCO regulations and the Municipal Alcohol Policy, which provides information that covers requirements for Smart Serve staffing resources. These factors will mitigate the risk to the Corporation.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

Should Council approve the “municipally significant” event status designation request, the applicant will be required to pay the “Special Occasion Permit Request to Council” fee, as well as any additional fees for City services in accordance with the 2026 User Fee Schedule.

Consultations:

SERT (Special Events Resource Team)

Massimo Caruso, Coordinator, Special Events, Community Services

Natalie Maxwell-LaBute, Coordinator, Special Events, Community Services

Jamelah Hersh, Senior Legal Counsel, Corporate Services

Michelle Moxley-Peltier, CEP Project Administrator, Economic Development and Climate Change

Branislava Cesljarov, Supervisor, Environmental Sustainability and Climate Change, Economic Development and Climate Change

Rob Slater, Executive Initiatives Coordinator, Community Services

Erika Benson, FPA

Conclusion:

The City of Windsor recognizes the importance of special events and festivals enhancing the quality of life, tourism, culture, recreation, and education, not all of which would be possible without the invaluable services of volunteers, community groups, and sponsors that add their support and skills to enhancing the community events.

Planning Act Matters:

N/A

Approvals:

Name	Title
Samantha Magalas	Manager, Parks, Recreation & Facilities Programming
Emilie Dunnigan	Manager Development Revenue & Finance Administration
Jamie Scott	Executive Director – Parks, Recreation, & Facilities (A)
Wira Vendrasco	City Solicitor
Michael Chantler	Commissioner, Community Services
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:



Committee Matters: SCM 215/2026

Subject: Report of the Special Meeting of Council – In-Camera of its meeting held June 8, 2026

**SPECIAL MEETING OF COUNCIL – IN CAMERA
June 8, 2026**

Meeting called to order at: 12:07 p.m.

Members in Attendance:

Mayor Drew Dilkens
Councillor Renaldo Agostino
Councillor Jo-Anne Gignac
Councillor Fred Francis
Councillor Gary Kaschak
Councillor Angelo Marignani
Councillor Kieran McKenzie (arrives at 12:12 p.m.)
Councillor Mark McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman
Councillor Frazier Fathers

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

**Verbal Motion is presented by Councillor Ed Sleiman, seconded by
Councillor Angelo Marignani
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 – lease, Section 239(2)(c)
2	Property matter – security of the property of the Corporation/naming – confirm and ratify e-mail poll, Section 239(2)(a)
3	Legal matter – potential litigation/advice subject to solicitor-client privilege/C.Q. 7-2026, Section 239(2)(e)(f)(h)
4	Property matter – disposition of property/plan, Section 239(2)(c)(k)
5	Property matter – potential acquisition of land, Section 239(2)(c) – VERBAL UPDATE

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 Jo-Anne Gignac, to move back into public session.

Motion Carried.

Moved by Councillor Jim Morrison, seconded by Councillor Gary Kaschak, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held June 8, 2026 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Lease Administrator, Manager of Real Estate Services, City Solicitor, Commissioner of Corporate Services and, Executive Director Housing and Children's Services, Commissioner of Human and Health Services, Manger Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter - lease **BE APPROVED.**
2. That the recommendation contained in the in-camera report from the City Clerk, Commissioner of Human and Health Services and Commissioner of Finance/City Treasurer confirming and ratifying an e-mail poll regarding a property matter- security of the property of the Corporation/naming **BE APPROVED.**
3. That the recommendation contained in the in-camera report from the City Solicitor, Commissioner of Corporate Services, Commissioner of Human and Health Services and Commissioner of Finance/City Treasurer respecting a legal matter – potential litigation/advice subject to solicitor client privilege/response to C.Q. 7-2026 **BE APPROVED AS AMENDED.**
4. That the recommendation contained in the in-camera report from the Manager Land Development and Growth, Executive Director Economic Development and Climate Change, City Solicitor, Deputy Chief Administrative Officer/Commissioner of Economic Development, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a property matter – disposition of land/plan **BE APPROVED.**
5. That the confidential verbal report from Mayor Drew Dilkens respecting a property matter – potential acquisition of land **BE RECEIVED.**
Councillors Fred Francis, Renaldo Agostino, Keiran McKenzie and Frazier Fathers voting nay.

Motion Carried.

