

Final 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 (*previously distributed*)

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

- 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)*

Clerk’s Note: Applicant has requested a deferral of this matter to allow for further review of the application with their new legal counsel. See also **DELEGATION** section.

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)*

Clerk's Note: Applicant has requested a deferral of this matter to allow for further review of the application with their new legal counsel. See also **REQUEST FOR DEFERRAL** section.

- 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, Architecttura, available for questions (in person)
c) Riad Dabboussi, Area Resident, available for questions (in person)

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

- a) Tim Averill, Area Resident
b) Peter Marra, Area Resident

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

- a) David Hanna, Area Resident (Late)
b) Tim Averill, Area Resident (Late)

- 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)

Clerk's Note: The following written submission is **attached:**
a) Jennifer Matotek, Executive Director, Art Windsor Essex
- 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 (via Zoom)
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) 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 was **previously distributed:**
- a) Mike Fisher, President, The Friends of Ojibway Prairie
- Clerk's Note:** The following written submission is **attached:**
- a) Tom Henderson, Chair, Public Advisory Council, Detroit River Canadian Cleanup (Late)
- 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** with correct item number:
- a) Amanda LaFrance, Area Resident
- Clerk's Note:** The following written submission is **attached:**
- a) Hiba Hamed, Area Resident (Late)
- 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)
- g) Stuart Miller, President, Rotary Club of Windsor St. Clair (in person) (Late)
- Clerk's Note:** The following written submission was **previously distributed:**
- a) Nevine Sadik, Area Resident
- Clerk's Note:** The following written submission is **attached:**
- a) Wendy Malovich, Area Resident (Late)

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

- 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*

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

- 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)**

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)**

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*

- 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*

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

- 11.14. 2026 Municipally Significant Event Status - Ward 4 **(C 89/2026)** *Author: Samantha Magalas, Manager, Parks, Recreation & Facilities Programming*

12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed))

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

- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held 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

City Council
Monday, June 29, 2026
Item 8.17 - Written Submission

From: david hanna < >
Sent: June 26, 2026 11:59 AM
To: clerks <clerks@citywindsor.ca>

Subject: Written Delegation: June 29, 2026 Windsor City Council "Item 8.17" : 455 Kennedy Dr. W. OPA 701 OPA 736 7-005/26ZNG7361

Hello

RE: Request to be written Delegation to Windsor City Council Meeting of June 29, 2026: Item No. 8.17

The Developer appears to have gotten an inordinate 'sweetheart' preferential deal here with the City of Windsor. The Windsor Taxpayer paying for the expensive Demolition of the former Roseland Clubhouse. The Windsor Taxpayer not achieving significant gain from the sale of this City land in terms of any significant public community benefit. It behoves the City to due its due diligence and civic duty to require a better and more comprehensive design of the proposed new downsized Roseland Clubhouse and the Developer and the City to contribute to a better design. This is an opportunity that should not be rushed and lost. Please refer to my previous written e-mail submission to the Committee as well.

Regards,

David Hanna
Ward 3 Resident, Former Ward 1

“St. Oswald Golf Course Club House” in Friesstath, Austria.” This environmentally sound, “Earth Building”. A popular low energy, low maintenance structure with a natural green roof, open exterior courtyard feature and natural raised overlook. The architecture is integrated into the existing landscape. Respecting the heritage of the site and nature.



The St. Oswald Golf Club is situated into the surrounding landscape

St. Oswald Golf Club, Friesstath, Austria



Living Green Roof, with an open air Courtyard & accessible raised Overlook to view the entire Golf Course

Subtitle insert (by David Hawton): Could not the City of Windsor Ontario, see fit to create a more iconic architectural design, energy efficient, new clubhouse for the Windsor Golf Course and offer greater culinary & friendly meeting space attributes. Could not the City of Windsor create some thing wonderful that will stand the test of time and evince local and regional traditions. To “Go the Extra Mile” for the community. Like was done with the “John Meir Library” in Sandwich Town?

PLANTS ROOM
Including plants, and green roof, and the possibility of a green roof.

REGIONAL QUALITY
The building respects the local and regional architecture and integrates the building into the surrounding area.

