

July 10, 2026

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, July 13, 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, July 13, 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, July 13, 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
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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
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4.	ADOPTION OF THE MINUTES (<i>attached</i>)
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4.1	Adoption of the Windsor City Council minutes of its meeting held June 29, 2026 (SCM 232/2026)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

Srebrenica Genocide Remembrance Day – July 11, 2026

6.	COMMITTEE OF THE WHOLE
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7.	COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports) (<i>previously distributed</i>)
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7.1.	Correspondence Items 7.1.1 through 7.1.3 (CMC 12/2026)
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7.2.	Follow-up to Residential Rental Licensing Pilot Program - City Wide (C 95/2026) <i>Author: Craig Robertson, Manager, Licensing & Enforcement/Deputy Licence Commissioner</i>
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- 7.3. Response to CQ17-2025 Methadone (Opioid Therapy) Clinics - City Wide **(C 93/2026)**
Author: Alicia Saroli, Executive Initiatives Coordinator
- 7.4. Response to CQ 16-2026 – Licensing and Insurance for E-bikes – City Wide
(C 91/2026) *Author: Wira Vendrasco, City Solicitor*
- 8. CONSENT AGENDA (previously distributed)**
- CONSENT COMMITTEE REPORTS**
- 8.1. Committee Report for ETPS Question Period May 27 2026 Regarding Speed Camera Program Request **(SCM 178/2026)**
- 8.2. Response to CQ 8-2026 – Traffic Calming Measures on Cypress Avenue – Ward 7
(SCM 177/2026) (S 45/2026) *Author: Ian Day, Senior Manager, Transportation*
- 8.4. Minutes of the Windsor Licensing Commission of its meeting held June 2, 2026
(SCM 222/2026) (SCM 197/2026)
- 8.5. Repeal By-law 5711 – “A By-law to Authorize Entry Upon Adjoining Land for the Purpose of Making Repairs, Alterations or Improvements” and Pass By-law – “A By-law to Authorize and Regulate Owner or Occupant Entry onto Adjoining Lands for Repairs, Alterations or Improvements” – City Wide **(SCM 223/2026) (S 51/2026)** *Author: Brandon Calleja, Senior Manager/Deputy Chief Building Official - Permits*
- 8.6. Response to CQ 16-2025 – Pedestrian Countdown Timers – City Wide **(SCM 224/2026) (S 37/2026)** *Author: Ian Day, Senior Manager, Transportation*
- 9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**
- 10. PRESENTATIONS AND DELEGATIONS**
- PRESENTATIONS: (10 MINUTES)**
- 10.1. Alignment Recommendations: Invest WindsorEssex & Tourism Windsor Essex Pelee Island (see ***attached*** Executive Summary submitted by Invest WindsorEssex & Tourism Windsor Essex Pelee Island)
- a) Gordon Orr, Chief Executive Officer, Invest WindsorEssex & Tourism Windsor Essex Pelee Island (in person)

DELEGATIONS: (5 MINUTES)

- 8.3. Report No 158 of the Windsor Licensing Commission **(SCM 221/2026) (SCM 196/2026)**
(previously distributed)

- a) Sarah Bondy, Area Resident (via Zoom)
- b) Evelina Baczewska, Area Resident (via Zoom)

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

- a) Sarah Bondy, Area Resident

- 11.3. Response to CR478/2025 – Council Start Time, Community Engagement and Council Compensation - City Wide **(C 98/2026)** *Author: Steve Vlachodimos, City Clerk and License Commissioner (previously distributed)*

- a) Caroline Taylor, Area Resident (in person)

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

- 11.1. Surplus Declaration and Sale Authorization – 0 Sun Valley Drive (west of 1745 Sun Valley Drive) – Ward 2 **(C 92/2026)** *Author: Wira Vendrasco, City Solicitor*

- 11.2. Exemption to Noise By-law 6716 for Nighttime Construction Work – Wyandotte Street East – Ward 5 **(C 96/2026)** *Author: Gerry Rattew, Engineer I*

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 29, 2026 (Session 2) **(SCM 233/2026)**

13. BY-LAWS (First and Second Reading)

- 13.1. **By-law 104-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW, authorized by CR271/2026, dated June 29, 2026. **(previously distributed)**

- 13.2. **By-law 105-2026** - 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 CR620/2020, dated December 7, 2020. **(previously distributed)**

- 13.3. **By-law 106-2026** - A BY-LAW TO AUTHORIZE SPECIAL CHARGES TO BE IMPOSED ON LOTS ON WHICH HAVE HAD LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 42-2026 ON 3225 BASELINE ROAD, IN THE CITY OF WINDSOR, authorized by By-law 42-2026, dated March 9, 2026. ***(previously distributed)***
- 13.4. **By-law 107-2026** - A BY-LAW TO AUTHORIZE AND REGULATE OWNER OR OCCUPANT ENTRY ONTO ADJOINING LANDS FOR REPAIRS, ALTERATIONS OR IMPROVEMENTS, see item 8.5. ***(attached)***
- 13.5. **By-law 108-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 13TH DAY OF JULY, 2026. ***(attached)***
- 14. **MOVE BACK INTO FORMAL SESSION**
- 15. **NOTICES OF MOTION**
- 16. **THIRD AND FINAL READING OF THE BY-LAWS**
By-laws 104-2026 through 108-2026 inclusive
- 17. **PETITIONS**
- 18. **QUESTION PERIOD *(previously distributed)***
 - 18.1 Summary of Outstanding Council Questions as of July 2, 2026 **(SCM 105/2026)**
Clerk's Note: Administration is providing the ***attached*** report with the corrected date.
 - 18.2 Outstanding Council Directives as of June 29, 2026 **(SCM 91/2026)**
- 19. **STATEMENTS BY MEMBERS**

20. UPCOMING MEETINGS

Community Public Art Working Group
Wednesday, July 15, 2026
5:00 p.m., via Zoom video conference

City Council Meeting
Monday, July 27, 2026
10:00 a.m., Council Chambers

21. ADJOURNMENT



Committee Matters: SCM 232/2026

Subject: Adoption of the Windsor City Council minutes of its meeting held June 29, 2026

Date: Monday, June 29, 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 June 8, 2026

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

That the minutes of the Meeting of Council held June 8, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 204/2026

4.2. Adoption of the Windsor City Council Special minutes of its meeting held June 17, 2026

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

That the minutes of the Special Meeting of Council held June 17, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 213/2026

5. NOTICE OF PROCLAMATIONS

Proclamations

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

6. COMMITTEE OF THE WHOLE

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

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 98-2026 through 103-2026 (inclusive)
- Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence Report for Monday, June 29, 2026 City Council Meeting

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

Decision Number: CR255/2026

That the following Communication Items 7.1.1 through 7.1.5 as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1	College of Physicians and Surgeons of Ontario (CPSO)	Update on recent changes to the CPSO's <i>Prescribing Drugs</i> policy. Administrative Lead: Commissioner, Human & Health Services MH2026 Note & File
7.1.2	Deputy City Planner	Application for Zoning By-law Amendment, Baker Investments Ltd., 0 Wyandotte Street East & 0 Watson Avenue, to facilitate the development of a six-storey multiple dwelling containing 105 dwelling units with 134 parking spaces.

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No.	Sender	Subject
		Administrative Lead: City Planner Z/15176 Note & File
7.1.3	Deputy City Planner	Application for Zoning By-law Amendment, Masotti Construction Inc., 2916 McKay Avenue, to allow the construction of one multiple dwelling containing 16 dwelling units consisting of 3.5 storeys and a total of 19 parking spaces including two accessible parking spaces in a parking area with access from McKay Avenue. Administrative Lead: City Planner Z/15177 Note & File
7.1.4	Deputy City Planner	Application for Zoning By-law Amendment, Pelissier Park Ltd., 0 Pelissier Street, to allow the construction of four three-storey multiple dwellings, each containing 12 dwelling units. Administrative Lead: City Planner Z/15178 Note & File
7.1.5	Deputy City Planner	Application for Zoning By-law Amendment, Delta Chi Beta Early Childhood Centre, 1785 Turner Road, proposing retrofitting an existing building to accommodate a childcare centre, which will include an outdoor play area and associated parking. Administrative Lead: City Planner Z/15179 Note & File

Carried.

Report Number: CMC 11/2026

7.2. 2027 Budget Process & Timeline - City Wide

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

Decision Number: CR256/2026

That the report of the Chief Financial Officer & City Treasurer dated June 12, 2026 entitled "2027 Budget Process & Timeline - City Wide" **BE RECEIVED** for information.
Carried.

Report Number: C 82/2026
Clerk's File: AF/15182

7.3. 2026 Second Quarter Operating Budget Variance Report - City Wide

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

Decision Number: CR257/2026

That the report of the Commissioner, Finance & City Treasurer dated June 12, 2026 entitled "2026 Second Quarter Operating Budget Variance Report - City Wide" **BE RECEIVED** for information.
Carried.

Report Number: C 81/2026
Clerk's File: AF/15032

7.4. Integrity Commissioner Services Update - City Wide

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

Decision Number: CR258/2026

That the report of the Council Assistant dated June 15, 2026 entitled "Integrity Commissioner Services Update - City Wide" **BE RECEIVED** for information.
Carried.

Report Number: C 85/2026
Clerk's File: GM/14272

8. CONSENT AGENDA

8.1. RFP No. 50-26 - Aerial Lift (Bucket) Truck Replacement - City Wide

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR259/2026

- I. That City Council **APPROVE** the purchase of one (1) new, unused Aerial Lift (Bucket) Truck and Accessories; and further,
- II. That the Purchasing Manager **BE AUTHORIZED** to issue a purchase order to Altec Industries Ltd. in the amount of \$479,836 (excluding HST) for the purchase of one (1) Aerial Lift (Bucket) Truck and Accessories, subject to approval as to technical content by the City Engineer and in financial content to the City Treasurer; and further,
- III. That the Purchasing Manager **BE AUTHORIZED** to amend the Purchase Order to an upset limit of \$50,000, (excluding HST) for any amendment(s) as may be required, pursuant to Purchasing Bylaw 93-2012 and any amendments thereto, provided those amendments are within the approved budget amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer.

Carried.

Report Number: C 62/2026
Clerk's File: SW2026

8.2. RFP No. 57-26 - Crash Truck Procurement - City Wide

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR260/2026

- I. That City Council **APPROVE** the award of RFP#57-26 for the purchase of one (1) new, unused MASH TL-3 TMA Crash Truck with accessories; and further,
- II. That the Purchasing Manager **BE AUTHORIZED** to issue a purchase order to Almon Equipment Ltd. in the amount of \$251,414.23 (excluding HST) for the purchase of one (1) MASH TL-3 TMA Crash Truck with accessories, subject to approval in technical content by the City Engineer and in financial content to the City Treasurer; and further,
- III. That the Purchasing Manager **BE AUTHORIZED** to issue or amend Purchase Orders or Contract Purchase Orders for any amendment(s) as may be required, pursuant to Purchasing Bylaw 93-2012 and any amendments thereto, provided those amendments are within the

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approved budget amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer.

Carried.

Report Number: C 66/2026

Clerk's File: SW2026

8.3. RFP No. 49-26 - Snow Plow Truck Replacement - City Wide

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR261/2026

- I. That City Council **APPROVE** the award of RFP 49-26 for the purchase of one (1) new, unused Snow Plow Truck and accessories; and further,
- II. That the Purchasing Manager **BE AUTHORIZED** to issue a purchase order to 401 Trucksource Inc. in the amount of \$282,768.29 (excluding HST) for the purchase of one (1) Snow Plow Truck and accessories, subject to approval as to technical content by the City Engineer and in financial content to the City Treasurer; and further,
- III. That the Purchasing Manager **BE AUTHORIZED** to issue or amend Purchase Orders or Contract Purchase Orders for any amendment(s) as may be required, pursuant to Purchasing Bylaw 93-2012 and any amendments thereto, provided those amendments are within the approved budget amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer.

Carried.

Report Number: C 73/2026

Clerk's File: SW2026

8.4. Exemption to Noise By-law 6716 for Nighttime Construction Work – North Service Road – Ward 5 & 8

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR262/2026

- I) That the following exemption requests to the provisions of the Noise By-law 6716 (as amended), **BE GRANTED** to permit the operation of construction equipment required to complete work for the North Service Road Mill and Pave project:

a. *Specific exemption request:*

Construction during the noise by-law prohibited time between 8:00pm through 6:00am for the operation of construction equipment to allow nighttime construction work to complete the North Service Road Mill and Pave project.

b. Scope of Exemption:

The project limits are in the City of Windsor on North Service Road between Central Avenue and Clemenceau Boulevard.

c. Duration of Exemption:

This Noise By-Law Exemption is requested for the dates commencing on September 8, 2026, and continuous through October 30, 2026; and further,

- II) That the Chief Administrative Officer **BE AUTHORIZED** to grant further extensions to the exemption to the Noise By-law 6716 (as amended) as may be required for the duration of the North Service Road Mill and Pave Project, to permit the operation of construction equipment required to complete works.

Carried.

