City Council Meeting Agenda

Date: Monday, July 27, 2026
Time: 10:00 o'clock a.m.

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

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure Bylaw 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

Item #	Item Description
1.	**ORDER OF BUSINESS**

2. **CALL TO ORDER** - Playing of the National Anthem

READING OF LAND ACKNOWLEDGEMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

3. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

4. **ADOPTION OF THE MINUTES**

5. **NOTICE OF PROCLAMATIONS**

Flag Raising Ceremony

Windsor-Essex Pride Fest – July 31, 2026

6. **COMMITTEE OF THE WHOLE**

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

7.1. Correspondence Report 7.1.1 through 7.1.5 **(CMC 13/2026)**

7.2. 2026 Sale of Lands for Tax Arrears - City Wide **(C 102/2026)** *Author: Angela Lonsbery, Manager, Revenue and Collections*

8. CONSENT AGENDA

8.1. Tax Relief 2026 (for 2025 Taxes) - Extreme Poverty and/or Illness, and Tax Deferrals- City Wide **(C 103/2026)** *Author: Carolyn Nelson, Manager, Property Valuation & Administration*

8.2. Delegation of Authority for Sandwich South Development Capital Works Debt Financing During a Council 'Lame Duck' Period - City Wide **(C 108/2026)** *Author: Lorie Gregg, Executive Director, Financial Planning/Deputy Treasurer*

8.3. Applications for 2025 Tax Reductions under S 357/358 of the Ontario Municipal Act 2001 - City Wide **(C 104/2026)** *Author: Carolyn Nelson, Manager, Property Valuation & Administration*

CONSENT COMMITTEE REPORTS

8.4. Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3 **(SCM 234/2026) (S 59/2026)** *Author: Brian Nagata, Planner III - Development (Acting)*

8.5. Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4 **(SCM 235/2026) (S 57/2026)** *Author: Averil Parent, Planner II - Development Review*

8.6. Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3 **(SCM 236/2026) (S 60/2026)** *Author: Laura Diotte, Manager – Planning, Development Applications*

8.7. Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare's Furs Building and Sign (Ward 3) **(SCM 237/2026) (S 64/2026)** *Author: Tracy Tang, Planner III - Special Projects*

8.8. Brownfield Environmental Site Assessment 2650 Metcalfe St Ward 5 **(SCM 238/2026) (S 47/2026)** *Author: Simona Simion, Planner III Economic Development (Acting)*

8.9. CIP Brownfield Rehabilitation - 844 Bridge Ave - Ward 2 **(SCM 239/2026) (S 56/2026)** *Author: Simona Simion, Planner III Economic Development (Acting)*

8.10. Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5 **(SCM 240/2026) (S 42/2026)** *Author: Kevin Alexander, Senior Planner-Special Projects*

8.11. Downtown Community Improvement Plan - 0 Pelissier St - Ward 3 **(SCM 241/2026) (S 55/2026)** *Author: Simona Simion, Planner III Economic Development (Acting)*

8.12. Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5 **(SCM 242/2026) (S 49/2026)** *Author: Kevin Alexander, Senior Planner-Special Projects*

8.13. Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide **(SCM 243/2026) (S 66/2026)** *Author: Brandon Calleja, Senior Manager/Deputy Chief Building Official - Permits*

8.14. Closure of the North/South Alley, Located South of Guignion Road, East of Gelinas Road and West of Routley Road, SAA-7271 - Ward 9 **(SCM 244/2026) (S 61/2026)** *Author: Denise Wright, Manager Real Estate Services*

8.15. Closure of North/South Alley Located Between Dougall Avenue and Church Street, North of Norfolk Street, SAA-7325 - Ward 1 **(SCM 245/2026) (S 62/2026)** *Author: Denise Wright, Manager Real Estate Services*