MODERN ARCHITECTURE
The building is a modern architectural design that respects the local and regional architecture.

ECO DRIVING ROOM
The building is designed to be energy efficient and has a green roof.

BIODIVERSITY READY
The building is designed to be biodiversity friendly and has a green roof.

UNIVERSITY & WELCOME
Our members and visitors are always welcome to the building.

This is a successful example which the City of Windsor should consider as inspiration to creating something better for Roseland Golfcourse Clubhouse. Require the Developer contribute to something of this calibre.

THE GOLF COURSE
The square Clubhouse. Require the Developer contribute to something of this calibre.

The course has been seamlessly integrated into the landscape surrounding St. Oswald and is irrigated using water from its own reservoirs rather than the municipal drinking water supply. From nearly every fairway, you have a wonderful view of the entire golf course and the town centre, which has been voted Austria's most beautiful town on multiple occasions. Fast, well-defended greens, water hazards of every shape and size, varied fairways, and well-positioned tees are what make this course so appealing. The 18 holes are manageable for beginners, yet are also perfectly suited for competitive players and major tournaments. At 672 meters, the fifth hole is one of the longest par 5s in Europe.

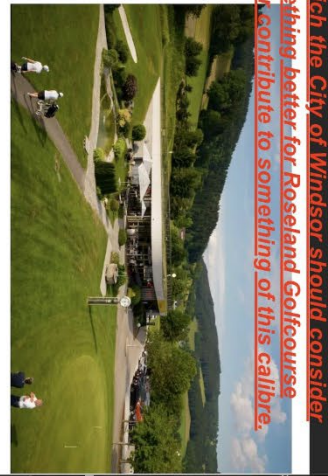


Photo Credits on this page: Courtesy of 'St. Oswald Golf Course'

The Clubhouse

The project was realized through an architectural competition in collaboration with EnergieAG and the University of Art and Design Linz, and was completed in April 2004. A house shaped like a habitable dovecot, that's the idea behind this building," says Max Nimmerger, a member of X-Architekten. A design with no beginning and no end—open on all sides. A structure made of concrete, wood, and glass where a clear view is needed, and featuring a green roof. Due to its elaborate architecture, it is unique in the golfing world. The house is designed as a passive house. Its energy comes from the sun and the kitchen. Waste heat warms the building via a complex ventilation system with heat exchangers, based on the pre-Christian Roman hypocaust principle. A house of the future—and a bold project with no ties to the past.



more iconic architectural design, energy efficient, new clubhouse for the Windsor Golf Course and offer greater culinary & friendly meeting space attributes. Could not the City of Windsor create some thing wonderful that will stand the test of time and evince local and regional traditions. To “Go the Extra Mile” for the community. Like was done with the “John Meir Library” in Sandwich Town?

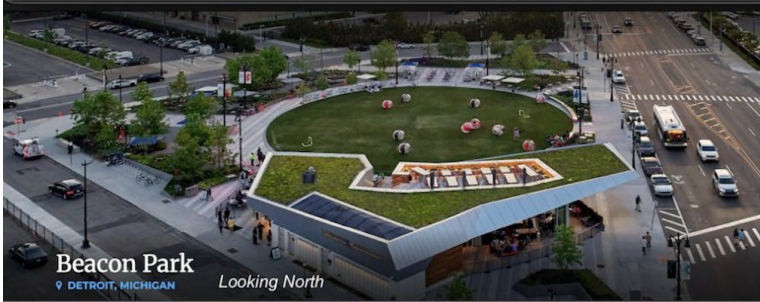
**“St. Oswald Golf Course ClubHouse”
- Friesstath, Austria**

Our restaurant is more than just a place to eat. It is a place where people come together to enjoy culinary delights.

Hannes Zehnhöfer



THE GOLF COURSE
Following a period of instability in the management of the golf course, St. Oswald Golf Course was handed over to a consortium of investors in 2016. The consortium, led by St. Oswald Golf Course, has since then been responsible for the development and operation of the course. The consortium has invested in the course and has been successful in securing the necessary resources to ensure the course's future. The consortium has also been successful in securing the necessary resources to ensure the course's future. The consortium has also been successful in securing the necessary resources to ensure the course's future.