Report Number: C 76/2026

Clerk's File: AB2026

8.5. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held February 3, 2026

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR263/2026 ETPS 1117

That the Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held February 3, 2026, **BE RECEIVED**.

Carried.

Report Number: SCM 116/2026 SCM 168/2026

Clerk's File: MB2026

8.6. Report No. 6 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR264/2026 ETPS 1119

That Report No. 6 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026, indicating:

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That the Environment & Climate Change Advisory Committee ENDORSES steps City Council has taken to move the Ojibway National Urban Park issue forward; and,

That Administration BE URGED to continue work with Parks Canada and other stakeholders to bring the park to fruition; and,

That City Council BE ENCOURAGED to promote greater public consultation in collaboration with all stakeholders; and further,

That Administration BE REQUESTED to continue working towards the solution that provides permanence in protecting the ecological integrity of the park.

BE RECEIVED.

Carried.

Report Number: SCM 170/2026 SCM 123/2026

Clerk's File: MB2026

8.7. Minutes of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR265/2026 ETPS 1122

That the minutes of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026, **BE RECEIVED.**

Carried.

Report Number: SCM 173/2026 SCM 138/2026

Clerk's File: MB2026

8.8. Minutes of the Windsor Licensing Commission of its meeting held April 23, 2026

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR266/2026 ETPS 1123

That the minutes of the Windsor Licensing Commission of its meeting held April 23, 2026, **BE RECEIVED.**

Carried.

Report Number: SCM 174/2026 SCM 139/2026

Clerk's File: MB2026

8.9. EWSWA - 2025 Essex-Windsor Residential Waste Diversion Annual Report

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR267/2026 ETPS 1124

That the Essex-Windsor Solid Waste Authority (EWSWA) Annual Report – Essex Windsor Residential Waste Diversion 2025 **BE RECEIVED**.
Carried.

Report Number: SCM 175/2026 SCM 141/2026
Clerk's File: MB2026

8.12. Zoning By-law Amendment Application for 1044 & 1054 Howard Avenue, Z-006/26 [ZNG-7364], Ward 4

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR270/2026 DHSC 821

I. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

28. EAST SIDE OF HOWARD AVENUE BETWEEN ERIE STREET EAST AND GILES BOULEVARD EAST

For the lands comprising Lots 6 & 7 and Part of Lot 8, Plan 131 (PIN 01165-0522 LT), one *Multiple Dwelling* with a *maximum* of 6 *dwelling units* shall be an additional permitted *main use*, and the following additional provisions shall apply:

- a) Notwithstanding Section 3.10, for the purpose of this zoning exception, the *ground cover* definition shall not include decorative or ornamental block, brick, edging, paver, pebble, slab, or stone for the purpose of complying with Clause f) 1. below.
- b) Notwithstanding Section 25.5.10.3, a poured-in-place concrete curb shall not be required to bound the south and west limits of a *parking area*.
- c) Notwithstanding Section 25.5.10.5, precast concrete curbing that is not continuous shall be permitted along the west limit of a *parking area*.
- d) Notwithstanding Section .3 of Table 25.5.20.1, the *minimum* separation for a *parking area* from the north *interior lot line* shall be 2.00 m.
- e) Notwithstanding Section .3 of Table 25.5.20.1, the *minimum* separation for a *parking area* from the south *interior lot line* shall be 0.00 m.

f) *Landscaped Area: minimum: 35.0% of the lot area*

1. *Minimum 20.0% of the lot area shall consist of soft landscaping.*

[ZDM 7; ZNG/7364]

II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 6 & 7 and Part of Lot 8, Plan 131 (PIN 01165-0522 LT), situated on the east side of Howard Avenue between Erie Street East and Giles Boulevard East from RD2.2 to RD2.2x(28).

Carried.

Report Number: SCM 182/2026 S 46/2026
Clerk's File: Z/15144

8.18. Economic Revitalization CIP 2862 Kew Dr - Biwell Holdings Inc. - Ward 8

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR278/2026 DHSC 826

- I. That the request made by BiWell Holdings Inc. (owner William Wu) to participate in the Small Business Investment Grant Program **BE APPROVED** for the property located at 2862 Kew Drive for the lesser of 100% of the municipal tax increment for a period of five (5) years or the eligible costs pursuant to the City of Windsor Economic Revitalization Community Improvement Plan; and,
- II. That Administration **BE DIRECTED** to prepare an agreement between BiWell Holdings Inc. and the City in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the agreement to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- IV. THAT the approval to participate in the Small Business Investment Grant program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix D: Grant Completeness and Payment) within five (5) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant.

Carried.

Report Number: SCM 188/2026 S 38/2026
Clerk's File: SPL/10759

8.20. Economic Revitalization CIP - 9455 Anchor Dr -Ward 9

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR280/2026 DHSC 828

- I. That the request made by 2823351 Ontario Ltd Inc. (owner Mike Hamelin) to participate in the Small Business Investment Grant Program **BE APPROVED** for the property located at 9455 Anchor Drive for the lesser of 100% of the municipal tax increment for a period of five (5) years or total the eligible costs pursuant to the City of Windsor Economic Revitalization Community Improvement Plan; and,
- II. That Administration **BE DIRECTED** to prepare an agreement between 2823351 Ontario Ltd Inc. and the City in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the agreement to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- IV. That the approval to participate in the Small Business Investment Grant program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix D: Grant Completeness and Payment) within five (5) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant.

Carried.

Report Number: SCM 190/2026 S 41/2026
Clerk's File: SPL/10759

8.21. Memorandum of Understanding Between the Electrical Safety Authority and the City of Windsor - City Wide

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR281/2026 DHSC 829

That Council **AUTHORIZE** the City to enter into a Memorandum of Understanding with the Electrical Safety Authority satisfactory in form to the City Solicitor as to legal content, and satisfactory in form to the Chief Building Official as to technical content; and,

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That Council **AUTHORIZE** the City Clerk and Chief Administrative Officer to sign the Memorandum of Understanding on behalf of the City.

Carried.

Report Number: SCM 191/2026 C 58/2026
Clerk's File: SB2026

8.23. Minutes of the Community Public Art Working Group of its meeting held March 24, 2026

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR283/2026 CSSC 319

That the minutes of the Community Public Art Working Group (CPAWG) of its meeting held March 24, 2026, **BE RECEIVED**.

Carried.

Report Number: SCM 198/2026 SCM 137/2026
Clerk's File: MB2026

8.24. Minutes of the Windsor Essex Community Safety and Well-Being Advisory Committee of its meeting held December 1, 2025

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR284/2026 CSSC 320

That the minutes of the Windsor Essex Community Safety and Well-Being Advisory Committee (WECSWB) of its meeting held December 1, 2025, **BE RECEIVED**.

Carried.

Report Number: SCM 199/2026 SCM 157/2026
Clerk's File: MB2026

8.25. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held April 9, 2026

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR285/2026 CSSC 321

That the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc., of its meeting held April 9, 2026 **BE RECEIVED**.

Carried.

Report Number: SCM 200/2026 SCM 161/2026
Clerk's File: ACO2026

8.26. Report No. 125 of the Board of Directors, Willistead Manor Inc. of its Meeting Held April 9, 2026

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR286/2026

That Report No.125 of the Board of Directors, Willistead Manor Inc. indicating:

That the Annual Report and Financial Statements on the affairs and operations of Willistead Manor Inc. for the year 2025, attached as *Appendix A*, BE ACCEPTED as presented; and,

That upon acceptance of the Willistead Manor Inc. 2025 Annual Report by City Council, copies BE FORWARDED to a list of appropriate parties as approved by the Board; and further,

That in accordance with Sections 6 (c) of *the City of Windsor Act, 1981*, an amount of \$ 52,515. BE PAID OVER to the City of Windsor Willistead Capital Restoration Reserve Fund.

BE APPROVED.

Carried.

Report Number: SCM 201/2026 SCM 162/2026
Clerk's File: ACO2026

8.28. Fireworks at Optimist Memorial Park – Ward 4

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR288/2026 CSSC 324

That City Council **APPROVE** the request from Elton Robinson on behalf of the Optimist Club of South Windsor to host a fireworks display at Optimist Memorial Park on August 29, 2026 (rain date August 30, 2026).

Carried.

Report Number: SCM 203/2026 S 54/2026
Clerk's File: SR2026

11.3. Auditor General - 2026 Q2 Status Report

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR291/2026

That the report of the Office of the Auditor General dated June 10, 2026, entitled "Auditor General 2026 Q2 Status Report" **BE RECEIVED** for information.

Carried.

Report Number: SCM 205/2026
Clerk's File: AF/14508

11.4. Auditor General Governance Reports

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR292/2026

That the memorandum from the Office of the Auditor General dated June 4, 2026, entitled "Required Communication – Auditor General 2026 Work Plan Implementation Update" **BE RECEIVED** for information; and,

That Council **ACKNOWLEDGE** the communication of the operational implementation state described in the memorandum; and,

That the report from the Office of the Auditor General dated January 27, 2026, entitled "Administration's Alignment with the Institute of Internal Auditor's Essential Conditions" **BE NOTED AND FILED**; and,

That Administration **BE DIRECTED** to develop and present an action plan in accordance with the Recommendation No.1 contained within the report; and,

That the report from the Office of the Auditor General dated January 27, 2026, entitled "Auditor General Revised 2026 Work Plan" **BE NOTED AND FILED**.

Carried.

Report Number: SCM 206/2026 SCM 60/2026 SCM 58/2026
Clerk's File: AF/14508

11.5. Auditor General Complaint Investigation Reports

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

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Decision Number: CR293/2026

That the following reports and memo from the Office of the Auditor General dated June 8, 2026, **BE RECEIVED** for information:

- a) Auditor General Complaint Investigation Report – Hiring Practices dated February 6, 2026; and,
- b) Auditor General Complaint Investigation Report – City Employee Operational Conduct – Transit Windsor dated February 26, 2026; and,
- c) Auditor General Complaint Investigation Memo - Housing, Safety, and Service Oversight Concerns dated June 10, 2026; and,

That the following reports and memo from the Office of the Auditor General dated June 8, 2026, **BE RECEIVED** for information:

- a) Auditor General Complaint Investigation - Administration of Right-of-Way Sewer Permits dated February 23, 2026; and
- b) Auditor General Complaint Investigation - Safety Concerns and Responsibility Dispute Over Municipal Road Closure dated February 6, 2026; and,
- c) Auditor General Complaint Investigation - Treatment of Citizen – Exclusionary Communication dated April 9, 2026; and,

That Administration **BE DIRECTED** to implement the recommendations contained within the reports in accordance with the associated management action plans and timelines; and,

That implementation progress **BE SUBJECT TO** future review and reporting through the Auditor General's recommendation follow-up process, where applicable; and,

That the report from the office of the Auditor General dated June 5, 2026, entitled “Auditor General Complaint Investigation Report – Parking Ticket Administration and System” **BE RECEIVED** for information; and,

That Council **ENDORSE** Administration's proposed actions and **ACCEPT** the resulting residual risk; and,

That no further follow-up from the Auditor General **BE REQUIRED** at this time.
Carried.

Report Number: SCM 207/2026 SCM 62/2026 SCM 63/2026
Clerk's File: AF/14508

11.7. Report No. 7 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

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Decision Number: CR295/2026 ETPS 1120

That Report No. 7 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026, indicating:

That City Council DIRECT Transit Windsor to prepare a report to review Transit Windsor operations to make them more environmentally sustainable including a review of grant opportunities to support those initiatives from senior levels of government.

BE RECEIVED; and,

That the information provided by Administration's note **BE NOTED AND FILED**.
Carried.

Report Number: SCM 171/2026 SCM 124/2026
Clerk's File: MB2026

11.8. Report No. 8 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR296/2026 ETPS 1121

That Report No. 8 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026, indicating:

That City Council DIRECT Transit Windsor to report back on opportunities to electrify parts of the fleet without proceeding with a full reconstruction of the Transit Windsor garage.

BE RECEIVED; and,

That the information provided by Administration's note **BE NOTED AND FILED**.
Carried.

Report Number: SCM 172/2026 SCM 125/2026
Clerk's File: MB2026

11.9. Capital Variance Report - March 31, 2026 - City Wide

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR297/2026

- I. That City Council **RECEIVE** the 2026 Life-to-Date Capital Variance Report as at March 31, 2026; and further,
- II. Whereas on January 26, 2026, the Capital Budget **WAS DEEMED APPROVED** via Mayoral Decision MD03-2026 be it further resolved that City Council **DIRECT** the City Treasurer to

affect the following transfers and commitments:

- a. Transfers to and from existing capital projects/reserves as identified within Appendix A – Summary of Capital Project Variances; and,
 - b. Pre-commitment of previously approved in principle amounts in the 2026 10-year Capital Budget of \$7,700,000 for the Windsor Essex Community Housing Corporation Capital Repair and Renewal project, HCS-001-14, for the 2027 funding year; and,
 - c. Pre-commitment of previously approved in principle amounts in the 2026 10-year Capital Budget of \$75,000 for the Windsor Police Service Specifialized Equipment project, POL-002-19, for the 2027 funding year.
- III. That the City Treasurer **BE AUTHORIZED** to approve the use of funds from the Spitfires Ticket Surcharge Reserve, Fund 241, to support capital upgrades and improvements, as detailed in the Financial Matters section, and that all reserve activity **BE REPORTED** to Council through future Year-End Operating Variance reports; and further,
- IV. That the City Treasurer **BE AUTHORIZED** to approve the use of funds from the CHP/PV Maintenance Reserve, Fund 222, to an upset limit of \$3,409,000, for the works detailed in the Financial Matters section; and further,
- V. That City Council **APPROVE** the creation of a new reserve fund titled “Government Grants Reserve” to facilitate the tracking of funds received, when required by the grant provider, as outlined in the Financial Matters.
- Carried.