**Moved by Councillor Ed Sleiman, seconded by Councillor Fred Francis,
That the special meeting of council held June 8, 2026 BE ADJOURNED.
(Time: 12:20 p.m.)
Motion Carried.**

MOUSSEAU DELUCA
MCPHERSON PRINCE LLP
BARRISTERS & SOLICITORS

LEON Z. MCPHERSON, Q.C. (1934-1989)
WALTER H. PRINCE, LL.D., Q.C. (1955-2005)
THOMAS R. PORTER, B.A., LL.B.
ILIAS KIRITSIS, LL.B., J.D.
JENNIFER SIMPSON ROOKE, B.A.(HON.), LL.B.
JOHN P. CORRENT, B.A., LL.B.
JOSEPH R. DE LUCA, B.A.(HON), LL.B.
IAN MANSER, B.A. (HON.), J.D.

MAX N. MOUSSEAU, Q.C. (1949-1988)
ARMANDO F. DELUCA, O.ONT., Q.C. (1965-2011)
RICHARD LEE POLLOCK, B.P.A., LL.B.
JEFFREY W. NANSON, B.SC.(HON.), LL.B.
ZUZANA (SUE) SZASZ, B.A.(HON.), J.D.
JOHN MACRI, B.A., LL.B.
MITCHELL R. J. WITTEVEEN, B.A. (HON.), M.A., J.D.

June 26, 2026

Office of the City Clerk
The Corporation of the City of Windsor
350 City Hall Square West, Room 530
Windsor, Ontario N9A 6S1

ATTN: City of Windsor Council

Dear Sir/Madam:

Re: City of Windsor Council Meeting June 29, 2026
Item 8.11 – SGN-001/25 Application for Sign By-law Amendment (the
“Application”)
North Construction (the “Applicant”)
2595 Dougall Avenue
Windsor, ON

Our File: JC-26-082

We write you to request a two-month deferral of the above-referenced agenda item to be heard at the City of Windsor Council (“**Council**”) meeting to be held Monday, June 29, 2026 at 10:00 AM, for the reasons that follow:

1. Our office has recently been retained by the Applicant to review and advance their Application, with the undersigned as primary counsel on the matter. Due to prior court commitments, I am unable to attend the Council meeting on June 29, 2026. Additionally, having only recently been retained, we require time to complete a fulsome review of the Application and provide appropriate legal advice to the Applicant.
2. Further, following the denial of the Application at the Development & Heritage Standing Committee (“**Committee**”) meeting held Monday May 5, 2026 at 4:30 PM, the Applicant has raised a number of procedural fairness issues, the substance and validity of which we must review prior to advancing any such arguments before Council.
3. Last, notwithstanding and without prejudice to the Applicant’s position, the Applicant is considering revising the Application to address the concerns raised by administration and Committee. These revisions will take some time, and additional consultation with administration may be required.

For the reasons above, and to allow the Applicant to advance their strongest Application, we respectfully request that this matter be deferred to the next Council meeting following two months from June 29, 2026. The Applicant has invested significant time and financial resources into this

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lawyers@mousseaulaw.com • www.mousseaulaw.com

matter, and is committed to advancing a viable Application.

I trust the foregoing is satisfactory and should you have any questions or wish to discuss this matter further, please do not hesitate to contact me at your convenience. Please advise the undersigned if you are able to facilitate this request.

Yours truly,



IAN MANSER

From: Aman Burki <>

Sent: June 25, 2026 10:52 PM

To: clerks <clerks@citywindsor.ca>

Subject: Notice of Council Meeting - Item 8.13 - Zoning By-Law Amendment - Z 007-26 (ZNG-7366) 687 Bridge Avenue -

Ward 2

Dear Sir,

Based on my observations from Wyandotte Street to Roney Street, there may be slight variations in the numbers, as the data was gathered using Google Maps.

From my assessment, there are approximately 47 houses on both sides of Bridge Avenue. In addition, there are a total of 31 on-street parking spaces available.

Most of the houses in this area are rented to students, many of whom share accommodations and own individual vehicles. As a result, on-street parking is already heavily utilized, and residents often struggle to find available parking near their homes.

Constructing houses with 9–18 bedrooms while providing only 1–2 on-site parking spaces will likely place additional pressure on the already limited parking supply and create significant challenges for existing residents in finding street parking.

The parking situation has already become stressful for residents. Whenever we leave home, we often worry about whether we will be able to find a parking space when we return. If no space is available on Bridge Avenue, we are forced to park on neighboring streets and walk back home. Increasing the number of high-occupancy rental properties with limited parking will only make this problem worse.