8.16. Closure of the North/South Alley Located Between St. Patrick's Avenue and Randolph Avenue, North of Totten Street and South of Algonquin Street, SAA-7208 - Ward 10 **(SCM 246/2026) (S 63/2026)** *Author: Denise Wright, Manager Real Estate Services*

8.17. Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1 **(SCM 247/2026) (S 67/2026)** *Author: Denise Wright, Manager Real Estate Services*

8.18. Closure of the East/West Alley Located North of Kent Street and East of Malden Road, SAA-7199 - Ward 1 **(SCM 248/2026) (S 68/2026)** *Author: Denise Wright, Manager Real Estate Services*

8.19. Closure of the North/South Alley Located Between Mark Avenue and Everts Avenue, South of Totten Street, North of Quebec Street, SAA-7160 - Ward 10 **(SCM 249/2026) (S 69/2026)** *Author: Denise Wright, Manager Real Estate Services*

8.20. Northwood Street Phase 2 Development – Species Conservation Act Registration – Ward 10 **(SCM 250/2026) (S 71/2026)** *Author: Patrick Winters, Manager of Development*

8.21. Minutes of the International Relations Committee of its meeting held May 20, 2026 **(SCM 251/2026) (SCM 179/2026)**

8.22. Minutes of the Property Standards Committee of its meeting held June 11, 2026 **(SCM 252/2026) (SCM 214/2026)**

8.23. Report No 60 of the International Relations Committee of its meeting held May 20, 2026 **(SCM 253/2026) (SCM 216/2026)**

8.24. Report No. 61 of the International Relations Committee of its meeting held May 20, 2026 **(SCM 254/2026) (SCM 217/2026)**

8.25. Report No. 62 of the meeting of the International Relations Committee held May 20, 2026 **(SCM 255/2026) (SCM 218/2026)**

Clerk's Note: Administration is providing the ***attached*** additional information memo **(AI 10/2026)** *Author: Sandra Gebauer, Council Assistant*

8.26. Minutes of the Age Friendly Windsor Working Group of its meeting held May 7, 2026 **(SCM 256/2026) (SCM 165/2026)**

8.27. Report No. 135 of the Windsor Accessibility Advisory Committee **(SCM 257/2026) (SCM 119/2026)**

8.28. Report No. 136 of the Windsor Accessibility Advisory Committee **(SCM 258/2026) (SCM 211/2026)**

8.29. Report No. 137 of the Windsor Accessibility Advisory Committee **(SCM 259/2026) (SCM 212/2026)**

8.30. 2026-2030 Child Care and Early Years Service System Plan (**SCM 260/2026) (S 75/2026)** *Author: Alicea Fleming, Senior Manager of Children's Services*

8.31. Over Street Banner Policy – City Wide **(SCM 261/2026) (S 76/2026)** *Author: Samantha Magalas, Manager, Parks, Recreation & Facilities Programming*

8.32. Response to CQ 2-2026 - Feasibility of Parking Revenue Sharing with Business Improvement Areas - City Wide **(SCM 225/2026) (S 58/2026**) *Author: Bill Kralovensky, Manager, Transportation Operations*

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. 2025 Financial Statements & Annual Report - City Wide **(C 78/2026)** *Author: Stephen Cipkar, Manager of Financial Accounting*

11.2. Grant Submissions in a Council "Lame" Duck Situation - City Wide **(C 99/2026)** *Author: John Aquino, Manager, Corporate Asset Planning (A)*

11.3. Procurement Overages in a Council "Lame Duck" Situation and 2027 Pre-Commitments - City Wide **(C 97/2026)** *Author: Mike Dennis, Manager, Capital Planning & Reserves*

11.4. 2026 Municipally Significant Event Status - Ward 4 **(C 107/2026)** *Author: Samantha Magalas, Manager, Parks, Recreation & Facilities Programming*

11.5. Real Estate Transaction Approval Authority During the Potential Lame Duck Period - City Wide **(C 106/2026)** *Author: Denise Wright, Manager, Real Estate Services*