Report Number: C 74/2026
Clerk's File: AF/15032

11.13. Commemorative Seating Area Agreement – Ward 2

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR301/2026

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.
Carried.

Report Number: C 90/2026
Clerk's File: SR/15188

11.14. 2026 Municipally Significant Event Status - Ward 4

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Jim Morrison

Decision Number: CR302/2026

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

Carried.

Report Number: C 89/2026
Clerk's File: SR2026

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

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

Decision Number: CR269/2026 DHSC 819

That the report of the Development and Heritage Standing Committee (DHSC) of its meeting held on May 4, 2026 entitled "Amendment to Sign By-law 250-2024 2595 Dougall Ave, SGN-001/25 (Proposed Electronic Changing Copy Billboard Ground Sign) - Ward 10" **BE DEFERRED** at least two months to a future meeting of Council to allow the applicant to undertake a further review of the application with their new legal counsel, as outlined in the correspondence dated June 26, 2026.
Carried.

10. PRESENTATIONS AND DELEGATIONS

8.13. Zoning By-Law Amendment - Z 007-26 (ZNG-7366) 687 Bridge Avenue - Ward 2

John Bondy, Area Resident

John Bondy, area resident, appears before Council and expresses concern regarding the recommendation in the administrative report dated April 8, 2026, entitled, "Zoning By-Law Amendment - Z 007-26 (ZNG-7366) 687 Bridge Avenue - Ward 2" as it relates to the proposed development, which would cause hardship to current residents due to lack of street parking, especially for older residents who require accessible parking.

Moved by: Councillor Frazier Fathers
Seconded by: Councillor Angelo Marignani

Decision Number: CR271/2026 DHSC 822

I. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

27. WEST SIDE OF BRIDGE AVENUE, BETWEEN WYANDOTTE STREET WEST AND ROONEY STREET

For the lands comprising of Lot 245, North Part Lot 244 and Part closed alley, Registered Plan 369, a *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

- a) *Lot Width: minimum 13.1 m*
- b) *Lot Area: minimum 425.0 m²*
- c) *Lot Coverage: maximum 47%*
- d) *Front Yard Depth: maximum 6.8 m*
- e) *Gross Floor Area: maximum 425 m²*
- f) *Section 5.65.1.1 shall not apply.*

[ZDM 3; ZNG/7366]

II. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 245, North Part Lot 244 and Part closed alley, Registered Plan 369, known municipally as 687 Bridge Avenue (Roll No. 050-280-11300), situated on the west side of Bridge Avenue between Wyandotte Street West and Rooney Street from RD1.3 to RD1.3x(27); and,

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- III. That Administration **BE DIRECTED** to report back on Option 2- “Remove the Additional Dwelling Unit Parking exemption” for the first unit as detailed in the Additional Information Memo of the Deputy City Planner, dated June 15, 2026, to Report No. S33/2026 “Addressing On-Street Parking Impacts Associated with Residential Intensification”; and,
- IV. That Administration **BE DIRECTED** to take accessible parking spots requirements for community residents into consideration; and,
- V. That Administration **BE DIRECTED** to provide more information on long-term options for determining parking requirements based on the number of units rather than the dwelling type as detailed in the Official Plan and Zoning By-law shift section of the administrative report.

Carried.

Report Number: SCM 183/2026 S 33/2026 AI 8/2026
Clerk's File: Z/15145

8.15. OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9

Josh Burns, Agent for the Applicant, Development Manager, Fortis Construction Group Inc

Josh Burns, agent for the applicant, Development Manager, Fortis Construction Group Inc., appears before Council regarding the administrative report dated March 27, 2026, entitled, “OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9” and is available for questions.

David Mady, Agent for the Applicant, Vice President of Real Estate Development, Fortis Construction Group Inc

David Mady, agent for the applicant, Vice President of Real Estate Development, Fortis Construction Group Inc., appears before Council regarding the administrative report dated March 27, 2026, entitled, “OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9” and is available for questions.

Max DeAngelis, Property Owner

Max DeAngelis, property owner, appears before Council regarding the administrative report dated March 27, 2026, entitled, “OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9” and is available for questions.

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

Decision Number: CR273/2026 DHSC 824

1. That Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating S PT Lot 24, Lots 25 & 26, Plan 1431 (PIN 01299-0330, 01299-0025, 01299-0026) known municipally as 3771, 3783, 3793 Howard Avenue (Roll No. 080-033-01800, 080-033-01900, 080-033-02000), situated on the west side of Howard Avenue between Holburn Street and Sandison Street, as a Special Policy Area.
2. That Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as below, and that 'X' be replaced with the next available Special Policy Area number:

1.X 3771, 3783, 3793 HOWARD AVENUE

<i>LOCATION</i>	1.X.1	The property described as Plan 1431, S PT Lot 24, Lots 25 & 26, Plan 431 (PIN 01299-0330, 01299-0025, 01299-0026), situated on the west side of Howard Avenue between Holburn Street and Sandison Street, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
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<i>ADDITIONAL PERMITTED MAIN USES</i>	1.X.2	Notwithstanding the Mixed Use Corridor designation of these lands on Schedule D: Land Use in Volume I: The Primary Plan, Low Profile residential uses consisting of Stacked Dwelling and Townhome Dwelling shall be additional permitted main uses.
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3. That Zoning By-law 8600 **BE AMENDED** by adding a zoning exception to Section 91.10 as follows:

23. WEST SIDE OF HOWARD AVENUE BETWEEN HOLBURN STREET AND SANDISON STREET

For the lands consisting of S PT Lot 24, Lots 25 & 26, Plan 1431 (PIN 01299-0330, 01299-0025, 01299-0026), the following additional provisions shall apply:

- a) Additional permitted *Main Uses*:

Stacked Dwelling

Townhome Dwelling

- b) *Landscaped Area: minimum: 33% of lot area*
- c) Notwithstanding clauses .5 and .6 in Table 25.5.20.1, the *minimum parking area* separation from a *building* wall shall be 2.0 m
- d) For a *Multiple Dwelling* or *Residential Care Facility*, the following additional provisions shall apply:
 1. *Building Height: Main Building: maximum: 20.0 m*
 2. *Building Setback:*
 - a) From a *rear lot line: minimum: 67.0 m*

b) From a *side lot line*: *minimum*: 5.70 m

e) For any other *dwelling*, the following additional provisions shall apply:

1. *Building Setback*: from any *lot line*: *minimum*: 6.0 m

(ZDM 9; ZNG/7342)

4. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of S PT Lot 24, Lots 25 & 26, Plan 1431 (PIN 01299-0330, 01299-0025, 01299-0026) known municipally as 3771, 3783, 3793 Howard Avenue (Roll No. 080-033-01800, 080-033-01900, 080-033-02000), situated on the west side of Howard Avenue between Holburn Street and Sandison Street, from RD1.1 and HRD1.1 to RD3.2x(23).

5. That, when Site Plan Control is applicable:

The following additional materials **BE SUBMITTED** with an application for site plan approval:

- a) A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of these archaeological reports and the GIS study area must be submitted to the City of Windsor.
- b) Any other documents, materials, or studies identified in Appendix C to Report S 30/2026, to the satisfaction of the municipal department or external agency requesting them.

The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix C to Report S 30/2026, to the satisfaction of the municipal department or external agency requiring them, into an approved site plan and an executed and registered site plan agreement.

The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix C to Report S 30/2026, to the satisfaction of the municipal department or external agency recommending them, in an approved site plan and an executed and registered site plan agreement.

Carried.

Report Number: SCM 185/2026 S 30/2026
Clerk's File: Z/15068 & Z/15125

8.16. OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9 - Additional Information Request

Josh Burns, Agent for the Applicant, Development Manager, Fortis Construction Group Inc

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Josh Burns, agent for the applicant, Development Manager, Fortis Construction Group Inc., appears before Council regarding the administrative report dated March 27, 2026, entitled, “OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9 - Additional Information Request” and is available for questions.

David Mady, Agent for the Applicant, Vice President of Real Estate Development, Fortis Construction Group Inc

David Mady, agent for the applicant, Vice President of Real Estate Development, Fortis Construction Group Inc. ,appears before Council regarding the administrative report dated March 27, 2026, entitled, “OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9 - Additional Information Request” and is available for questions.

Max DeAngelis, Property Owner

Max DeAngelis, property owner, appears before Council regarding the administrative report dated March 27, 2026, entitled, “OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9 - Additional Information Request” and is available for questions.

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

Decision Number: CR274/2026 DHSC 831

That additional information provided verbally by Administration regarding infrastructure capacity concerns within the Howard Avenue corridor **BE RECEIVED**.

Carried.

Report Number: S 30/2026 SCM 186/2026
Clerk’s File: Z/15068 & Z/15125

8.17. OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 – Ward 1

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

Decision Number: CR275/2026

That Rule 13.9 of the Procedure By-law **BE WAIVED** to allow for the Chair to call a special meeting without 24 hour notice.

Carried.

Clerk’s File: Z/15159 & Z/15160

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

Decision Number: CR276/2026

That Council **MOVE IN CAMERA** at 11:33 o'clock a.m. for discussion of the following item:

Additional Information regarding Report No. SCM 187/2026 and S 31/2026 and AI 9/2026— OPA/ZBA Application-455 Kennedy Drive — pursuant to section 239(2)(c) of the *Municipal Act, 2001*, relating to a proposed or pending acquisition or disposition of land by the municipality or local board. Carried.

Clerk's File: Z/15159 & Z/15160

The Meeting of Council recesses at 11:33 o'clock a.m. to allow for Council to meet in closed Session. See Committee Report Section.

The Meeting of Council reconvenes in public session at 12:16 o'clock p.m.

Peter Valente, President, Valente Development Corporation

Peter Valente, president, Valente Development Corporation, appears before Council regarding the administrative report dated April 7, 2026, entitled, "OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 – Ward 1" and is available for questions.

Daniel Soleski, Design Principal, Architecttura

Daniel Soleski, design principal, Architecttura, appears before Council regarding the administrative report dated April 7, 2026, entitled, OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 – Ward 1" and is available for questions.

Riad Dabboussi, Area Resident

Riad Dabboussi, area resident, appears before Council regarding the administrative report dated April 7, 2026, entitled, OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 – Ward 1" and is available for questions.

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

That the report of the Senior Planner dated April 7, 2026, entitled "OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 – Ward 1" BE DENIED.

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

Aye votes: Councillors Fred Francis.

Nay votes: Councillors Frazier Fathers, Renaldo Agostino, Angelo Marignani, Mark McKenzie, Ed Sleiman, Jo-Anne Gignac, Gary Kaschak, Kieran McKenzie, and Jim Morrison.

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Absent: None.

Abstain: None.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Gary Kaschak

Decision Number: CR277/2026 DHSC 825

- I. That Schedule "D" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designation of Part of Block E, Plan 1241, further identified as Part of Part 1, Plan 12R-30034 (Part of PIN 01289-2151), known municipally as 455 Kennedy Drive West, (Roll No. 080-090-03200), and situated on the south side of Kennedy Drive West at McGregor Boulevard from "Open Space" to "Residential".
- II. That Zoning By-law 8600 **BE AMENDED** by adding a zoning exception to Section 91.10 as follows:

26. **SOUTH SIDE OF KENNEDY DRIVE WEST AT MCGREGOR BOULEVARD**

For the lands consisting of Part of Block E, Plan 1241, further identified as Part of Part 1, Plan 12R-30034 (Part of PIN 01289-2151), the following additional provisions shall apply:

- a) *Building Height: Main Building: maximum: 17 m*
- b) *Building Setback:*
 - 1. From a *front lot line: minimum 12.0 m*
 - 2. From any other *lot line: minimum 1.50 m*
 - 3. The *building* setback shall not apply to a *parking garage* located entirely *below grade*, including an *access ramp* and a staircase or emergency exit from the *parking garage*.
- c) *Landscaped Area: minimum: 33% of lot area*
- d) Sections 24.26.5 and 24.26.8 shall not apply.
- e) Notwithstanding Section 25.5.20.1.2, the *minimum* separation of a *parking area* from a *street* shall be 0.7 m.
- f) An ornamental screening fence having a height of 1.20 m shall span the length of the *parking area* such that any *parking spaces* located in the *front yard* are partially screened from Kennedy Drive.
- g) Notwithstanding Section 25.5.20.1.3, the *minimum* separation of a *parking area*, *access area*, *collector aisle*, or driveway from an *interior lot line* shall be 0.0 m.
- h) Notwithstanding Section 25.5.20.1.6, the *minimum* separation of a *parking area* from a *building wall* shall be 1.80 m. For that part of the *parking area* being used as a drop-off area, the *minimum* separation between the *building wall* and the drop-off area shall be 0.0 m.