Beacon Park
 DETROIT, MICHIGAN Looking North

Designed by Boston Architect, "Touloukian Touloukian" & Landscape Architect "Living LAB", in conjunction with the 'Detroit Downtown Partnership' (Management) and the 'Partnership for Public Spaces' and DTE. Beacon Park first Opened in July 2017.

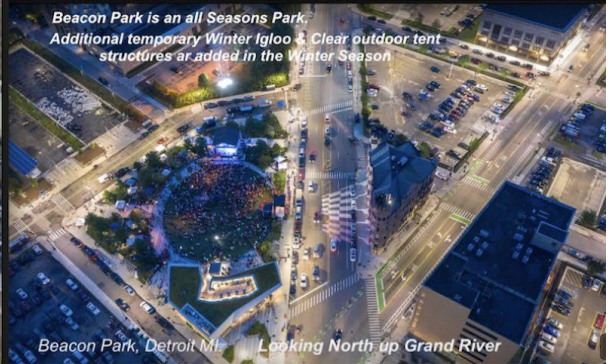


Beacon Park, Detroit MI. Looking South East



Low maintenance Green Roof, and partial Green Wall environmental features along with other - on site, Green Infrastructure Stormwater Mitigation Features. There is no elevator required for a casual stair walk up to an additional built in, open canopied roof sitting area site overlook on the roof.

The 'LUMEN' Restaurant, Bar, Roof Patio, exterior Ground floor patios.
 Beacon Park, Detroit MI. Looking South East



Beacon Park is an all Seasons Park. Additional temporary Winter Igloo & Clear outdoor tent structures are added in the Winter Season

Beacon Park, Detroit MI. Looking North up Grand River



"Legacy Beacon - Street Car 351 Pavilion" - Green Rooftop Observation Deck overlook at Riverside Dr. W., Windsor, Ontario. Architectura Architects, for the City of Windsor

City Council
Monday, June 29, 2026
Item 8.17 - Written Submission

From: Tim Averill <>
Sent: June 28, 2026 9:48 PM
To: Francis, Fred <ffrancis@citywindsor.ca>
Cc: Fathers, Frazier <FFathers@citywindsor.ca>; Sleiman, Ed <esleiman@citywindsor.ca>; Gignac, Jo-Anne (Councillor) <joagignac@citywindsor.ca>; Mayor's Office <mayoro@citywindsor.ca>; McKenzie, Mark <mmckenzie@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>; jmorrison@citywindsor.ca; Kaschak, Gary <gkaschak@citywindsor.ca>; Agostino, Renaldo <ragostino@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: Roseland Rezoning

I have reviewed the comments from the March 2024 Roseland survey (all 48 pages) which were recently sent out and find that 63.5% of comments were opposed to the condo development with 36.5% in favour. Traffic, lack of infrastructure, flooding, pickle ball, lack of recreational facilities and lack of transparency were some of the comments of the opposition. The survey result was not presented at the DHSC meeting. With the large number of Opposing comments, I would hope that you would vote against the proposed rezoning.

Tim Averill

Delegation Presentation, Art Windsor-Essex, June 2026

I am Jennifer Matotek, Executive Director of Art Windsor-Essex. While I'm here to answer any questions you might have about our request to continue the Look Again! Outside! project across Windsor, I'd like to use my five minutes to thank you for your ongoing support of the gallery.

Our mission to inspire growth through the power of art is not one we could take on without the City's continued support, including our lease at 401 Riverside Drive West.

In 2025, Art Windsor-Essex welcomed over 17,000 visitors through our doors for exhibitions featuring Indigenous and diverse Canadian and contemporary artists. Over 16,000 people participated in nearly 450 programs delivered in collaboration with 98 community partners across Windsor-Essex. AWE supported over 150 artists in 2025 through our collection, exhibitions and other activities. Our work continues to connect residents and visitors with ideas and experiences that reflect the issues shaping our communities today.

Look Again! Outside! remains one of our most visible and widely loved initiatives. Through this project, since 2021, we have placed over 50 reproductions from our nearly 4,000-work collection into parks, public spaces, and neighbourhoods across Windsor-Essex. The project makes art accessible to people where they live and move through the city.