11.6. Second Egress for Twin Oaks Business Area Municipal Class Environmental Assessment Study Completion - Ward 9 **(C 105/2026)** *Author: Chris Gerardi, Engineer II*

11.7. Welcome Centre Shelter for Women and Families, Request for Additional Funding **(C 101/2026)** *Author: Jennifer Tanner, Manager, Homelessness & Housing Support*

11.8. Community Improvement Plan Applications in a “Lame Duck” Council Situation - City Wide **(C 109/2026)** *Author: James Abbs, Manager – Planning - Land Information & Special Studies*

12. CONSIDERATION OF COMMITTEE REPORTS

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

13. BY-LAWS (First and Second Reading)

13.1. **By-law 109-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW”, authorized by CR173/2026, dated April 27, 2026.

13.2. **By-law 110-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW”, see Item 8.5.

13.3. **By-law 111-2026** - A BY-LAW TO REPEAL BY-LAW NUMBER 106-2010, BEING A BY-LAW PERTAINING TO THE DEPOSIT OF MONIES TO MEET THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK, CURBING OR PAVED BOULEVARD IN THE CITY OF WINDSOR, see Item 8.13.

13.4. **By-law 112-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR270/2026, dated June 29, 2026.

13.5. **By-law 113-2026** - A BY-LAW TO ADOPT AMENDMENT NO. 198 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR273/2026, dated June 29, 2026.

13.6. **By-law 114-2026** - A BY-LAW TO AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW”, authorized by CR273/2026, dated June 29, 2026.

13.7. **By-law 115-2026** - A BY-LAW TO ADOPT AMENDMENT NO. 201 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR277/2026, dated June 29, 2026.

13.8. **By-law 116-2026** - A BY-LAW TO AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR277/2026, dated June 29, 2026.

13.9. **By-law 117-2026** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by By-law B/L 73-2023, dated June 12, 2023.

13.10. **By-law 118-2026** - A BY-LAW TO DELEGATE AUTHORITY TO THE CHIEF ADMINISTRATIVE OFFICER TO APPROVE REAL ESTATE TRANSACTIONS BETWEEN AUGUST 21, 2026 AND NOVEMBER 14, 2026 (THE “LAME DUCK PERIOD”), authorized by subsections 275(1) and 275(3)(d) of the Municipal Act, 2001, S.O. 2001, c.25.

13.11. **By-law 119-2026** – A BY-LAW TO AUTHORIZE AND REGULATE OWNER OR OCCUPANT ENTRY ONTO ADJOINING LANDS FOR REPAIRS, ALTERATIONS OR IMPROVEMENTS, authorized by CR317/2026, dated July 13, 2026.

13.12. **By-law 120-2026** – A BY-LAW TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“OILC”) FOR FINANCING A CERTAIN CAPITAL WORK OF THE CORPORATION OF THE CITY OF WINDSOR (THE “MUNICIPALITY”); TO AUTHORIZE TEMPORARY BORROWING FROM OILC TO MEET EXPENDITURES IN CONNECTION WITH SUCH CAPITAL WORK; AND TO AUTHORIZE LONG-TERM BORROWING FOR SUCH CAPITAL WORK THROUGH THE ISSUE OF DEBENTURES TO OILC, authorized by CR140/2026, dated March 30, 2026

13.13. **By-law 121-2026** – A BY-LAW TO DELEGATE AUTHORITY TO THE OUTGOING COUNCIL TO PASS BY-LAW(S) TO AUTHORIZE THE ISSUE OF DEBENTURES FOR A CERTAIN CAPITAL WORK SET OUT IN SCHEDULE “A” TO THIS BY-LAW TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION, AND TO DEGATE AUTHORITY TO THE MAYOR, CITY TREASURER AND CITY CLERK TO ISSUE AND EXECUTE DOCUMENTS RELATED TO THE ISSUE OF THE DEBENTURES, see Item 8.2.