(ZDM 9; ZNG/7361)

III. That Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Block E, Plan 1241, further identified as Part of Part 1, Plan 12R-30034 (Part of PIN 01289-2151), known municipally as 455 Kennedy Drive West, (Roll No. 080-090-03200), and situated on the south side of Kennedy Drive West at McGregor Boulevard from GD1.2 to RD3.2x(26).

IV. That, when Site Plan Control is applicable:

At the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following additional materials **BE SUBMITTED** with an application for site plan approval:

- a) A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of the archaeological reports and the GIS study area must be submitted to the City of Windsor.
- b) Any documents, materials, or studies identified in Appendix A to Report S 31/2026, all updated to be consistent with the site plan for which approval is being sought, to the satisfaction of the municipal department or external agency requiring their submission.

V. The Site Plan Approval Officer **BE DIRECTED** to incorporate, subject to any updates or revisions, any requirements identified in Appendix A to Report S 31/2026 and any documents submitted with a Site Plan Control application into an approved site plan and an executed and registered site plan agreement, to the satisfaction of the department or agency requesting them.

VI. The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix A to Report S 31/2026 and in the documents submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 in an approved site plan and an executed and registered site plan agreement, to the satisfaction of the department or agency recommending them.

Carried.

Councillor Fred Francis voting nay.

Report Number: SCM 187/2026 S 31/2026 AI 9/2026

Clerk's File: Z/15159 & Z/15160

8.27. Temporary Exhibition Look Again! Outside! Extension and Expansion - City Wide

Jennifer Matotek, Executive Director, Art Windsor Essex

Jennifer Matotek, Executive Director, Art Windsor Essex, appears before Council regarding the administrative report dated May 15, 2026, entitled, "Temporary Exhibition Look Again! Outside! Extension and Expansion - City Wide" to thank City Council for their continued support of Art Windsor

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Essex; and concludes by providing a brief overview of the “Look Again! Outside!” exhibition, and requests that Council approve the renewal request.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: CR287/2026 CSSC 323

- I. That the request from the Art Gallery of Windsor (the “AGW”), operating as Art Windsor-Essex (“AWE”), to extend the *Look Again! Outside!* temporary exhibition (the “Exhibition”) of up to twenty-five (25) framed reproduction artworks (the “Reproductions”) within the City Right-of-Way for a period of up to one (1) year beginning upon issuance of the applicable Right-of-Way permits **BE APPROVED**; and,
- II. That the request from AGW to install an additional two (2) framed Reproductions to be located on City-owned consent lands at Budimir Library Branch and along the Ganatchio Trail (and not within the City Right-of-Way), resulting in a total of up to twenty-seven (27) Reproductions City-wide, for a period of up to one (1) year beginning upon execution of the Consent Agreement **BE APPROVED**; and,
- III. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED TO EXECUTE** a Consent to Enter Agreement (the “Consent Agreement”) with AGW to permit AGW’s employees, agents and contractors to enter lands along Ganatchio Trail and Budimir Library Branch (the “Consent Lands”) for the purpose of installing and maintaining the two (2) additional Reproductions to be located on the Consent Lands, approved as to form and content by the City Solicitor, and in content by the Executive Director, Culture, and the Executive Director, Parks, Recreation and Facilities, including the following terms:
 - (i) The term of the Consent Agreement shall be for a period of up to one (1) year beginning upon execution of the Consent Agreement;
 - (ii) The cost for the Consent to Enter Agreement will be granted for nominal consideration of \$1.00;
 - (iii) AGW will be responsible for ensuring there is no damage to the Consent Lands and, upon termination of the Consent Agreement, any disturbance of the Consent Lands resulting from the installation, maintenance, or removal of the Reproductions will be restored by AGW at its own cost to the satisfaction of the Executive Director, Parks, Recreation and Facilities, or designate;
 - (iv) AGW will be required to provide the City with indemnification and require proof of insurance with the following minimal coverage, satisfactory to the City: \$5,000,000 Commercial General Liability coverage, with “The Corporation of the City of Windsor” listed as an additional insured and cross-liability coverage and 30 days’ notice of cancellation. The coverage must not exclude the Consent Lands and must specifically acknowledge the Consent Lands are included on the proof of insurance. The City reserves the right to amend, restate and/or

supplement the above requirements as determined by the City's Risk and Insurance Department from time to time.

- IV. That City Council **AUTHORIZE** the waiver of fees of up to \$7,450 for the permits to renew the twenty-five (25) existing Reproductions within the City Right-of-Way (the "Right-of-Way"), as well as the refundable indemnity fee associated with those Right-of-Way permits; and,
- V. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED TO EXECUTE** a renewal and amending agreement with AGW for the renewal of the twenty-five (25) existing Right-of-Way Reproductions and inclusion of the two (2) new Reproductions for a period of up to one (1) year beginning upon issuance of the applicable Right-of-Way permits, approved in legal form by the City Solicitor or designate, in financial content by the City Treasurer or designate, and in technical content by the Manager of Right-of-Way and the Executive Director, Culture, and the Executive Director, Parks, Recreation and Facilities.

Carried.

Report Number: SCM 202/2026 S 53/2026

Clerk's File: SR/13926

8.14. Zoning By-Law Amendment Z 008-26 (ZNG-7368) 825 Cabana Rd East - Ward 9

Mohammad Alhammoud, Property Owner

Mohammad Alhammoud, property owner, appears before Council via video conference regarding the administrative report dated April 8, 2026, entitled, "Zoning By-Law Amendment Z 008-26 (ZNG-7368) 825 Cabana Rd East - Ward 9" to outline the plans he has for development of the property; and concludes by requesting that Council reconsider the decision made by the Development and Heritage Standing Committee to deny the zoning by-law amendment.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR272/2026 DHSC 823

- I. That the application of 1000593576 Ontario Inc. to amend Zoning Bylaw 8600 by adding a zoning exception to allow for the creation of a lot with a reduced minimum lot width, lot area, and rear yard depth as well as increased hard surface area within a front yard at 825 Cabana Road East to facilitate the construction of a new Single Unit Dwelling **BE DENIED** due to not being in full conformity with the policy direction of the City of Windsor Official Plan.

Carried.

Report Number: SCM 184/2026 S 34/2026

Clerk's File: Z/15146

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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

Pauline Leblanc, Abutting Property Owner

Pauline Leblanc, Abutting Property owner, appears before Council regarding the administrative report dated April 14, 2026, entitled, "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" and is available for questions.

Jaclin Butris, Abutting Property Owner

Jaclin Butris, Abutting Property owner, appears before Council regarding the administrative report dated April 14, 2026, entitled, "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" and is available for questions.

Denise Qaqish, Abutting Property Owner

Denise Qaqish, Abutting Property owner, appears before Council in support of the recommendation in the administrative report dated April 14, 2026, entitled, "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" as it relates to the alley closing application.

Moved by: Councillor Jim Morrison

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR279/2026 DHSC 827

- I. That the ≈ 14.0 metre portion of the 4.27-metre-wide east-west alley, located west of Lauzon Road, shown as Part 4 on Drawing No. CC-1878 (attached hereto as Appendix "A"), and hereinafter referred to as "Part 4", **BE DENIED** for subsequent closure;
- II. That the 4.27-metre-wide north-south alley, located north of Cecile Street, shown as Part 1 on Drawing No. CC-1878, and hereinafter referred to as "Part 1", **BE ASSUMED** for subsequent closure;
- III. That the 4.27-metre-wide north-south alley, located north of Cecile Street, shown as Part 5 on Drawing No. CC-1878, and hereinafter referred to as "Part 5", **BE ASSUMED** for subsequent closure;

-
- IV. That the ≈ 121.0 metre portion of the 4.27-metre-wide east-west alley, located between Part 1 and Part 4, shown as Part 2 and Part 3 on Drawing No. CC-1878, and hereinafter referred to as "Part 2" and "Part 3", **BE ASSUMED** for subsequent closure;
- V. That Part 1 and Part 2 **BE CLOSED AND CONVEYED** in as-is condition to the abutting property owners and, as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
- a. The City Solicitor shall, upon the availability of funding, engage an Ontario Land Surveyor to prepare a survey plan for the purpose of describing Part 1 and Part 2.
- VI. That Part 3 and Part 5 **BE CLOSED AND CONVEYED** in as-is condition to the Owner of the abutting property known municipally as 227-239 Lauzon Road, legally described as Lot 1, Registered Plan 1104, and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
- a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, are being granted to:
 - i. ENWIN Utilities Ltd. to accommodate existing overhead 120/240 volt hydro distribution; and
 - ii. Managed Network System Inc. (MNSi) to accommodate existing overhead infrastructure.
 - b. Payment of the survey costs associated with the closure of Part 3 and Part 5 by the Owner.
 - c. Title to the abutting properties municipally known as 0 Lauzon Road (legally described as Lots 2 to 6, Registered Plan 1104), 227-239 Lauzon Road (legally described as Lot 1, Registered Plan 1104), and 0 and 7860 Cecile Street (legally described as Lots 23 and 24, Registered Plan 1104) shall be taken in one name to ensure consolidation of those parcels with Parts 3 and 5.
- VII. That Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
- d. For Part 1 and Part 2 conveyed to abutting lands zoned RD1.1 and RD1.2, \$1.00 plus HST, deed preparation fee, and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - e. For Part 3 and Part 5, conveyed to abutting lands zoned RD3.2, \$25.00 per square foot (\$269.10 per square metre) without easements plus HST, and \$12.50 per square foot (\$134.55 per square metre) with easements plus HST.
- VIII. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1878.
- IX. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

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X. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.

XI. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003 Carried.

Councillor Frazier Fathers and Councillor Fred Francis were absent from the meeting when the vote was taken on this matter.

Report Number: SCM 189/2026 S 39/2026

Clerk's File: SAA2026

8.22. Part Closure of north/south alley located between Highland Avenue and Howard Avenue, south of Shepherd Street East, SAA-7270 - Ward 3

John Miceli, Area Resident

John Miceli, area resident, appears before Council regarding the administrative report dated May 15, 2026, entitled, "Part Closure of North/South Alley Located Between Highland Avenue and Howard Avenue, South of Shepherd Street East, SAA-7270 - Ward 3" and is available for questions.

Michelle Desormeaux, Area Resident

Michelle Desormeaux, area resident, appears before Council and expresses concern with the recommendation in the administrative report dated May 15, 2026, entitled, "Part Closure of North/South Alley Located Between Highland Avenue and Howard Avenue, South of Shepherd Street East, SAA-7270 - Ward 3" as the residents in the area use the alley for parking; and concludes by suggesting that the business on the other side of the alley is encroaching on the privacy of residents.

Kimberly and Tina Poisson, Area Residents

Kimberly and Tina Poisson, area residents, appear before Council and express concern with the recommendation in the administrative report dated May 15, 2026, entitled, "Part Closure of North/South Alley Located Between Highland Avenue and Howard Avenue, South of Shepherd Street East, SAA-7270 - Ward 3" as it relates to limited street parking, residents have been using the alley to access their rear yards to park their vehicles for many years; and concludes by indicating that they have been denied permission to install driveways beside their homes as the lots are too narrow.

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR282/2026 DHSC 830

That the report of the Development & Heritage Standing Committee (DHSC) of its meeting held on June 1, 2026 entitled "Part Closure of north/south alley located between Highland Avenue and

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Howard Avenue, south of Shepherd Street East, SAA-7270 - Ward 3" **BE REFERRED BACK** to Administration to allow for more information related to parking to be brought forward.

Carried.

Report Number: SCM 192/2026 S 52/2026

Clerk's File: SAA2026

11.2. Declaration of a Part of Whelpton Park (2771 Whelpton Street) Surplus and Authority to Offer for Sale – Ward 5

Michael Di Fazio, Area Resident

Michael Di Fazio, area resident, appears before Council in support of the recommendation in the administrative report dated June 12, 2026, entitled, "Declaration of a Part of Whelpton Park (2771 Whelpton Street) Surplus and Authority to Offer for Sale – Ward 5" and suggests that this part of the park is underutilized and hopes that it would be sold to a local landowner looking to further develop the neighbourhood.

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Jim Morrison

Decision Number: CR290/2026

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

Municipal address: 2771 Whelpton Street, parkland on the south side of Whelpton Street, west of Drouillard Road, abutting the rear of 1009-1021 Drouillard Road, being part of Whelpton Park

Legal Description: Part Lot 113 to 116, inclusive, on Registered Plan 620, Ford City as in R842301, R1252505; subject to R842301; Windsor, to be further described on a new reference plan of survey

Approximate Lot Size: 40.15 ft (12.24 m) x 45 ft (13.72 m)

Approximate Lot Area: 1,806.75 ft² (167.85 m²)
(herein the "Subject Parcel"); and,

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

Carried.