Public response to the Look Again! Outside! continues to be overwhelmingly positive. When surveyed, 99% of respondents agreed that AWE increases access to art for the public, with 75% strongly agreeing. For many residents, Look Again! Outside! is their favourite AWE program.

We are pleased to continue the program and are seeking approval to renew the majority of existing reproductions, while also working with City staff and Councillors to identify opportunities for select relocations and new installations.

All works are fabricated using durable materials and are regularly reviewed by AWE staff to ensure they remain in strong condition. Since the project launched in 2021, we have experienced little to no vandalism, and we remain committed to maintaining and, where necessary, refreshing or replacing works as part of the program's lifecycle.

Importantly, AWE is not requesting any financial support from the City of Windsor for this initiative beyond the approvals required to proceed. We are grateful to Councillors who are supporting the continuation of the project through their ward funds.

This work would not be possible without the support of Council and administration. Through projects like Look Again! Outside!, and initiatives such as our public programs and recent festivals, we continue to contribute to the cultural vibrancy of Windsor and to broader strategies like strengthening the downtown core.

Because of your support, Windsor's arts and culture sector continues to grow and thrive. Thank you for your ongoing commitment to supporting arts and culture in our city, and for helping us connect people with meaningful creative experiences.

I'm happy to answer any questions.

From: Tom Henderson < >
Sent: June 26, 2026 4:18 PM
To: clerks <clerks@citywindsor.ca>; Mayor's Office <mayoro@citywindsor.ca>
Subject: June 29 Windsor City Council Item 11.6 Black Oak Heritage Park 2026

Mayor Dilkens and Members of Council,

The Public Advisory Council of the Detroit River Canadian Cleanup supports efforts by the City of Windsor to enforce violations of City Bylaws affecting the nature and integrity of the Black Oak Heritage Park in the Ojibway Prairie Complex.

Black Oak Heritage Park and neighbouring Ojibway Shores provide a vital link from the Detroit River to the proposed Ojibway National Urban Park. Unnatural disturbance such as off road biking creates untold damage to the flora and fauna, much of which are not seen in other parts of Canada. Unauthorized use of walking trails by wheeled transport within park boundaries should be challenged and violators ticketed.

Respectfully submitted,
Tom Henderson, chair
Public Advisory Council, Detroit River Canadian Cleanup
Windsor, Ontario
c.c. Madison Dugdale,
Remedial Action Plan Coordinator, DRCC

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)

The Homeless Hub and the potential Village at the Old Windsor Arena Barn

Presented to the City of Windsor City Council

Presented by Hiba Hamed

(Community Resident and Member within the Windsor-Essex Region)

Monday June 29th, 2026

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WHO AM I

In brief, my name Hiba Hamed, a community member/resident and a multilingual first-generation Lebanese Canadian residing in Windsor-Ontario for over decades within Ward 3. I (Hiba) have graduated and am an Alumni from the University of Windsor. My titles include Honours of Arts and Science (Psychology and Biology) with research project in student engagement and success; I have also a master's in social work from the University of Windsor. I (Hiba) am an advocate who looks at helping the vulnerable and/or marginalized populations, through therapy, volunteering, active listening, empathy, and community engagement when there are gaps or support requested. Overall, my purpose is to build bridges and break barriers within our community.

With this said, being a resident who resides in between both the Homeless Hub and the old Windsor arena entitles me for my opinion as a community resident and/or member. This document will discuss safety and security concerns at both the homeless hub, and/or at the Old Windsor arena "barn". I (Hiba) will also touch on proposal items and resolutions to help beautify our community within the downtown core of Windsor Ontario, Ward 3 area.

HOMELESS HUB (H4 HUB) SAFETY AND SECURITY CONCERNS

As the homeless hub settled within our community of Windsor, Ontario, Ward 3, around pre-pandemic, circa the year 2020 our community and residents did not feel safe. Mentally, physically, spiritually, and/or emotionally the H4 hub (Homeless Hub) within downtown Windsor created the following disruptions (but is not limited to the following exhaustive list):

1. Rat infestation roaming the neighbourhood
2. Litter and garbage everywhere
3. Graffiti on the walls
4. Homeless clients all around and sketchy around children and/or families
5. Vandalism to cars
6. Clients from the hub relieving themselves in public and/or have zombie-like figures

7. Clients from the hub arguing against genders (male vs. females) and with regards to relationships (i.e., violence)
8. Harmful substance use, needles onsite, and glass shattered everywhere, etc.
9. Theft of packages
10. Paramedics, firefighters, security, and police officers on scene daily
11. Setting dumpsters on fire
12. Dogs and pets off the leash
13. Loud noises at night

The list goes on.