13.14. **By-law 122-2026** - A BY-LAW TO AUTHORIZE THE DELEGATION OF AUTHORITY TO APPROVE AGREEMENTS BETWEEN AUGUST 21, 2026 AND NOVEMBER 15, 2026 (THE “LAME DUCK PERIOD”) FOR THE PURPOSE OF OBTAINING GRANTS, see Item 11.2.

13.15 **By-law 123-2026** - A BY-LAW TO AUTHORIZE THE DELEGATION OF AUTHORITY TO CHIEF ADMINISTRATIVE OFFICER FOR THE PURPOSE OF APPROVING COMMUNITY IMPROVEMENT PLAN AND HERITAGE GRANT APPLICATIONS BETWEEN AUGUST 21, 2026, AND NOVEMBER 15, 2026 (THE "LAME DUCK PERIOD"), see item 11.8.

13.16 **By-law 124-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 27TH DAY OF JULY, 2026.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-laws 109-2026 through 124-2026 inclusive

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Environment, Transportation, and Public Safety Standing Committee
Wednesday, July 29, 2026
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, July 29, 2026
Immediately following the Environment, Transportation & Public Safety Standing Committee meeting, Room 140, 350 City Hall Square West

Development & Heritage Standing Committee
Tuesday, August 4, 2026
4:30 p.m., Council Chambers

Environment & Climate Change Advisory Committee
Thursday, August 13, 2026
5:30 p.m., via Zoom video conference

21. ADJOURNMENT

THE CITY OF WINDSOR ONTARIO, CANADA

Correspondence Report: CMC 13/2026

ATTACHMENTS

Subject: Correspondence Report for Monday, July 27, 2026 City Council Meeting

No.	Sender	Subject
7.1.1	Windsor-Detroit Bridge Authority	Response letter for Decision Number CR167/2026, regarding 2026 Community Benefits request. Administrative Lead: Deputy Chief Administrative Officer / Commissioner, Economic Development MD/14028 Note & File
7.1.2	Ministry of Municipal Affairs and Housing	Notice of amendment under the *Planning Act* to support a new framework for developer-identified parkland dedication. Administrative Lead: Deputy Chief Administrative Officer / Commissioner, Economic Development GP2026 Note & File
7.1.3	Ministry of the Environment, Conservation and Parks	Notice of regulatory change to the *Clean Water Act* to accelerate and improve protection for Ontario's drinking water sources. Administrative Lead: Commissioner, Infrastructure Services & City Engineer EI/10108 Note & File
7.1.4	County of Essex and Essex-Windsor Emergency Medical Services	Notice of planned implementation of the Medial Priority Dispatch System (MPDS) in September 2026. Administrative Lead: Justin Lammers, Chief, Essex-Windsor Emergency Medical Serivces MH/15195 Note & File

7.1.5	Essex Windsor Solid Waste Authority (EWSWA)	Report prepared to provide municipalities with an overview of the communication and outreach activities delivered by the EWSWA through its Promotion and Education (P&E) Program from 2020 to 2025 in support of food waste diversion and organics initiatives. Administrative Lead: Commissioner, Infrastructure Services and City Engineer EI2026 Note & File

WDBA • APWD
Windsor - Detroit Bridge Authority
Autorité du pont Windsor - Détroit

July 8, 2026

City of Windsor – Council Services Department
Ms. Anna Ciacelli, Deputy City Clerk and Supervisor of Council Services
350 City Hall Square West, Suite 530
Windsor, ON
N9A 6S1

RE: Decision Number: CR167/2026 Letter Requesting Additional Community Grants

Dear Ms. Ciacelli, Mayor Dilkens and members of Windsor City Council,

The Windsor-Detroit Bridge Authority ("WDBA") acknowledges the letter received from the City of Windsor's Council Services Department requesting additional grant funding for the community.