Report Number: C 80/2026

Clerk's File: APM2026

11.6. Report No. 5 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026

Mike Fisher, President, The Friends of Ojibway Prairie

Mike Fisher, President, The Friends of Ojibway Prairie, appears before Council regarding Report No. 5 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026, to outline the natural heritage value of Black Oak Heritage Park, and Ojibway Park's global importance as a key biodiversity area; and concludes by stating that the Friends of Ojibway Prairie are very supportive of efforts to restore and protect Black Oak Heritage Park through the management plan.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR294/2026 ETPS 1118

That Report No. 5 of the Environment & Climate Change Advisory Committee of its meeting held April 16, 2026, indicating:

That City Council BE URGED to take steps to address habitat issues in Black Oak Heritage Park and, further,

That the Legal Department BE REQUESTED to provide a brief outlining the options available to regulate use within Black Oak Heritage Park.

BE RECEIVED; and further,

That the information provided by Administration's note **BE NOTED AND FILED**.

Carried.

Report Number: SCM 169/2026 SCM 122/2026

Clerk's File: MB2026

11.10. The Village at the Barn Proposal

Amanda LaFrance, Area Resident

Amanda LaFrance, area resident, appears before Council and expresses concern with the recommendation in the administrative report dated June 16, 2026, entitled "The Village at the Barn Proposal – Ward 3" as it relates to whether the proposed development is the correct approach to help curb homelessness in the community; and concludes by suggesting that homelessness is primarily a housing problem, and that permanent, supportive housing has been shown to be more effective than temporary housing, and proposes that a better outcome may be achieved by investing in permanent housing with supports instead.

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Spiro Spiliadis, Area Resident

Spiro Spiliadis, Area Resident, appears before Council and expresses concern with the recommendation in the administrative report dated June 16, 2026, entitled “The Village at the Barn Proposal – Ward 3” as it relates to the current model of dealing with homelessness not being adequate; and concludes that a conversation needs to be had concerning designing an operating model capable of producing better outcomes before undertaking this development.

Rosanna DeMarco, Area Resident

Rosanna DeMarco, Area Resident, appears before Council and expresses concern with the recommendation in the administrative report dated June 16, 2026, entitled “The Village at the Barn Proposal – Ward 3” as it relates to a lack of the provincial government being involved in this issue and the municipality should not be taking on the expense of this development alone.

Mayor Dilkens leaves the meeting at 2:41 o’clock p.m. and Councillor Renaldo Agostino assumes the chair.

Mayor Dilkens returns to the meeting at 2:45 o’clock p.m. and Councillor Renaldo Agostino returns to his seat at the Council Table.

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Kieran McKenzie

Decision Number: CR298/2026

That Council **ENDORSE** the proposed Village at The Barn concept (Appendix A) to create supportive housing at 572 McDougall Street, 328, 334, 344 Wyandotte Street East, collectively known as Windsor Arena; and further,

Whereas on January 27, 2026, the 10-year Capital Budget was deemed approved via Mayoral Decision MD03-2026, be it further resolved that the City Treasurer **BE DIRECTED** to affect a pre-commitment of \$2,500,000 in 2028 Pay-As-You-Go funding previously approved in principle in the 2026 Capital Budget for the H4 Housing Hub project, HCS-001-23; and further,

That Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s)/amendment(s) to agreement(s) for that purpose, satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and technical content to the Commissioner of Human & Health Services, Executive Director of Housing & Children’s Services and Executive Director of Engineering; and further,

That the Chief Administrative Officer or designate **BE AUTHORIZED** to enter into discussions with funding partners to support the Homelessness & Housing Help Hub (H4) and future Village at *The Barn* to offset the capital and/or operating costs required; and further,

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That Administration **REPORT BACK** to Council with a recommended service delivery model as well as a capital and operating funding strategy for the Village at *The Barn*; and,

That Administration **BE DIRECTED** to undertake the Record of Site Condition investigation for the Windsor Arena site, and to **REPORT BACK** to Council a summary of initial findings for the following redevelopment scenarios, including: (i) retention of the existing Windsor Arena structure, and (ii) demolition of the existing Windsor Arena structure and redevelopment of the site; and, that a cost estimate for the demolition of Windsor Arena structure **BE INCLUDED** in a report back to Council.

Carried.

Councillor Fred Francis voting nay.

Report Number: C 86/2026

Clerk's File: GH/11710

11.12. Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7

Daniel Krutsch, Landmark Engineers Inc.

Daniel Krutsch, Landmark Engineers Inc., appears before Council regarding the administrative report dated June 15, 2026, entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" to provide comments on the various options being presented, and is available for questions.

Patrick D'Almada, Chief Auditor, Lifesaving Society of Canada

Patrick D'Almada, Chief Auditor, Lifesaving Society of Canada, appears before Council regarding the administrative report dated June 15, 2026, entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" and is available for questions.

Christine King, Area Resident

Christine King, area resident, appears before Council regarding the administrative report dated June 15, 2026, entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" and expresses support for the Sandpoint Beach master plan, and suggests that it be completed in stages, allowing for partial re-opening of the beach this year; and concludes by suggesting the school boards could take on water safety education; and that better, more attractive fencing could be used to keep people away from the dangerous part of the beach.

Cynthia Van Vrouwerff, Area Resident

Cynthia Van Vrouwerff, area resident, appears before Council regarding the administrative report dated June 15, 2026, entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" in support of reopening the beach and more water safety education.

Sandra Stanciu, Area Resident

Sandra Stanciu, area resident, appears before Council regarding the administrative report dated June 15, 2026, entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" in support

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of opening the beach; and concludes by presenting data from the Lifesaving Society regarding drowning incidents; and suggests that better education and more lifeguard hours could help prevent future incidents.

Rosanna DeMarco, Area Resident

Rosanna DeMarco, area resident, appears before Council regarding the administrative report dated June 15, 2026, entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" in support of the opening of the beach this year, and also for Option 4 outlined in the report - Site modification aligned with the Master plan which involves partial or full redevelopment of Sandpoint Beach, including shoreline redesign, upgraded amenities, and potential relocation of the swimming beach further east on the site; and concludes by outlining the importance of Sandpoint Beach to the community.

Stuart Miller, President, Rotary Club of Windsor St. Clair

Stuart Miller, president, Rotary Club of Windsor St. Clair, appears before Council regarding the administrative report dated June 15, 2026, entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" and speaks in support of the redevelopment of Sandpoint Beach; and concludes by indicating that the Rotary Club believes it is a thoughtful and innovative solution to creating a safer swimming environment while preserving public access; and suggests that the beach be reopened in the meantime, with enhanced safety measures.

Mayor Dilkens leaves the meeting at 4:57 o'clock p.m. and Councillor Mark McKenzie assumes the chair.

Mayor Dilkens returns to the meeting at 5:07 o'clock p.m. and Councillor Mark McKenzie returns to his seat at the Council Table.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jo-Anne Gignac

That the report of the Commissioner, Community Services dated June 15, 2026 entitled "Sandpoint Beach Lifesaving Society Safety Audit 2026 – Ward 7" BE DEFERRED to a future City Council meeting to allow for Administration to provide more details regarding the options, including any further options including associated costs.

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

Aye votes: Councillors Mark McKenzie and Jo-Anne Gignac.

Nay votes: Councillors Fred Francis, Frazier Fathers, Renaldo Agostino, Ed Sleiman, Angelo Marignani, Gary Kaschak, Kieran McKenzie, and Jim Morrison.

Absent: None.

Abstain: None.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Gary Kaschak

Decision Number: CR300/2026

That Option 4 from the Lifesaving Society audit report-Site modification aligned with the Master plan which involves partial or full redevelopment of Sandpoint Beach, including shoreline redesign, upgraded amenities, and potential relocation of the swimming beach further east on the site, as detailed in the administrative report and consistent with the approved Master Plan as illustrated in the Site Concept Plan and Programming in Appendix B **BE APPROVED**.

Carried.

Councillor Mark McKenzie voting nay.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

That Administration BE DIRECTED to review the current master plan to incorporate targeted improvements, naturalized amenities, and physical barriers to restrict access during non-supervised hours; and,

That Administration BE DIRECTED to investigate and report back on the feasibility of reopening the east end of the beach for the 2027 season, to include the removal of the restrictive fencing, and the installation of enhanced education safety signage.

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

Aye votes: Councillors Renaldo Agostino, Fred Francis, Angelo Marignani, Gary Kaschak, and Kieran McKenzie

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

Absent: None.

Abstain: None.

Report Number: C 83/2026

Clerk's File: SR/14130

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. Declaration of a Part of East End Park (569 Adelaide Ave) Surplus and Authority to Offer for Sale – Ward 7

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR289/2026

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

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Municipal address:	569 Adelaide Avenue, parkland north of Wyandotte Street East, being the northern part of East End Park
Legal Description:	Part Lot 140, Concession 1, Sandwich East as in R17355, except R1368398, R1473243, R1164177, R1047258, R1146478, road known as Adelaide Avenue, Alley Abutting Adelaide Avenue and R938989; Windsor, to be further described on a new reference plan of survey
Approximate Lot Size:	100.76 metres (330.58 feet) x irregular
Approximate Lot Area:	1.48 hectares (3.6 acres) (herein the "Subject Parcel"); and,

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

Carried.

Councillor Angelo Marignani voting nay.

Report Number: C 79/2026
Clerk's File: APM2026

11.11. Response to CQ 42-2024, Tiny Homes as an Option to Address Homelessness – City Wide

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: CR299/2026

That the report of the Executive Initiatives Coordinator dated June 16, 2026 entitled "Response to CQ 42-2024, Tiny Homes as an Option to Address Homelessness – City Wide" **BE RECEIVED** for information; and,

That Administration **BE DIRECTED** to report back at the appropriate time with options related to tiny homes, including any additional provincial funding that may be available.

Carried.

Report Number: C 87/2026
Clerk's File: GH/11710

8.10. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held April 15, 2026

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR268/2026 ETPS 1125

That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board meeting held April 15, 2026 **BE RECEIVED**.

Carried.

Report Number: SCM 176/2026 SCM 142/2026

Clerk's File: MB2026

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Report of the Special Meeting of Council – In-Camera of its meeting held Monday, June 8, 2026

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

Decision Number: CR252/2026

That the report of the Special In-Camera meeting held June 8, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 215/2026

Clerk's File: ACO2026

12.3. Report of the Special Meeting of Council – In-Camera of its meeting held Monday, June 29, 2026 – Session #1

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

Decision Number: CR254/2026

That the report of the Special In-Camera meeting held June 29, 2026 – Session #1 **BE ADOPTED** as presented.

Carried.

Clerk's File: ACO2026

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13. BY-LAWS (First and Second Reading)

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

That the following By-laws No. 98-2026 through 103-2026 (inclusive) be introduced and read a first and second time:

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.

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.

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.

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.

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.

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.

Carried.

14. MOVE BACK INTO FORMAL SESSION

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

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 presented)
 - 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.

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15. NOTICES OF MOTION

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR303/2026

That Rule 13.9 of the Procedure By-law **BE WAIVED** to introduce a motion for consideration without prior notice regarding Waste Diversion Data about the Blue Box program.

Carried.

Clerk's File: GP2026

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR304/2026

That Administration **BE DIRECTED** to send correspondence to the Ontario Ministry of the Environment, Conservation and Parks (MECP) and to local Members of Provincial Parliament (MPP), requesting that the service provider administering the Blue Box program provide waste diversion data to the Essex-Windsor Solid Waste Authority through a regular reporting method.

Carried.

Clerk's File: GP2026

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

That the By-laws No. 98-2026 through 103-2026 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

17. PETITIONS

None presented.

18. QUESTION PERIOD

18.1. CQ 18-2026

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

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Decision Number: CR305/2026

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

CQ 18-2026:

Assigned to: Commissioner, Community Services

Asks that Administration report back to council on the feasibility in creating a new municipal bylaw that explicitly prohibits recreational swimming in the non designated public waterways within the city of Windsor boundaries. Also could administration outline A proposed enforcement framework and a schedule of financial penalties for violations while ensuring that the public safety messaging and clear signage directs our residents to our official monitored swimming areas

Carried.

Clerk's File: ACOQ2026 & AB2026

18.2. CQ 19-2026

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

Decision Number: CR306/2026

That the following Council Question by Councillor Kieran 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 19-2026:

Assigned to: Commissioner, Corporate Services

Asks that Administration report back to City Council with options and potential amendments to the *Procedure By-law*, to restructure the Council Meeting format and scheduling structures to ensure that a duly registered delegate's right to speak is protected to the greatest extent possible, and that that right apply to the specific meeting they registered to speak at?

Specifically, the report should provide actionable legal and procedural options to address the following formatting adjustments:

1. Amending the Rules of Precedence: Adjusting procedural mechanisms so that a motion to defer cannot be introduced, put on the floor, or voted upon for any specific agenda item until all duly registered public delegates for that item have been heard.