Personally, this is not an environment that I (Hiba) would want to live in, nor would want families and/or children to reside in. Its unacceptable, not sustainable, inhumane, and unethical. Hiba has made numerous complaints and raised awareness with neighbours, Ward 3 councillor, Firefighters, 311 calls, Members of the Provincial parliament, and/or member of the parliament, non-emergency police lines, and other community partners who either cared and/or left the situation in the back burner. The homeless Hub used to be a joyful and positive Windsor Water World for community, families, youth, and children. However, now it's the home of the H4 hub, which is a danger and safety concern to local businesses, and is near community residents, day cares, and a playground for the community. This is unacceptable and promoting substance use and harm to self and others which should be reported.

We do not also want to have situations such as the Essex Homeless Hub which are currently facing a shortfall on budget for funding their homeless hub of around \$140 000. With this said, the H4 hub should not be a privilege site where food and/or donations get passed to the clients but in return the clients are not progressing nor improving (i.e., through short and/or long-term goals) and staying in the vicious, complex, and harmful cycle of homelessness. There are no programs and/or sustainable services in place for these clients.

THE OLD WINDSOR ARENA BARN AND/OR POTENTIAL VILLAGE

Being a resident from the community, I (Hiba) missed the old times where the Windsor arena had community engagement, such as hockey games, the circus and/or other entertainment to say the least. Now it's just an abandoned barn with homeless residing and hoarding all around it, launching crimes and harm to self and/or to others, and not respecting the by-laws around the facility. With this said, Ward 3 councillor suggested the Avivo Village example. I (Hiba) personally feel as Ward 3 Councillor is a Chair member with Windsor Essex Community Housing, the vacant houses need to be filled prior to discussing creating more houses to support the mental health of those under drugs and/or addictions. I (Hiba) and certain community members feel the village will attract more drug addicts rather than beautifying our community.

Side note, Ward 3 Councillor and former Ward 2 whom is now CEO of WECHC (whom I- Hiba am not listing their names within the document) should review this situation alongside private housing markets. Additionally, we need to acknowledge sustainable and evidence based /best practice projects. Avivo Village is an American company with US dollars not Canadian, and different demographics. We need to work within our local municipal region and empower our region rather than exploit it then build upwards towards provincial and/or federal funding. Again, where is the transparency and communication with the community members prior to visits to Avivo Village in the U.S.A. and holding a rushed press conference (end of May 2026) near the barn without the community's input. This to me is concerning.

Personally, the communities voice has not been heard and that is a shame. I (Hiba) would recommend an interior farmer's market all season long and creating a plaque to symbolize the historical barn from say the year 1924. And as one of the local radio stations (AM800CKLW) stated and I (Hiba) paraphrase to sell the bricks from the barn for those to help with funding of the project.

Bottomline, we need supportive permanent housing, not transitional housing. This will be discussed pertaining the At Home/Chez soi report by the Mental Health Commission of

Canada. We need sustainable and accountable projects through proper funding and/or grants, not overpriced short term initiatives.

PROPOSALS

Community Needs assessment: This will enable to get data and results from the community that are best practices to ensure community input and engagement on what to have instead and/or alongside the village idea.

Community Business Plan: with the assistance of local entrepreneurship and/or business centres and potentially the new consultant for the housing and homelessness masterplan having a Community Business plan in place will allow a review of say a 5–10-year sustainability plan for any projects and/or initiatives in place. The plan will break down the mission, vision, and values, including the programs and/or services as well as the financial 1–2-year plan of operations of the projects in play. This too is best practice.