Best regards.

Aman Burki

Attn: City of Windsor Clerks Office

Re: Item 8.17 on City of Windsor, Council meeting agenda for June 29, 2026, that being a matter of an OPA and ZBA for 455 Kennedy Drive

This is the 2022/2026 term of Councils last chance to save a recreational land asset.

This is an important decision that this council will be making in the twilight of their council term. This property may lie in Ward 1 and in the Roseland neighborhood, but I am certain that Windsorites from across the City, and beyond, have enjoyed this property over the last 50 years. In fact, Roseland golf course sees over 40,000 rounds of golf annually, WOW that's a large audience, to put that in perspective, that would equal over 6 sold out Spitfire games.

This fight has not been about residential housing being introduced in the Roseland neighbourhood, it's about protecting a recreational land asset owned by the City of Windsor taxpayers.

It has been suggested publicly, by the mayor, that the proposed development at Roseland

Figure 4: Neighborhood Map



involves redevelopment of an existing parking lot. However, Figure 4 from Council Report S 31/2026, reproduced here, indicates otherwise. The parcel proposed for sale and development is identified as 0.539 hectares, and when viewed in context over the aerial image, it appears that approximately half of this area was previously occupied by a building that served residents for many years through recreational programming and community space. While it may be argued that demand for the facility had declined, it is equally important to recognize that the condition and neglected upkeep of the building likely contributed to that outcome. If Council approves this OPA/ZBA, the City taxpayers will permanently lose land that has

historically supported recreational use for residents and should be kept as a recreational land asset.

Put simply, this decision would permanently remove recreational space that has served the entire Windsor community and that could continue to serve residents in the future.

There is no question that a housing crisis exists and that the City should continue to support meaningful solutions. However, the permanent loss of viable recreational land is not, respectfully, the right solution in this case. Projects outlined in the Housing Solutions Made for Windsor initiatives at the Caron and Pelissier parking lots represent more appropriate examples because those lands are genuinely underutilized parking areas. The same reasoning may also apply to other sites such as W.D. Lowe. Unlike those properties, 455 Kennedy Drive has a history of serving residents through recreational and community uses.

For these reasons, City Council should deny the proposed OPA/ZBA for 455 Kennedy Drive.

Some may argue that denying the application could lead to an appeal to the Ontario Land Tribunal and that, based on experience, the City may be challenged in defending its position.

In this instance, however, the circumstances are materially different.

If Council denies the OPA/ZBA, there would be no third-party applicant advancing an appeal, because the City is the applicant, the property owner, and the approval authority. In practical terms, the decision to proceed or not proceed rests entirely with Council.

Throughout May 2026, Council considered several other planning matters that were supported by City planning staff and accompanying planning justification. In several of those discussions, concern was expressed by City Councilors that denial could result in an Ontario Land Tribunal appeal by the landowner/developer, creating legal and financial risk for the City. Here are some noteworthy summaries of these cases.

May 11th 2026 council Meeting Cabana/Casgrain

At the May 11th Council meeting, during discussion of the Cabana/Casgrain matter, several

Windsor Mayor Drew Dilkens says you can't stop the future; you're going to see changes in this area, but the council tried to minimize the negative impacts.

"Trying to support housing because we know there's a demand for housing, reflecting on the concerns of residents every step of the way, and recognizing that based on the Provincial Policy Statement and all of the rules we have to deal with, there is about a zero per cent chance that we would be successful at the Ontario Land Tribunal if we turn this down," he says.

Dilkens says there's no sense in giving residents false hope knowing they are going to lose during an appeal.

He says they're trying to be as respectful and responsible as they can through this process, recognizing that provincial law has changed.

"The reality is that city council has very little flexibility right now in terms of what they can and can't do. If you want your city council to say, 'No, we don't want to see this type of development,' only to know they're going to lose on appeal, I think that's less responsible in terms of your tax dollars and spending your tax dollars. It makes you feel good in the moment, but the reality is it doesn't solve the problem at the end of the day," he says.

members of Council, including Councilors K. McKenzie, Kaschak, Agostino, Gignac, Morrison and Mayor Dilkens, expressed the view that denial was not a realistic option because of the likelihood of an Ontario Land Tribunal appeal. The Mayor noted that an appeal was 99.99% likely if the matter were denied. The meeting video provides the full discussion, and the am800 news excerpt provides further information and reflects

related public commentary.