2. Agenda Restructuring (Front-Loading): Restructuring the formal Order of Business to place a comprehensive, dedicated public delegation period near the beginning of the meeting—ensuring all registered delegates on all scheduled agenda items are heard prior to Council entering debate or moving procedural motions.
3. Any Other Options for Council to Consider: Ensuring delegates are heard when they follow established processes at the meeting in which they are registered to delegate.

Carried.

Clerk's File: ACOQ2026 & ACO2026

18.3. CQ 20-2026

Moved by: Councillor Frazier Fathers

Seconded by: Councillor Fred Francis

Decision Number: CR307/2026

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 20-2026:

Assigned to: Deputy Chief Administrative Officer / Commissioner, Economic Development

Asks that given the Huron Church Road Urban Design Master Plan and Development Guidelines were adopted by Council over twenty years ago, and given that the forthcoming opening of the Gordie Howe International Bridge is expected to significantly impact Huron Church Road, I am requesting that Administration report back how conditions and policy directions have changed since the plan was adopted, including but not limited to:

- Information on the anticipated impact of the Gordie Howe International Bridge on traffic volumes and the function on Huron Church Road;
- shifts in housing policy including the City's mixed-use corridors and intensification nodes policy;
- the future role of the corridor in the city's transit network, including conventional transit, potential rapid transit, and regional connectivity;
- opportunities to improve active transportation, pedestrian safety, cycling infrastructure, streetscaping, public realm design, and connections to nearby neighbourhoods and institutions;

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The report should include information on the process, estimated timelines, and potential costs associated with updating the Huron Church Road Urban Design Master Plan for consideration in a future budget.

Carried.

Clerk's File: ACOQ2026 & ST/8821

21. ADJOURNMENT

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

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 6:01 o'clock p.m.

Mayor

City Clerk

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</i> , 2001, 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.

SPECIAL MEETING OF COUNCIL – IN CAMERA
June 29, 2026 (Session 1)

Meeting called to order at: 11:37 a.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 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
Denise Wright, Manager of Real Estate Services (Item 1)
Joe Baker, Manager of Land Development and Growth (Item 1)

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

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Property matter – disposition of land – Personal and Confidential memo re Item 8.17 on regular agenda, Section 239(2)(c)

Motion Carried.

Declarations of Pecuniary Interest:

None disclosed.

Discussion on the items of business.

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Ed Sleiman,
to move back into public session.
Motion Carried.

Moved by Councillor Mark McKenzie, seconded by Councillor Angelo Marignani,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held June 29, 2026(Session 1) directly to Council for consideration at the next Regular Meeting.

1. That the confidential memo regarding Item 8.17 on the regular agenda **BE RECEIVED FOR INFORMATION** and that Administration **BE DIRECTED TO PROCEED** in accordance with the verbal direction of Council to release a public redacted version of the confidential memo.

Motion Carried.

Moved by Councillor Ed Sleiman, seconded by Councillor Gary Kaschak,
That the special meeting of council held June 29, 2026(Session 1) **BE ADJOURNED.**
(Time: 12:06 p.m.)
Motion Carried.



Committee Matters: SCM 233/2026

Subject: Report of the Special Meeting of Council – In-camera of its meeting held June 29, 2026 (Session 2)

**SPECIAL MEETING OF COUNCIL – IN CAMERA
June 29, 2026 (Session 2)**

Meeting called to order at: 6:17 p.m.

Members in Attendance:

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

Members Absent:

Councillor Angelo Marignani

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 Jo-Anne Gignac, seconded by Councillor Mark McKenzie, to move in Camera for discussion of the following item(s):

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Property matter – sale of land, Section 239(2)(c)
2	Property matter – security of the property – agreement, Section 239(2)(a)(j)
3	Legal matter – assessment appeal, Section 239(2)(e)
4	Property/plan matter – acquisition of land – housing update, Section 239(2)(c))(k)
5	Property/plan matter – amending agreement, Section 229(2)(c)(k)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

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

Moved by Councillor Renaldo Agostino, seconded by Councillor Fred Francis,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held June 29, 2026(Session 2) directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Commissioner Corporate Services, Deputy Chief Administrative Officer/Commissioner Economic Development respecting a property matter – sale of land **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Chief Information Officer/Executive Director Information Technology, Acting Manager of Purchasing, City Solicitor, Commissioner Corporate Services, Manager Strategy Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – security of the property - agreement **BE APPROVED.**

3. That the recommendation contained in the in-camera report from the Executive Director Treasury and Financial Accounting/Deputy Treasurer, City Solicitor and Commissioner of Finance/City Treasurer respecting a legal matter – assessment appeal **BE APPROVED.**

4. That the recommendation contained in the in-camera report from the Manager Intergovernmental Funding Housing and Children's Services, Commissioner of Human and Health Services, City Solicitor, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a property/plan matter – acquisition of land – housing update **BE APPROVED.**

5. 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 Finance/City Treasurer and Commissioner of Corporate Services respecting a property/plan matter – amending agreement **BE APPROVED.**

Motion Carried.

**Moved by Councillor Ed Sleiman, seconded by Councillor
Fred Francis,
That the special meeting of council held June 29, 2026(Session 2) BE
ADJOURNED.
(Time: 6:19 p.m.)
Motion Carried.**

BY-LAW NUMBER 107-2026

A BY-LAW TO AUTHORIZE AND REGULATE OWNER OR OCCUPANT
ENTRY ONTO ADJOINING LANDS FOR REPAIRS, ALTERATIONS OR
IMPROVEMENTS

Passed the 13th day of July, 2026.

WHEREAS Section 10(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, municipalities may pass By-laws respecting matters within the sphere of jurisdiction for structures, and the health, safety and well-being of persons.

AND WHEREAS Section 132 (1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, municipalities may pass By-laws authorizing the owner or occupant of land to enter adjoining land, at any reasonable time, for the purpose of making repairs or alterations to any building, fence or other structures on the land of the owner or occupant but only to the extent necessary to carry out the repairs or alterations;

AND WHEREAS it is deemed expedient to repeal By-law 5711 replace it with an amended By-law;

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

SECTION 1 SHORT TITLE

1.1 This By-law may be cited as the Right of Entry By-law.

SECTION 2 DEFINITIONS

2.1 In this By-law:

ACT means the *Building Code Act*, S.O. 1992, c. 23, as amended or any successor thereof.

ADJOINING LANDS means Property directly adjacent to the Owner's Lands which the Owner requires access to.

ADJOINING OWNER(S) means the person who owns land adjacent to land on which another landowner seeks to do Repairs or alterations to any Building, fence or other structures on the Property.

BUILDING means a structure as defined in the Act.

CHIEF BUILDING OFFICIAL means the Chief Building Official or his/her designate duly appointed by the Council and having jurisdiction for the enforcement of the Act.

CITY shall mean The Corporation of the City of Windsor.

CITY PROPERTY means any property owned, leased or under the control of the City, including a highway.

COUNCIL means the Council of the City.

OFFICER means a Provincial Offences Officer who has been assigned the responsibility of administering and enforcing by-laws.

OWNER includes the registered owner, the person for the time being managing or receiving the rent of the land or premises in connection with which the word is used, whether on the person's own account or as agent or trustee of any other person, or who would receive the rent if such land and premises were let, or a lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the property in accordance with the standards of this By-law.

PROPERTY means a building or structure or part of a building or structure and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, retaining walls, fences and erections thereon, whether heretofore or hereafter erected, and includes vacant land.

REPAIRS includes:

- (a) Maintenance and upkeep; and
- (b) The provisions of facilities, the making of additions or alterations or the taking of any other action that may be required to ensure that a Building confirms with the standards established in a by-law or Act.

2.2 Any word or term not defined in this By-law shall have the meaning ascribed to it in the Provincial Offences Act, Building Code Act or the Ontario Building Code.

SECTION 3 AUTHORITY

3.1 The Chief Building Official shall administer this By-law.

SECTION 4 REGULATIONS

4.1 The Owner or occupant of a Property is authorized to enter Adjoining Lands, not including adjoining City Property, at any reasonable time, for the purpose of making Repairs or alterations to any Building, fence or other structures on the Property of the Adjoining Owner or occupant but only:

- (a) If the Repairs or alterations to the Building, fence or other structure cannot be made from the Property of the Owner or occupant or from a street adjoining that Property; and

- (b) To the extent necessary to carry out the Repairs or alterations.

4.2 The power of entry under Section 4.1 may be exercised by an employee or agent of the Owner or occupant of the Property.

4.3 The power of entry under Section 4.1 is subject to compliance with the following conditions:

- (a) A person exercising the power of entry shall display or, on request, produce government issued photo identification;

- (b) (i) The Owner or occupant of the Property shall provide reasonable written notice of the proposed entry to the Adjoining Owner or occupant of the Adjoining Lands at least 24 hours before any person enters the Adjoining Lands; and

- (ii) The notice shall include:

1. A description of the Repairs or alterations and how the Repairs will be made;

2. The date of entry and duration of occupation; and
 3. A telephone number that can be used to contact the Owner or occupant of the Property.
- (c) The notice shall be served personally on the person to whom it is directed or by registered mail to the last known address of that person, in which case it shall be deemed to have been given on the third (3rd) day after it is mailed.
- 4.4 Despite Section 4.3(b), in the case of an emergency, a notice that includes the content prescribed under Section 4.3(b)(ii) may be given less than 24 hours before any person enters the Adjoining Lands or as soon as practicable after any person enters the Adjoining Lands in any manner likely to come to the attention of the Owner or occupant of the Adjoining Lands.
 - 4.5 The duration of the entry shall not exceed the period of time reasonably required to complete the Repairs or alterations described in the notice.
 - 4.6 The Owner or occupant of the Property shall ensure that the person exercising the power of entry does not create any hazards or allow any hazards to exist on the Adjoining Lands.
 - 4.7 The Owner or occupant of the Property shall, in so far as is practicable, restore the Adjoining Lands to its original condition, including removing any equipment or materials on the Adjoining Lands as a result of the entry.
 - 4.8 The Owner or occupant of the Property shall provide compensation for any Property damage caused by the entry on the Adjoining Lands.
 - 4.9 The power of entry under Section 4.1 does not authorize:
 - (a) Entry into a Building on the Adjoining Lands;
 - (b) Entry for any propose other than conducting the Repairs or alterations described in the notice;
 - (c) The storage of materials or equipment, or the parking of vehicles, on the Adjoining Lands; and
 - (d) An exemption to any person from complying with other applicable federal or provincial legislation or municipal by-laws.

SECTION 5 EXEMPTIONS

- 5.1 The City and its Agencies, Boards, and Commissions are exempt from the requirements of this By-law.

SECTION 6 VALIDITY AND SEVERABILITY

- 6.1 Should any section, subsection, clause or provision of this By-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this By-law as a whole or any part thereof, other than the part so declared to be invalid.

SECTION 7 REPEAL AND TRANSITION

- 7.1 Except as provided by Section 7.2 hereof, By-law Number 5711, is hereby repealed.

7.2 Notwithstanding Section 7.1 hereof, the provisions of By-law Number 5711, shall continue to apply to any properties in respect of which an Order has been issued under the said By-law until such Order has been concluded.

SECTION 8 EFFECTIVE DATE

8.1 This by-law shall come into force and take effect on the day of the final passing thereof.

This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on July 13, 2026, Mayor Drew Dilkins will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – July 13, 2026

Second Reading – July 13, 2026

Third Reading – July 13, 2026

BY-LAW NUMBER 108-2026

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 13TH DAY OF JULY, 2026

Passed the 13th day of July, 2026.

WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Windsor at this meeting be confirmed and adopted by by-law;

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. The action of the Council of The Corporation of the City of Windsor in respect to each recommendation contained in the Report/Reports of the Committees and the local Boards and Commissions and each motion and resolution passed and other action taken by the Council of The Corporation of The City of Windsor at this meeting is hereby adopted and confirmed as if all such proceedings were expressly in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Windsor are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Windsor referred to in the preceding section hereof.
3. The Mayor and the City Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the City of Windsor.

This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on July 13, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – July 13, 2026
Second Reading – July 13, 2026
Third Reading – July 13, 2026



Council Questions: SCM 105/2026

Subject: Summary of Outstanding Council Questions as of July 2, 2026

Outstanding Council Questions as of July 2, 2026

Meeting Date	CQ #	Status	Council Member	Department	Question
2/3/2020	CQ 4-2020	Outstanding	Kieran McKenzie	Comm. Human & Health Services	That Administration prepare a comparative analysis of the Affordable Housing frameworks and incentives that are in place in comparable municipalities. To the extent that the data is available the analysis should consider all forms of affordable housing and the composition of the affordable housing marketplace in the communities analyzed.
1/16/2023	CQ1-2023	Outstanding	Kieran McKenzie	Comm. Economic Development	Asks that given Council's declaration of a Climate Change Emergency informing the need to address climate change through municipal policy frameworks; And further, given the energy capacity challenges and opportunities faced by our community over the short, medium and long term; That Administration report back to Council with proposals for Council consideration to create a Green Energy Community Energy Plan (CIP) with the goal of creating a favourable energy investment climate for sustainable energy proposals.
2/13/2023	CQ5-2023	Outstanding	Kieran McKenzie	Comm. Economic Development	Given the significant housing crisis challenging municipalities across Canada, including the City of Windsor And noting, the objective stated by the Government of Ontario to add 1.5 Million home across the province over the next 10 years, including 13,000 in our Community. And Whereas, the City of Windsor has already recognized the benefits of adding housing capacity through Additional Dwelling Units (ADUs) by enacting Planning Act amendments thereby eliminating some barriers to investment. That Administration report back with further options for Council to consider that would include a range of financial tools including (but not necessarily limited to) a targeted Community Improvement Plan or Grant program that would address industry challenges to help promote greater uptake of the opportunity to augment housing stock through investments in ADUs.