Major construction for the Gordie Howe International Bridge was completed by the end of 2025. Throughout the duration of construction, direct impacts on Windsor residents were limited as much as possible as a result of the heavy construction work occurring at the Canadian Port of Entry and bridge sites located in non-residential areas, and implementation of mitigation measures including noise and dust management, erosion and sediment control, aquatic resource protection, and traffic management efforts.

The intention of the Gordie Howe International Bridge Community Benefits Plan was to enhance the neighbourhoods closest to the project and lessen the effects of construction during the project's construction period. The Neighbourhood Infrastructure Strategy within the Community Benefits Plan was the mechanism through which the Gordie Howe International Bridge project team made investments toward various infrastructure projects, community programs, and partnerships in Windsor between 2019 and 2026, with $10 million in Community Benefits Plan funding committed in 2019 and an additional $1.5 million incorporated in 2024.

The availability of this funding was connected specifically to the construction period of the project, with the Community Benefits Plan concluding on March 31, 2026. As all Community Benefits Plan funding has been allocated, there are no available funds for additional community investment or plans to expand the plan at this time.

The Gordie Howe International Bridge team is proud of the unique and meaningful investments that were delivered within the City of Windsor over the construction period. These investments were purposely selected to support the communities closest to the project and to enhance the region's economic development and tourism potential into the bridge's operations phase. Some notable infrastructure investments to City of Windsor-owned/managed assets include:

- The Broadway Street Multi-Use Path including the trailhead at Malden Park and Matchett; Road underpass reconstruction – valued over $2.3 million;

100 Ouellette Avenue, Suite 400
Windsor, Ontario N9A 6T3
519-967-3038

100, avenue Ouellette, bureau 400
Windsor, Ontario N9A 6T3
519-967-3038

- Sandwich Street Enhancements - valued over $1 million, complementing the $12 million Sandwich Street Reconstruction project;
- The Malden Park Observation Area – valued over $350,000;
- Eco-Passage Wildlife Environmental Assessment – valued at $250,000;
- Infrastructure improvements in McKee Park – valued at $200,000;
- Over 430 trees and shrubs planted within various City of Windsor Parks – valued over $100,000; and
- Historical interpretation enhancements at the Duff-Baby Mansion - valued over $100,000.

These investments are in addition to significant contributions made in support of community-based programming in west Windsor, economic development and tourism-related initiatives, other infrastructure projects, and efforts to celebrate the region's unique history, culture, and artistry valued over $7 million. We appreciated the great working relationship with the City of Windsor and other delivery partners to implement these initiatives. These investments were also in addition to the significant work undertaken to revitalize Sandwich Street during the construction phase of the project, work that went significantly beyond the original commitments made by WDBA to the City of Windsor.

In addition to these investments, the construction phase of the project supported the region's economic development by enhancing local skills and knowledge through employment and research opportunities and stimulating the local economy through local employment and contracting opportunities. It is estimated that between 2018 and 2022, the construction of the Gordie Howe International Bridge supported over 10,000 jobs, mostly centred around the Windsor Census Metropolitan Area, and contributed over $1.3 billion to Windsor's local gross domestic product.

WDBA is confident that the contributions made during the construction phase will continue to have meaningful local impacts well into the future. We look forward to continuing to foster positive and productive relationships within the City of Windsor and broader region into the bridge's operations period.

Sincerely,

Chuck Andary
Interim Chief Executive Officer and Chief Legal Officer
Windsor-Detroit Bridge Authority
Chuck.Andary@wdbridge.com | Tel: 226-757-1933
www.gordiehoweinternationalbridge.com

Directeur général par intérim et chef des services juridiques
Autorité du Pont Windsor-Détroit
Chuck.Andary@wdbridge.com | Tel: 226-757-1933
www.pontinternationalgordiehowe.com

Ministry of Municipal Affairs and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

Ministère des Affaires municipales et du Logement

Bureau du ministre

777, rue Bay, 17e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

Ontario

234-2026-2403

June 30, 2026

Dear Head of Council,

I am writing to provide an update that the government has amended a regulation under the *Planning Act* to support a new framework for developer-identified parkland dedication.