May 25th 2026 Council Meeting

At the May 25th Council meeting, two related matters were particularly noteworthy: Communication Item 7.1.1 and the planning approval for the Howard/Holburn development.

May 25th, Communication Item 7.1.1

There was considerable discussion around the council table regarding this item, which provided an update on the Sixth Concession OLT appeal. Councillor Kaschak stated that *“the City may not be the final approval authority and that the ultimate decision may rest with the Ontario Land Tribunal”*. He further emphasized the point that *“the Province, through the OLT, may have the final say on such matters”*.

During discussion of this item, Council ultimately approved a motion requesting that the Provincial government reinstate third-party appeals for planning matters.

In light of that Council approved position, there is a sound basis for Council to deny or at least defer the application before it tonight and allow that broader policy request to be considered at the Provincial level.

May 25th 2026 Howard/Holburn Planning Approval.

At the May 25th Council meeting, during the Howard/Holburn planning approval,

Council approved the rezoning as recommended by administration as it met the rules under Ontario's Planning Act.

A number of councillors sympathized with residents around their concerns but pointed out that even if they reject the rezoning application, they would likely lose on appeal before the Ontario Land Tribunal.

Councillors K. McKenzie and Gignac again emphasized that denial was viewed as difficult

because of the possibility of an Ontario Land Tribunal appeal by a private landowner/developer. The Mayor also expressed that *“Council feels neutered”*. The meeting video and the am800 news excerpt provides further information and reflects related public commentary.

The key distinction with 455 Kennedy is that, if Council denies the Roseland application, there is no external private applicant positioned to appeal that decision. Accordingly, the outcome remains fully within Council’s control. Therefore, it is safe to say **there is 99.99% of NO OLT appeal** should a denial occur.

As this Council approaches the next election cycle, this decision presents an opportunity for all Windsorites to see how authentic, trustworthy and truthful our councilors are and/or

have been. This is important to all the Windsor residents to pay attention to and to use during the election coming up in October 2026. This decision will demonstrate consistency between the principles expressed in council chambers and the actions ultimately taken.

Residents place great value on elected officials who speak clearly, act consistently, and protect community assets when important decisions are before them. Upholding that trust matters.

Outcome of EOI process

Today we know that one developer has been chosen as part of the EOI process. However, the general public has no idea of how many submissions were received nor how many were evaluated as part of the EOI process.

There was a FOI request made to the City asking for the aggregate number only, of how many EOI submissions were received and how many were evaluated. However, the City is overreaching its powers by denying access to this simple, non confidential information. This FOI denial has subsequently been appealed to IPC and awaits a formal review.

It is important for the general public to know how competitive the EOI process was to ensure transparency and completeness of what the taxpayers are losing/gaining on this project. The EOI was a public process, we all know through BIDDINGO how many proponents picked and registered for the EOI, however, the general public does not know the private sectors interest in what Roseland redevelopment attracted.

This information ought to be known by the public prior to finalizing a final formal purchase and sale agreement.

Closure

This decision is entirely within Windsor Council's authority. There should be no concern about an external OLT appeal arising from a denial, and there should be no separate legal pressure flowing from the EOI process if the negotiated arrangement did not bind Council to approve the requested OPA/ZBA.

A denial would preserve this property for future recreational or community use. Even if immediate redevelopment of the space is not financially feasible, retaining it as open green space in the interim would still protect the land for future public benefit with minimal operational impact.

Concerned Windsor Resident
Peter Marra

From: Tim Averill
Sent: June 23, 2026 3:26 PM
To: clerks <clerks@citywindsor.ca>
Subject: Roseland

June 23, 2026

To: City Council

I am opposed to the proposed zoning change based on the following:

Proposed zoning change is inconsistent with:

Adjacent zoning of RD1.4 (single family, 60' lots, \$4,000,000.00 mansions).

Earlier Sandwich West zoning and V.L.A. lots of ½ acre.

Original 1920's creation of a park like setting (Originally called "Roseland Park").

Site is on an **ERCA flood plain.**

Site is **not** on a major thoroughfare.

The Roseland neighborhood (Roseland W, S, and E, Kennedy E and W., Casgrain, Bartlet and Neale) has 520 houses – population of 1040 to 2080 possibly.

The Roseland area does **not** have any parkland; Roseland Golf Course is our only parkland – Vet's Memorial is a baseball center with 2 tennis courts and is not directly accessible by vehicle.