Meeting Date	CQ #	Status	Council Member	Department	Question
2/13/2023	CQ6-2023	Outstanding	Kieran McKenzie	Comm. Corporate Services	That, given the City of Windsor's stated objective in Council's approved Diversity and Inclusion Initiative to: continually take steps to learn and grow as a community and to recognize that "diversity adds to our strength and creates an important opportunity for fostering understanding, acceptance and innovation", and, The City's publicly articulated commitment to an Agency, Board and Committee (ABC) appointments process that is transparent, fair and consistent; That Administration undertake a review of the city's appointment policy, including a comparison to processes and policies adopted in peer municipalities such as (but not limited to) London, Kitchener and Cambridge and report back with options for Council consideration in terms of best practices or improvements that can be made in the context of Equity, Diversity, Inclusion, Transparency and Accountability.
7/8/2024	CQ32-2024	Outstanding	Kieran McKenzie	Comm. Economic Development	Asks that Administration report back on options that will help address scenarios where tenants in rental accommodations in the City of Windsor may be at risk for heat exposure in their dwelling unit.
7/8/2024	CQ33-2024	Outstanding	Renaldo Agostino	Comm. Economic Development	Asks that given over the past month, our downtown has unfortunately seen some long-standing businesses leave their location due to landlord/tenant issues including earlier eviction then may be necessary. Acknowledging that administration is currently undergoing a review of all CIPs, I ask that when the final report comes back, it includes a review of potential CIP options that could help mitigate such situations in the downtown core
9/9/2024	CQ40-2024	Outstanding	Kieran McKenzie	Comm. Corporate Services	Asks that Administration report back on the open data frameworks we have at the City of Windsor and report back on best practices observed in comparable communities across Ontario.

Meeting Date	CQ #	Status	Council Member	Department	Question
9/23/2024	CQ42-2024	Outstanding	Fred Francis	Comm. Human & Health Services	Asks that Administration report back to City Council with respect to options for homelessness, specifically the logistics and costs for creating tiny home villages, similar as to what has been done in other Ontario cities. This report should also include any pros and cons of doing so, based on best practices and testimonials from the other City's governments, if applicable.
2/10/2025	CQ4-2025	Outstanding	Renaldo Agostino	Comm. Community Services	With the extension of H4 at Water World, it is clear that downtown has lost its community centre. With that being said, I would like administration to investigate partnerships with organizations like the Boys and Girls Club of Canada to open a youth community centre in the core. What would the process be to get a Boys and Girls Club in Windsor? Some of our empty schools would make a perfect location
5/12/2025	CQ10-2025	Outstanding	Renaldo Agostino	Comm. Community Services	Asks that Administration review our arts funding model, post-Covid. We can see the arts community struggling – what can we do to support more artists in our city?
5/26/2025	CQ11-2025	Outstanding	Fred Francis	Comm. Community Services	Asks that Administration please provide to City Council a status report regarding the establishment of an Ojibway National Urban Park and the involvement of both the Federal and Provincial governments in doing so.
5/26/2025	CQ12-2025	Outstanding	Gary Kaschak	Comm. Infrastructure Services	As we are seeing more, anywhere from 8 to 12 individuals living in a single residence, with each person having their own vehicle, and in some cases using and parking commercial vehicles on city streets also, it has caused a strain to the on-street parking availability and system. Asks that Administration provide a report with options to alleviate the above situations, and in that report, can Administration also advise of the potential of a City By-law allowing, for example, only 4, 5, or 6 vehicles maximum at a residence. Any vehicles over and above a number that Administration and City Council choose would be subject to a yearly fee per vehicle to be paid, or the amount added to their property tax bill.

Meeting Date	CQ #	Status	Council Member	Department	Question
7/14/2025	CQ13-2025	Outstanding	Renaldo Agostino	Comm. Human & Health Services	Asks that as the landscape of social challenges continues to evolve, particularly with anticipated legislation such as Bill 6 and pending changes to federal laws, I am calling on our administration — including Health and Human Services, Community Housing, Parks and Recreation, and, certainly not limited to, the Windsor Police Service — to proactively develop a comprehensive strategy to address the growing concern of open-air drug use in our downtown core and across the city. This is a complex issue that demands coordinated and compassionate action. It affects residents, businesses, and vulnerable individuals alike. I believe it's time for a broader community conversation: What more can we all do — together — to respond to this challenge?
7/14/2025	CQ15-2025	Outstanding	Renaldo Agostino	Comm. Corporate Services	Asks that administration review the current bylaws and regulations concerning mobile food vendors and food trucks. The mobile food industry has evolved significantly in recent years, and I believe there may be opportunities to modernize our policies to better support these small businesses while continuing to meet the needs of the community. A review could help identify potential areas for increased flexibility and opportunity, such as operating locations, hours, permitting processes, or event participation. Supporting a thriving food truck sector could also enhance our local economy, increase access to diverse food options, and contribute to a vibrant public space.
9/8/2025	CQ16-2025	Outstanding	Angelo Marignani	Comm. Infrastructure Services	Countdown timers on traffic signals improve safety for pedestrian and drivers. Asks Administration what can we do as a city to incorporate this safety tool, such as new construction retrofit programs or funding allotments with a dedicated budget and asks Administration to report back regarding a feasibility study on the cost, timeline, and the logistics of a citywide implementation plan and outlining a phased in approach for installing countdown timers on our traffic signals.

Meeting Date	CQ #	Status	Council Member	Department	Question
9/8/2025	CQ17-2025	Outstanding	Renaldo Agostino	Comm. Corporate Services	Residents and business owners in the downtown core have recently reported troubling and violent incidents occurring near both existing and newly opened pharmacies that operate as methadone clinics, Asks that Administration be directed to conduct the following research and report back to inform Council's understanding of how other jurisdictions manage access to methadone treatment while addressing community impacts: 1. The number of methadone (opioid therapy) clinics operating in each comparable Ontario municipality, including those located in downtown areas; 2. Any special considerations, zoning provisions, licensing requirements, by-laws, or moratoriums associated with methadone clinics in those municipalities; 3. The process and regulatory framework required to open a methadone clinic, including the roles of municipal, provincial, and federal authorities; 4. Municipal by-laws or other tools, if any, that require review of proposed clinic locations prior to opening; 5. Regulations or notification requirements in place to inform nearby residents and business owners when a proposed pharmacy includes methadone treatment services. And asks THAT the report include a comparative summary of municipal approaches and identify potential policy considerations that may apply locally.

Meeting Date	CQ #	Status	Council Member	Department	Question
10/20/2025	CQ20-2025	Outstanding	Kieran McKenzie	Comm. Economic Development	Asks that given the uncertainty in the automotive and manufacturing sector as it relates to bilateral trade and integrated supply chains impacting workers and businesses in Windsor Essex, Administration be directed to engage Invest Windsor Essex and other regional Economic Development partners, including, but not limited to, the Regional Chambers of Commerce and the County of Essex, to identify Tariff related risk to the regional manufacturing sector and through this engagement recommend an appropriate advocacy strategy and policy recommendations for consideration to help mitigate the impacts to our regional economy, jobs and investment.
11/10/2025	CQ21-2025	Outstanding	Gary Kaschak	Comm. Human & Health Services	As per recent media reports, I ask Administration to provide a report on the methods and strategies that St. Thomas, Ontario has completed recently to their reported 'cracking the code in solving homelessness'. An analysis of their methods and amounts of City finances incurred in doing this would be beneficial for Windsor City Council. As well, the amounts they received from upper level of governments in their endeavour should be provided.

Meeting Date	CQ #	Status	Council Member	Department	Question
1/12/2026	CQ1-2026	Outstanding	Renaldo Agostino	Comm. Economic Development/Deputy CAO	Windsor residents continue to face serious housing pressures—not only in affordability and availability, but also in the shortage of attainable, family-sized housing that allows families, seniors, and working households to remain in our community. As Council continues to look for practical and community-focused ways to address Windsor’s housing shortage, it is important to understand how the City’s role in planning policies, procedures, and approvals can support the delivery of privately built housing, including both rental housing and small-scale condominium developments that provide attainable ownership opportunities for residents. Asks that Administration report back on the funding and tools that are available at the provincial and federal level including the new Build Canada Homes Agency to support community, non-profit and private housing development in Windsor. Included in this, could administration report back on how these program requirements align with City of Windsor planning and zoning requirements such as minimum unit requirements or affordability thresholds to ensure a streamlined application process and remove barriers to access these programs. Additionally, can administration investigate and report back a summary of current municipal incentives and programs that are available in other comparable cities and municipalities including: capital grants, planning fast tracking, tax incremental financing, fee and charge waivers, and specialized programs like multi-unit residential acquisition (MURA) programs or formal land banking and transfers.
2/9/2026	CQ2-2026	Outstanding	Mark McKenzie	Comm. Infrastructure Services	Asks that Administration report back on the feasibility of revenue sharing agreements with BIAs that would direct a percentage of parking meter and municipal lot revenues generated within each BIA boundary back to that BIA.

Meeting Date	CQ #	Status	Council Member	Department	Question
2/9/2026	CQ3-2026	Outstanding	Renaldo Agostino	Comm. Corporate Services	At its February 5, 2026 meeting, the Windsor Essex County Board of Health passed a resolution emphasizing the need for municipalities to implement licensing frameworks that ensure the Health Unit is immediately notified when new food premises, personal service settings, and tobacco/vapour retailers plan to open, allowing them to be identified and tracked from the outset. Given that the City of Windsor is the only local municipality with such a licensing and registration framework in place, I ask that administration report back on how this existing framework could be leveraged or expanded for the purpose of protecting the health and well-being of city residents through strengthened coordination with the Windsor-Essex County Health Unit. Specifically, • Ensuring new food premises, personal service settings, and vape retailers are registered with the city so that the WECHU is informed when they open. • Exploring how Windsor's existing tobaccoist licensing model can be adapted and applied specifically to vapour product retailers, ensuring consistent identification, notification, and enforcement for these higher risk, youth sensitive businesses in alignment with the Board of Health resolution.
2/9/2026	CQ4-2026	Outstanding	Frazier Fathers	Comm. Infrastructure Services	Asks that Administration report back to the Environment, Transportation and Public Safety Committee on the incremental cost differences of including permanent traffic calming measures as part of the local and residential road rehabilitation and repair project and programs. As part of this report, a scan of comparable municipalities traffic calming strategies on residential and local roads and their funding mechanisms should be included. Finally, the report should include the development of a framework to identify the types of traffic calming strategies that would be appropriate for these roads considering the types of rehabilitations/reconstruction that are planned annually.

Meeting Date	CQ #	Status	Council Member	Department	Question
2/23/2026	CQ5-2026	Outstanding	Renaldo Agostino	Comm. Corporate Services	Asks that given the continuous surge in copper theft targeting critical infrastructure in our region – including the January 2026 vandalism of the Malden Park toboggan hill lights, and noting that Bell Canada identifies Windsor as a “hotspot” for telecommunications tampering, will Administration review the feasibility of a Salvage Yard By-law similar to Brantford’s by-law 37-2024, which prohibits cash payments by scrap yards, which requires every payment must be traceable by e-transfer or check. Also asks if Administration would consider the possibility of creating a permit system for the sale of precious metals requiring traceable identification for all metal sales, and mandatory 24/7 reporting to Windsor Police every time high risk items such as copper tubing or manhole covers are sold to scrap yards. Also, will the city consider joining the province-wide advocacy campaign calling for a consistent Ontario-wide scrap metal statute to prevent jurisdictional ‘leaking’ of stolen goods?
2/23/2026	CQ6-2026	Outstanding	Mark McKenzie	Comm. Corporate Services	Asks that Administration prepare a report outlining options to update Windsor’s Public Spaces by-law, including potential measures to address open drug use, panhandling by or on roads, loitering in bus shelters, putting up tents or other shelters, and other behaviours impacting the safety and enjoyment of public spaces. The report should look at other municipalities, including but not limited to, the City of Edmonton, and should include legal considerations, enforcement implications, and recommendations.