Specifically, amendments to the regulation prescribes requirements to support:

- The identification of land
- Notice to owners
- Record to the Ontario Land Tribunal, and
- Land suitability criteria

The changes affect the following regulation:

- O. Reg. 509/20: Community Benefits Charges and Parkland

The amending regulation supports the government's plan to support increased housing supply, job creation, and economic activity in Ontario.

Please see the links below to the amending regulation: O. Reg. 207/26: Community Benefits Charges and Parkland
Updates will also be noted on the ERO posting: *Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act*

These changes were filed on June 26, 2026, and will come into force on July 1, 2026.

Sincerely,

Robert J. Flack
Minister of Municipal Affairs and Housing

c. Municipal Chief Administrative Officer and/or Treasurer
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Local Government Division, Municipal Affairs and Housing

ONTARIO REGULATION 207/26

made under the

PLANNING ACT

Made: June 26, 2026
Filed: June 26, 2026
Published on e-Laws: June 26, 2026
Published in *The Ontario Gazette*: July 11, 2026

Amending O. Reg. 509/20
(COMMUNITY BENEFITS CHARGES AND PARKLAND)

1. Section 8 of Ontario Regulation 509/20 is revoked and the following substituted:

Identification of land, prescribed requirements

8. For the purposes of identifying land in accordance with subsection 42 (4.30) of the Act, the owner of the land shall provide the following information and material in relation to the part of the land the owner proposes to be conveyed to the municipality:

1. A plan of survey, prepared by an Ontario land surveyor licensed under the *Surveyors Act*, that includes the information set out in subsection 24 (1) of Ontario Regulation 216/10 (Performance Standards for the Practice of Professional Land Surveying) made under that Act.
2. A description of any existing or proposed easements or other restrictions to which the land is, or could become, subject.
3. A description of any existing or proposed below grade infrastructure that is encumbering, or could encumber, the land.
4. A statement by the owner indicating whether the land meets the criteria set out in section 11.

2. Section 9 of the Regulation is revoked and the following substituted:

Notice of refusal

9. A notice provided by a municipality under subsection 42 (4.34) of the Act to refuse to accept the conveyance of land shall meet the following requirements:

1. The notice shall be given by personal service, ordinary mail, fax or email.
2. The notice shall be given within 20 days of the day the municipality decides to refuse to accept the conveyance of land.
3. The notice shall include,
    i. a statement that the council of the municipality has decided to refuse to accept the conveyance of the land,
    ii. an explanation for the refusal,
    iii. a statement that the owner of the land may appeal the refusal, within 20 days of the notice being given, to the Ontario Land Tribunal by filing with the clerk of the municipality a notice of appeal accompanied by the fee charged by the Tribunal, and
    iv. the last date for filing a notice of appeal.

Record following notice of appeal

10. For the purposes of clause 42 (4.36) (a) of the Act, the following information and material shall be included in the record:

1. A copy of the information and material set out in section 8.
2. If applicable, a copy of the notice given under subsection 42 (4.34) of the Act.
3. A copy of any report considered by the council relating to the land identified in accordance with subsection 42 (4.30) of the Act.

Criteria for purposes of s. 42 (4.38) of the Act

11. For the purposes of subsection 42 (4.38) of the Act, the following criteria are prescribed in relation to land identified in accordance with subsection 42 (4.30):