The "Schedule A" explanation of zoning change notes "with a zoning exception for maximum building height, setbacks from lot lines, landscaped area and parking area separations." As the City of Windsor is the proponent, these requirements will be conveniently overlooked.

Since at least 1940, the Roseland Clubhouse has been a neighborhood community center. With the recent demolition of the clubhouse, the neighborhood is left with no community center.



I've been assured that the proposed rezoning complies with all provincial PPS requirements – a 4 storey condo building **just does not fit.** Imagine a similar development proposed for the south end of Willistead Park, or the east side of Jackson Park, or heaven forbid the Riverfront – I don't think any of you would be voting in favour.

Tim Averill



Backyard fence leading to parking



Shed for mobility scooter

City Council
Monday, June 29, 2026
Item 11.2 - Written Submission

From: Gary Spencer < >
Sent: June 25, 2026 6:02 PM
To: clerks <clerks@citywindsor.ca>

Subject: Written Submission Supporting Agenda Item 11.2: Declaration of a Part of Whelpton Park (2771 Whelpton Street) Surplus and Authority to Offer for Sale

Dear Mayor Dilkens and Members of Council,

As the owner of [REDACTED] which directly abuts the subject parcel of land, I respectfully ask Council to support the staff recommendation for Item 11.2.

The rationale is clear:

- No municipal need has been identified for the parcel of land. It is currently underutilized.
- Its sale would not materially affect the community's recreational needs, which will be met by the remainder of Whelpton Park and Garry Dugan Park
- As an unserviced parcel, it can be used most effectively when integrated with the adjoining property, which has access to services from Drouillard Road.
- Its acquisition would support a maintained, community-oriented courtyard, neighbourhood-serving commercial activity and continued investment in Ford City.

The sale would convert underused land into a productive, taxable asset while providing the City with fair-market proceeds. Future investments and improvements to the land would remain subject to the required studies and municipal approvals.

I respectfully encourage Council to approve the staff recommendation and allow Real Estate Services to proceed.

Sincerely,

Gary Spencer
Windsor

City Council
Monday, June 29, 2026
Item 11.6 - Written Submission

From: Friends Of Ojibway Prairie Ojibway Prairie Complex < >
Sent: June 26, 2026 11:40 AM
To: clerks <clerks@citywindsor.ca>
Subject: Written Submission for Item 11.6 : June 29th Meeting of Council

Dear Mayor Dilkens and Members of Council,

I am writing on behalf of the Friends of Ojibway Prairie. For 35 years, our charitable volunteer organization has worked collaboratively with the City of Windsor and many partners to protect, restore, and educate the public about the globally endangered ecosystems within Black Oak Heritage Park and the greater Ojibway Prairie Complex. We appreciate the opportunity to provide insight regarding agenda item 11.6.

Black Oak Heritage Park represents approximately one-third of the City-owned lands within the Ojibway Prairie Complex. It contains tallgrass prairie and black oak savanna ecosystems - both among the most endangered in Canada and recognized as globally imperiled. These lands have been extensively studied and consistently acknowledged for their exceptional natural heritage value by scientists, conservation organizations, and government agencies.

The Ojibway Prairie is deeply valued by our community and has been recognized by Parks Canada as a national ecological treasure, with significant federal establishment funding already allocated as work progresses toward creating Canada's second National Urban Park. Because Black Oak's rare ecosystems and species-at-risk habitats are highly sensitive to disturbance, unplanned impacts can have long-lasting ecological consequences. Protecting these rare natural areas is essential to ensuring that Canadians can continue to experience the wonders of Ojibway for generations to come.

Friends of Ojibway Prairie is strongly supportive of the Black Oak Heritage Park Management Plan and of ensuring the City has the tools and resources necessary to protect these sensitive habitats and support the plan's successful implementation.

Sincerely,

Mike Fisher
President
The Friends of Ojibway Prairie

MAIN MESSAGES

FROM THE CROSS-SITE AT HOME/CHEZ SOI PROJECT

After successfully engaging and following more than 2,000 participants for two years, the results for At Home/Chez Soi, the world's largest trial of Housing First (HF) in five Canadian cities, can now be reported.

1 **Housing First can be effectively implemented in Canadian cities of different size and different ethnoracial and cultural composition.** HF provides immediate access to permanent housing with community-based supports. The HF program participants in this study were provided with an apartment of their own, a rent supplement, and one of two types of support services: those with high needs received Assertive Community Treatment (ACT) and those with moderate needs received Intensive Case Management (ICM). HF programs were operated in a manner that was consistent with the HF model standards, but were tailored to best fit the local contexts in the five cities.