Meeting Date	CQ #	Status	Council Member	Department	Question
3/30/2026	CQ7-2026	Outstanding	Renaldo Agostino	Comm. Human & Health Services	Asks that Administration review the centralized housing registry with those of comparator regions and neighbouring municipalities to determine if there are minimum age thresholds in seniors buildings, and further to review priority sequence of applicants, whether applicants need to show evidence of residency for a period of time before becoming eligible to apply to our list, for example you must show that you have been in Windsor for a minimum period before you can apply and whether residents with arrears from a prior tenancy are eligible to reapply for community housing.
3/30/2026	CQ8-2026	Outstanding	Angelo Marignani	Comm. Infrastructure Services	Asks that Administration report back to Council on the feasibility of implementing traffic calming measures on Cypress Avenue, including the analysis of the current traffic volume and a review of specific engineering options to improve safety on this heavy-use corridor.
4/27/2026	CQ9-2026	Outstanding	Kieran McKenzie	Comm. Corporate Services	Given that the City of Windsor's integrated transportation system faces significant risks due to unforeseen inflationary pressures on fuel prices exacerbated by the conflict in the Middle East; and, Given that these rising costs threaten the viability of taxi operations and the total number of vehicles available to support the public; and, Given that the current August 31st deadline for taxicab license renewals and the associated 10-year vehicle age cap is rapidly approaching; Administration is requested to provide a report expeditiously analyzing the risks and mitigation proposals for a temporary, one-year extension to the current 10-year age limit for taxicab vehicles. This analysis should include specific strategies to maintain public safety, such as enhanced mechanical inspection protocols, to ensure that this time-limited reprieve does not compromise service standards before the upcoming licensing deadline.

Meeting Date	CQ #	Status	Council Member	Department	Question
4/27/2026	CQ10-2026	Outstanding	Frazier Fathers	Comm. Economic Development/Deputy CAO	Over the weekend, the former Benson school on Wyandotte Street was placed up for sale. As this is a strategic property on Wyandotte Street, I am requesting that Administration report back on the potential for the City to purchase this property, including it in the Housing Solutions Made for Windsor portfolio.
5/11/2026	CQ11-2026	Outstanding	Angelo Marignani	Comm. Infrastructure Services / City Engineer & Chief Operating Officer - Hydro ENWIN Utilities	Asks that given the frequent intermittent blackouts impacting Windsor residents, could ENWIN detail the root causes of these failures and give a specific timeline for infrastructure upgrades to resolve the service stability.
5/11/2026	CQ12-2026	Outstanding	Jo-Anne Gignac	Comm. Infrastructure Services / City Engineer	Asks that Administration undertake a comprehensive review of on street parking City wide taking into consideration the impact of automated refuse/organic waste etc., snow clearing and street cleaning. It should be presented with the data gathered from the pilot for front yard parking in Walkerville to determine how best to approach reasonable provision of services to all residents. Options that look at restrictions of on street parking during traditional snow clearing months and alternate month parking on both sides of all residential roads for effective street sweeping should be presented with data from other Ontario Municipalities that currently utilize these tools.
5/25/2026	CQ13-2026	Outstanding	Gary Kaschak	Comm. Infrastructure Services / City Engineer	Asks that Administration revisit the implementation of a 40km/h residential street speed limit for all City residential streets vs. most areas of the City having 50km/h on the residential streets. Many residents are concerned with aggressive driving in their area & doing this would be a goal of Vision Zero and not a difficult task to achieve. Can Administration provide a report as to the pros and cons and keeping financial implications to a minimum, for an upcoming City Council discussion.

Meeting Date	CQ #	Status	Council Member	Department	Question
6/8/2026	CQ14-2026	Outstanding	Frazier Fathers	Comm. Human & Health Services	Asks that Administration BE DIRECTED to report back on the City's encampment response, including: 1.Average Encampment Volume - oThe monthly average number of encampments present in the City, based on available data and defined timeframes; 2.Cost of Response - oThe 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 - oA summary of the departments, divisions, and external partners involved in encampment response activities, and their respective roles; 4.Timeline for Resolution - oThe 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 - oOptions 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.

Meeting Date	CQ #	Status	Council Member	Department	Question
6/8/2026	CQ15-2026	Outstanding	Renaldo Agostino	Comm. Economic Development/Deputy CAO	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.
6/8/2026	CQ16-2026	Outstanding	Jo-Anne Gignac	Comm. Corporate Services	Asks that Administration provide a report on the ability of municipalities to license and require users to have insurance for powered bikes, scooter, etc.

Meeting Date	CQ #	Status	Council Member	Department	Question
6/8/2026	CQ17-2026	Outstanding	Mark McKenzie	Comm. Economic Development/Deputy CAO & Comm. Corporate 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?



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Executive Summary

Tourism Windsor Essex Pelee Island / Invest WindsorEssex

Alignment Recommendations

Prepared for: Gordon Orr

Prepared by: Lisa Cashmore and Shelby Woodall

July 2026



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Executive Summary

NorthGuide was engaged by Gordon Orr, with support from both boards, to conduct an independent review of how Invest WindsorEssex (IWE) and Tourism Windsor Essex Pelee Island (TWEPI) can best work together. Over four months, this engagement included a review of organizational documents and financials, a benchmarking scan of comparable Canadian models, twelve confidential stakeholder interviews with funding partners and regional leaders, and facilitated workshops with each organization's board and staff teams.

The recommendations that follow chart a clear, evidence-based path to a more integrated and resilient structure built on the considerable strengths both organizations have already demonstrated in service of the Windsor-Essex and Pelee Island region.

What emerged clearly

Across all aspects of the engagement, a consistent picture emerged. Neither board, nor staff teams, argued for maintaining two fully separate organizations as a long-term model. Both organizations are well regarded and performing effectively in their respective mandates. The case for integration is about opportunity, not necessity. It is an opportunity to build on existing strengths and to unlock new capability for the region. There is broad consensus that a unified governance structure, consolidated back-office services, and closer operational coordination make sense, while a full brand merger at this stage does not. Any efficiencies realized through integration should be reinvested in expanded capacity.

Recommendation 1

Governance

Move to a single board of directors, purpose-built for the integrated organization.

- Replace the two existing boards with a single unified board of approximately 9 to 11 directors (ideally an odd number to avoid tie votes)
- The board should be primarily skills-based, with representation across finance, legal, HR, government relations, marketing and communications, and voices that understand both the tourism and investment attraction mandates of the region
- Reserve two ex officio seats for the Mayor of Windsor and the Warden of Essex County, reflecting the dual municipal funding relationship; each may designate an alternate from their respective councils to attend and vote in their absence
- The CEO participates in board meetings as a non-voting ex officio member
- Board terms should be multi-year and aligned with the municipal election cycle

- Board recruitment should be treated as a matrix exercise, balancing skills, sector, geography, and organization size over successive terms
- Establish two advisory committees: one for economic development, one for tourism and destination development; each committee is convened and managed by senior staff rather than the board

Recommendation 2

Organizational Design and Branding

Two organizations, working as one while each retains their distinct identity within a single integrated structure.

- Bring IWE and TWEPI together as a single integrated organization, with both operating as distinct business units within a shared legal structure. The form and name of the parent entity will be determined in consultation with legal counsel as a Phase 1 action.
- No operating brand is retired at this stage, and no changes to existing brand assets are required; both organizations have built real equity with their respective audiences, and merging those identities prematurely risks eroding credibility on both sides
- As the governance model is finalized, the board should seek legal advice on the appropriate corporate structure; most likely a member or shareholder agreement establishing a parent entity, with updated bylaws for both organizations. The name and form of the parent entity will be determined through that process. Full amalgamation, if pursued, would be a later step.
- Brand architecture is a question to explore over time, as the integrated organization develops a clearer sense of what it is together; that question should follow the operational learning, not get ahead of it

Recommendation 3

Early Actions for the Integrated Organization

Begin building the integrated organization from the inside out, starting with a shared sense of purpose and the practical connections that make the teams more useful to one another.

Three early actions should begin as soon as the boards have approved the path forward:

- **Develop a shared mission, vision, and values.** A shared statement developed with genuine input from both teams, both boards, and key stakeholders is a foundational step; this should

be completed before any brand architecture decisions are made, and treated as a living foundation to be revisited as the integrated organization matures

- **Establish formal referral pathways between the teams.** IWE and TWEPI serve the same region but currently have no formal mechanism for connecting clients to each other's services; building those pathways into intake forms, onboarding conversations, and client management workflows creates a more seamless experience for the clients and communities both organizations serve
- **Begin integrating joint programming and events.** Early, visible collaboration builds confidence in the process and creates the kind of shared wins that make integration feel like something the teams are building together, not something imposed on them

Recommendation 4

Operational Efficiencies

Consolidate back-office and administrative functions under a shared services model, and reinvest the resulting savings in expanded capacity for both organizations.

- Consolidate back-office functions under a shared services model, including the following: finance and accounting, HR and payroll, IT support, administrative support, and software, subscriptions, and memberships
- Explore a joint agency of record arrangement to replace the current separate contracts with the same provider
- The priority is not dramatic cost reduction but streamlining processes and ensuring staff time and resources are directed where they add the most value
- Any efficiencies realized should be reinvested in expanded organizational capacity; integration done right is a case for sustained investment, not reduced contributions
- Work toward aligning the marketing functions of both organizations under shared leadership in Phase 2, once governance has stabilized; IWE's corporate and government-facing strengths and TWEPI's consumer-facing brand and destination marketing expertise are complementary, and the integrated organization is stronger for bringing them together
- Corporate communications should continue as a distinct function from marketing
- The CEO should bring a consolidated services plan to the unified board within the first 90 days after the first board meeting, with shared services fully operational within twelve months of governance consolidation

Recommendation 5

Physical Space

A shared physical home is the long-term vision — the right space, at the right time, for the right reasons.

- Shared space supports the cultural and operational goals of the integrated organization; bringing both teams under one roof reinforces collaboration and signals a unified identity to staff, clients, and partners
- Both current leases provide stability through the integration period; no immediate changes to either location are required
- In the near term, specific functions may begin working together across the two existing offices. For example, the marketing and communications teams co-locating as joint work takes shape
- The new unified board will assess space options as part of its consolidated services planning, with any decision informed by the organization's needs at that stage, not external pressure
- A formal space search, when initiated, will be led by the integrated organization on its own timeline

Recommendation 6

Phasing and Implementation

Pursue integration in three deliberate phases.

Phase 1 — Governance, Organizational Design and Legal Structure (2026, pre-election)

- Both boards pass resolutions approving the integrated governance model
- Legal counsel engaged to advise on corporate structure
- Internal staff communications delivered
- Shared mission, vision, and values process underway
- Skills matrix for the unified board developed; recruitment begins; new board identified by the end of 2026 and seated following the October election (by January 2027)

Phase 2 — Shared Services and Operational Alignment (2026–2027)

- CEO presents a consolidated services plan to the new unified board
- HR policies reviewed and harmonized
- Referral pathways built and tested
- Marketing functions aligned under shared leadership

- The unified board considers space options as part of consolidated services planning

Phase 3 — Shared Space and Brand Development (2027–2029)

- Brand audit commissioned
- Space options assessed and a decision made by the unified board on the path forward
- If a shared location is pursued, search, negotiation, and build-out undertaken
- Governance and operating model reviewed at the three-year mark

Recommendation 7

Change Management and Staff Communication

The structural work of integration is only half the job. Communication and culture must be treated as an ongoing leadership responsibility through every phase that follows.

- Develop a staff communications plan in parallel with the governance process, so that both teams hear directly from the CEO immediately after the board approves the recommendations; the message should be honest about what has been decided, clear about what is still being worked through, and specific about what will and will not change for each team
- A stakeholder communications plan should be developed alongside the internal staff plan; funders, municipal partners, and key stakeholders should hear a clear and consistent message about the integrated organization and what it means for the region
- Staff should hear clearly that the goal of integration is to build a stronger organization, not a smaller one, and that as efficiencies are realized, the intent is to reinvest in the people and programs that make both organizations effective
- Give staff a direct role in building the integrated organization through cross-functional project teams focused on areas such as shared services, referral pathways, space planning, and internal culture; this distributes ownership of the integration and signals that the new organization is being built with both teams, not handed down to them

Conclusion

These recommendations reflect four months of rigorous, independent engagement with the boards, staff, and stakeholders of both organizations. NorthGuide believes they represent a sound and achievable path toward a more effective and resilient structure that positions IWE and TWEPI, and the Windsor-Essex and Pelee Island region, for long-term success.

City Council
Monday, July 13, 2026
Item No. 8.3 - Written Submission

Hello City Councilors,

Thank you for having me here today. Firstly, let me tell you what a vital service Canadian Checker Cab is with their accessible vehicles. These vehicles allow people with disabilities to be part of the hustle and bustle of everyday life just like everyone else, unlike others modes of accessible transportation within Windsor Essex where you have to book weeks in advance or take multiple transfers to get to your destination. If I want to meet a friend at the mall for lunch, shopping, and a show, then I can do so. People with disabilities suffer from severe social isolation quite frequently and a service like this helps immensely. I agree with all the recommendations put forward in this request, except one, I think that the 12 year cut off period should be extended to keep as many accessible vehicles on the road as possible. It cannot be said unequivocally that a vehicle will break down after 12 years. If the vehicle is safe for travel and in good condition I ask you to please consider extending this stipulation to accommodate everybody. Thank you so much for your time.

Sarah Bondy