United Way Path Home Kingston: According to reports and/or research United Way Path Home Kingston is a wonderful example of how the homeless clients are removing themselves from being homeless. The project raises awareness through storytelling on how homeless clients became homeless and their journey and/or pathway out of it. **Link to resources:** <https://www.pathhomekingston.ca/> and <https://www.unitedwaykfla.ca/local-issues/homelessness/>

At Home/ Chez Soi Alternative: My past Social Work intern colleague brought forward to my attention the report by Mental Health Commission of Canada (MHCC) regarding the At Home/ Chez Soi alternative to the costly Avivo Village. They will be discussing further as delegate. But in brief it's less costly than the yearly price of operation of pods and the village. Looking at supportive permanent housing and utilizing private housing markets, and individualized assistance to help support complex and/or challenging clients such as those who are homeless and under mental health challenges. **Link to the report:** https://www.mentalhealthcommission.ca/wp-content/uploads/drupal/mhcc_at_home_report_national_cross-site_eng_2_0.pdf

PARTNERSHIP, SPONSORSHIP, AND ALLYSHIPS

Overall, an interdisciplinary partnership with all the healthcare professionals, community partners, stakeholders require to be at the table and have their voices heard. This I (Hiba) agree with Ward 3 Councillor, nobody should be left out.

Allyship, the city of Windsor should build rather than break allyships with other community members, stakeholders, such as the Welcome Centre Shelter which to me personally has a good reputation and is protecting women from abuse, intimate partner violence, gender-based violence, prostitution, and demonstrating fundraising initiatives all year long, to say the least.

I (Hiba) am requesting with assistance from community members and/or partners to overlook the project as a community resident with the new consultant for the Masterplan on housing and homelessness. I (Hiba) would also like to have my say with other community residents pertaining to the old Windsor barn and the homeless hub. Our voices should be at the table and not neglected or disregarded. Transparency is key to progress and innovation. I (Hiba) can assist with the above proposals and look at a 5–10-year plan alongside my colleague with their consent. Grants are also available at the table for funding, anytime.

APPENDIX AND/OR ARTICLES

Hiba would like to add community pictures of the harm that the homeless hub and the old Windsor barn have caused. These can be shared upon request. Disclaimer notice the images are not looking good nor promoting the beauty of Windsor. Side note I (Hiba) have a colleague who came from the U.S.A and used to live in Windsor and stated to me recently Downtown Windsor looks very unsafe pertaining to the homeless situation around the environment of children, families, and communities.

Articles can be made upon request pertaining to H4 Hub, the Village, the funding, etc.

City Council
Monday, June 29, 2026
Item 11.12 - Written Submission

From: Wendy Malovich < >
Sent: June 26, 2026 4:10 PM
To: clerks <clerks@citywindsor.ca>
Subject: Fwd: Sandpoint Beach

Dear Mayor and city council members

I am writing to express my strong support for maintaining and continuing the development of the public beach in our city. While I recognize the tragedy of the nine drowning deaths that have occurred since 1980, I believe that these heartbreaking events must be seen in the broader context of community benefit, public safety improvements, and the positive impact that access to natural spaces provides for residents.

Beaches are vital public resources. They offer a safe, affordable, and accessible place for families to gather, for children to play, and for people of all ages to enjoy the physical and mental health benefits of nature and water. In a time when many cities are seeking ways to improve quality of life and promote wellness, having a local beach is an incredible asset that enriches community life.

That said, safety is and must remain a top priority. The loss of any life is tragic, and every reasonable measure should be taken to prevent further incidents. Fortunately, over the past decades, advances in public education, signage, lifeguard presence, water monitoring, and safety infrastructure have greatly improved beach safety across the country. With proper oversight, ongoing investment in safety, and community education efforts, we can continue to reduce the risk to beachgoers.

It's important to note that the beach has likely seen tens of thousands of visitors over the years, making the number of fatalities a small fraction of total usage. Rather than eliminate a valuable public resource because of rare but serious incidents, we should focus our energy on improving safety measures and expanding access in ways that protect lives while enhancing community wellbeing.

In conclusion, I believe our beach is not only a cherished local amenity, but a vital part of the city's identity and future. Let us honor those lost by ensuring that their memory leads to smarter, safer, and more inclusive access for generations to come—not by removing an asset that has brought joy and health to so many.

Sincerely,

Wendy Malovich