2 **Housing First rapidly ends homelessness.** Across all cities, HF participants obtained housing and retained their housing at a much higher rate than the treatment as usual (TAU) group. In the last six months of the study, 62 per cent of HF participants were housed all of the time, 22 per cent some of the time, and 16 per cent none of the time; whereas 31 per cent of TAU participants were housed all of the time, 23 per cent some of the time, and 46 per cent none of the time. Findings were similar for ACT and ICM participants. Among participants who were housed, housing quality was usually better and more consistent in HF residences than TAU residences. We now know more about the small group for whom stable housing was not achieved by HF, and about some additions or adaptations that may work better for them.

3 **Housing First is a sound investment.** On average the HF intervention cost \$22,257 per person per year for ACT participants and \$14,177 per person per year for ICM participants. Over the two-year period after participants entered the study, every \$10 invested in HF services resulted in an average savings of \$9.60 for high needs/ACT participants and \$3.42 for moderate needs/ICM participants. Significant cost savings were realized for the 10 per cent of participants who had the highest costs at study entry. For this group, the intervention cost was \$19,582 per person per year on average. Over the two-year period following study entry, every \$10 invested in HF services resulted in an average savings of \$21.72.

4 **It is Housing First, it is not housing only.** Most participants were actively engaged in support and treatment services through to the end of follow-up. The general shift away from crisis and institutional services to community-based services that was seen at 12 months continued for the duration of the study. Many individuals with previously unmet needs were able to access appropriate and needed services during the study.

5 **Having a place to live with supports can lead to other positive outcomes above and beyond those provided by existing services.** Quality of life and community functioning improved for HF and TAU participants, and improvements in these broader outcomes were significantly greater in HF, in both service types. Symptom-related outcomes, including substance use problems and mental health symptoms, improved similarly for both HF and TAU. However, since most existing services were not linked to housing, there was much lower effectiveness in ending homelessness for TAU participants.

6 **There are many ways in which Housing First can change lives.** While the HF groups, on average, improved more and described fewer negative experiences than the TAU groups, there was great variety in the changes that occurred. Understanding the reasons for differences of this kind will help to tailor future approaches.

7 **Getting Housing First right is essential to optimizing outcomes.** Housing stability, quality of life, and community functioning outcomes were all more positive for programs that operated most closely to HF standards. This finding indicates that investing in training and technical support can pay off in improved outcomes. Other important implications for policy are discussed in this report. In addition, lessons learned have now been incorporated into a toolkit to guide the planning and implementation of effective Housing First programs in Canada.

EXECUTIVE SUMMARY

FROM THE CROSS-SITE AT HOME/CHEZ SOI PROJECT

Homelessness is a serious public policy concern. Each year, up to 200,000 people are homeless in Canada – at an estimated cost of seven billion dollars.

In Canada, our current response relies heavily upon shelters for emergency housing and emergency and crisis services for health care. Typically, individuals who are homeless must first participate in treatment and attain a period of sobriety before they are offered housing. This is a costly and ineffective way of responding to the problem. Alternatively, Housing First (HF) is an evidence-based intervention model, originating in New York City (Pathways to Housing), that involves the immediate provision of permanent housing and wrap-around supports to individuals who are homeless and living with serious mental illness, rather than traditional “treatment then housing” approaches. HF has been shown to improve residential stability and other outcomes. Given the difference in social policy and health care delivery between the U.S. and Canada, it is vital that evidence about homelessness interventions be grounded in the Canadian context.

In 2008, the federal government invested \$110 million for a five-year research demonstration project aimed at generating knowledge about effective approaches for people experiencing serious mental illness and homelessness in Canada. In response, the Mental Health Commission of Canada (MHCC) and groups of stakeholders in five cities (Vancouver, Winnipeg, Toronto, Montréal, and Moncton) implemented a pragmatic, randomized controlled field trial of HF. The project, called At Home/Chez Soi, was designed to help identify what works, at what cost, for whom, and in which environments. It compared HF with

existing approaches in each city. The examination of quality of life, community functioning, recovery, employment, and related outcomes was unprecedented, as was the inclusion of two types of support services for individuals with high needs (Assertive Community Treatment, or ACT) and moderate needs (Intensive Case Management, or ICM). The study also used a standardized model of HF, conducted assessments of program fidelity to document the quality of program implementation, introduced quality assurance processes, and provided extensive training, technical assistance, and support.

A randomized trial design was used in the project because it could evaluate the effects of HF in groups that were virtually identical except for the intervention itself, thus giving the strongest evidence for policy. The study also included a qualitative research component to complement and better inform the quantitative results (mixed methods design). Data collection began in October 2009 and ended in June 2013. 2,148 individuals were enrolled for two years of follow-up and of those, 1,158 received the HF intervention. Follow-up rates at 24 months were between 77 and 89 per cent, which are excellent for a vulnerable and highly transient population.

This document reports on the main findings of the study for the full two years of follow-up. It builds on the At Home/Chez Soi Interim Report (September 2012), which presented the preliminary one-year results. Reports containing greater detail about local findings and implications for local practice and policy are also available for each of the five cities.

Program Implementation

The study demonstrated that HF can be implemented successfully in different Canadian contexts, using both ACT and ICM models for the service component. It also demonstrated that HF can be effectively adapted according to local needs, including rural and smaller city settings such as Moncton and communities with diverse mixes of people (e.g., Aboriginal or immigrant populations) like Winnipeg or Toronto.

Study Participants

Most At Home/Chez Soi study participants were recruited from shelters or the streets. The typical participant was a male in his early 40s, but there was a wide diversity of demographic characteristics. Women (32 per cent), Aboriginal people (22 per cent), and other ethnic groups (25 per cent) were well-represented. The typical total time participants experienced homelessness in their lifetimes was nearly five years. Participants were found to have had multiple challenges in their lives that contributed to their disadvantaged status. For example, 56 per cent did not complete high school, and almost everyone was living in extreme poverty at study entry. All had one or more serious mental illness, in keeping with the eligibility criteria of the study, and more than 90 per cent had at least one chronic physical health problem. Using qualitative interviews with a representative sample and quantitative measures, we have documented the early origins of homelessness in the life histories of participants, which very often included early childhood trauma and leaving home to escape abuse.

Housing Outcomes

HF was found to have a large and significant impact on housing stability. A substantial majority of participants maintained stable housing during the study period, indicating that the attention paid to client choice and service team support quickly resulted in securing desirable and affordable housing. In the last six months of the study, 62 per cent of HF participants were housed all of the time, 22 per cent some of the time, and 16 per cent none of the time; whereas 31 per cent of treatment as usual (TAU)

participants were housed all of the time, 23 per cent some of the time, and 46 per cent none of the time. These significant gains in obtaining and retaining housing held for participants in both the ACT and ICM versions of HF. Over the course of the study, TAU participants spent significantly more time in temporary housing, shelters, and on the street than HF participants. The most dramatic effects were found in the first year, where the HF program “jumpstarts” getting housed. Many HF participants spoke of the importance of “having their own place” and described their housing as a safe and secure “base” from which to move forward with their lives. One noted, *“The security is a really big thing. I can just let go and I have no problem just lying down for 12 hours and I don't have to move or be on guard.”* (Vancouver participant)

Clients with Additional or Other Needs

HF worked well for clients with diverse ethnocultural backgrounds and circumstances. We now know more about the small group (about 13 per cent) for whom HF as currently delivered did not result in stable housing in the first year. This group tended to have longer histories of homelessness, lower educational levels, more connection to street-based social networks, more serious mental health conditions, and some indication of greater cognitive impairment. Alternative approaches to addressing the unique needs of these clients were tried in some cities. Recommendations on these approaches will be available in the Housing First implementation toolkit.

Housing quality

Our field research teams systematically measured housing quality using standard ratings in a random sample of 205 HF and 229 TAU residences. The HF residences (unit and building combined) were found across sites to be of significantly greater quality and of much more consistent quality than those that TAU participants were able to get on their own or using other housing programs and services. There were moderate site differences in these findings.

Costs and Service Use

One of the advantages of stable housing for a group who have high levels of chronic mental and physical illness is the possibility of shifting their care from institutions to the community. Community services including visits from the HF service providers and phone contacts increased as intended and, particularly for the high needs group, inpatient and crisis-type service use fell. Most of the service use changes reflect appropriate shifts from crisis services to community services, but for some participants, involvement in the program likely resulted in the identification of unmet needs for more acute or rehabilitative levels of care in the short term. These shifts in service use create cost savings and cost offsets that can be taken into account when making decisions about where to target future programs and how to avoid future cost pressures.

The economic impact of HF was also studied, considering all costs incurred by society. HF cost \$22,257 per person per year on average for high needs participants, and \$14,177 per person per year for moderate needs participants. Program costs include staff salaries and expenses such as travel, utilities, and rent supplements. HF for high needs participants is more costly mainly because of the higher staff:participant ratio. Over the two-year period after study entry, HF services resulted in average reductions of \$21,375 in service costs for high needs participants, and \$4,849 for moderate needs participants. Thus, every \$10 invested in HF resulted in an average savings of \$960 for high needs participants and \$342 for moderate needs participants. This net savings arises from a combination of decreases in the costs of some services (cost offsets), and increases in the costs of others. For high needs participants, the main cost offsets were psychiatric hospital stays, home and office visits to health or social service providers, and jail or prison stays. For moderate needs participants, the main cost offsets were shelter stays and stays in single room accommodations with support services. For moderate needs participants, cost increases were seen in general hospital stays in psychiatric units. For the 10 per cent of participants with the highest service use costs at the start

of the study, HF cost \$19,582 per person per year on average. Receipt of HF services resulted in average reductions of \$42,536 in the cost of services compared to usual care participants. Thus every \$10 invested in HF services resulted in an average savings of \$21.72. The main cost offsets were psychiatric hospital stays, general hospital stays (medical units), home and office visits with community-based providers, jail/prison incarcerations, police contacts, emergency room visits, and stays in crisis housing settings and in single room accommodations with support services. For this group, two costs increased: hospitalization in psychiatric units in general hospitals and stays in psychiatric rehabilitation residential programs.

Quality of Life, Functioning, Mental Health, and Substance Use Outcomes

Living in shelters and on the streets requires that enormous energy be put into basic survival. The circumstances are not conducive to participating in treatment and managing health issues. On average, participants had been homeless in their lifetime for just less than five years when they enrolled in the study, and many had a history of poverty and disadvantage reaching back to early childhood. For some, the road to recovery after housing can be rapid, but for most it is more gradual and setbacks are to be expected. In general, the study documented clear and immediate improvements, followed by more modest continuing ones for the remainder of the study period. Some outcomes, including mental health and substance use problems, improved by a similar amount in both HF and TAU. These improvements may be due to services that can be accessed by both groups, or may represent natural improvement after a period of acute homelessness. However,

gains in participant-reported quality of life and observer-rated community functioning were significantly greater in HF (for both ACT and ICM) than in TAU. These differences were relatively modest, but still represent meaningful improvement in outcomes for HF compared to existing services, and indicate that HF can impact broader outcomes. One Toronto participant described their experience as: *"I am really proud of myself, with a lot of help I was...able to...not really get back to where I used to be, but in a better place."* (Toronto participant)

While the HF groups on average improved more on the major outcomes, the individual responses in both HF (ICM and ACT) and TAU over time were enormously diverse. Across all sites in the qualitative interviews, 61 per cent of the HF participants described a positive life course since the study began, 31 per cent reported a mixed life course, and eight per cent reported a negative life course. In contrast, only 28 per cent of

TAU reported a positive life course, 36 per cent reported a mixed life course, and 36 per cent reported a negative life course. The study generated and consolidated rich information about different sub-populations, diverse responses, and how to successfully adapt the approach.

Housing stability, quality of life, and community functioning outcomes were all more positive for programs that operated most closely to HF standards, including the provision of rent subsidies. HF model standards were measured on 38 items in five domains for 12 programs at two time points in the study (early implementation and one year later). Overall there was strong fidelity to HF standards (with all items rated above 3 on a 4-point scale), and this improved over time (71 per cent in round one and 78 per cent in round two). This indicates that supporting all components of the HF model and investing in training and technical support can pay off in improved outcomes.

"I am really proud of myself, with a lot of help I was... able to...not really get back to where I used to be, but in a better place." (Toronto participant)

From: Nevine Sadik < >
Sent: June 25, 2026 11:14 PM
To: clerks <clerks@citywindsor.ca>
Subject: Standpoint beach

Dear council

I live on Riverside area and that beach was a great entertaining spot for me and my family

As a tax payer and a responsible citizen I request a solution to open this beach back as before

If beaches are closed because of draining incidents we would end up with no beaches all over the world

Find a safety resolution

Floating border, lifeguard or whatever you can find to open the beach back

This is a request from a tax payer

Sincerely

Nevine Sadik