1. The land does not have in it any contaminants that would pose a risk to human health.

2. None of the land comprises any part of hazardous lands or hazardous sites, as those terms are defined in the Provincial Planning Statement issued under subsection 3 (1) of the Act.
3. None of the land is affected by mine hazards or oil, gas and salt hazards, as those terms are defined in the Provincial Planning Statement issued under subsection 3 (1) of the Act.
4. None of the land is affected by former mineral mining operations, mineral aggregate operations or petroleum resource operations, as those terms are defined in the Provincial Planning Statement issued under subsection 3 (1) of the Act.
5. The land does not contain and is not adjacent to any natural heritage features and areas, as that term is defined in the Provincial Planning Statement issued under subsection 3 (1) of the Act, unless the use of the land for a park would have no negative impacts on the feature or area.
6. The land will contain a sufficient depth and volume of soil to accommodate trees.
7. The land does not contain any liens, charges or other financial encumbrances that will not be removed before being conveyed to the municipality.
8. The land will be available to the public at all times, subject to any rules the municipality may choose to put in place.
9. The land will be visible from municipal or other publicly-owned land.
10. The land will be accessible by all users directly from municipal or other publicly-owned land.
11. The land is of a size and shape that is appropriate for park or other public recreational purposes.
12. The land identified in accordance with subsection 42 (4.30) of the Act is not located in the Greenbelt Area, unless the land proposed for development or redevelopment is in the Greenbelt Area.
13. If the land is within the Greenbelt Area, its use as a park would conform with the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan, as applicable.

Commencement

3. This Regulation comes into force on the later of the day subsection 12 (15) of Schedule 9 to the *More Homes Built Faster Act, 2022* comes into force and the day this Regulation is filed.

Made by:

ROB FLACK
Minister of Municipal Affairs and Housing

Date made: June 26, 2026

From: protection, source (MECP) < >
Sent: Tuesday, June 30, 2026 12:14 PM
Subject: Regulatory changes to the Clean Water Act to accelerate and improve protection for Ontario's drinking water sources

Hello,

We are writing to share important updates about recent regulatory changes under the *Clean Water Act, 2006* (CWA) and the *Safe Drinking Water Act, 2002* that will come into effect on July 1, 2026 and on January 1, 2027. These regulatory changes implement legislative amendments to the Clean Water Act that were passed in fall 2025.

These amendments support timely approvals and process improvements while continuing to ensure safeguards remain in place to protect drinking water sources.

Regulatory amendments will:

- Accelerate protection of drinking water sources by streamlining the source protection plan amendment process. These regulatory changes will come into effect on July 1, 2026. This will include:
  - Expanding the types of minor amendments that can proceed without approval or consultation.
  - Specifying the types of plan amendments where source protection authorities (i.e., generally conservation authorities) approve certain amendments.
  - Specifying the process for how a source protection authority approves plan amendments, including that the source protection authority must first obtain the Director's approval of the assessment report.
  - Simplifying and speeding up consultation requirements by combining the two phases of public consultation into one, while maintaining meaningful opportunities for public and Indigenous community input.
  - Modernizing consultation requirements, including by removing the requirements to publish newspaper notices and to make source protection plan documents available for inspection at locations that are sufficiently accessible, and instead maintaining the requirement to publish documents on the Internet and requiring publication of notices in a manner that will bring the notice to the attention of the public.
  - Specifying documents and information that comprise a "complete submission" of a proposed source protection plan amendment that requires Minister's approval. The Act provides that upon a "complete submission" of the proposed amendment to the Minister, the Minister has 120 days to exercise an option to approve the amendment or require revisions and re-submission, otherwise the amendment is deemed to be approved.

- Enable the use of new municipal drinking water sources (such as wells and intakes) faster, where protections are already in place, including by providing an exception to when the prohibition on supplying drinking water must be imposed in a municipal drinking water system licence or permit, if the source protection authority is of the opinion that such a condition is not necessary. This regulatory change will come into effect on July 1, 2026.
- Improve and streamline how policies affecting “prescribed instruments” (such as permits and licences issued by MECP and other ministries) can be used to manage risks to municipal drinking water, including increasing transparency regarding how significant threats are managed. This regulatory change will come into effect on January 1, 2027.

Additional details are included in the regulatory decision notice titled “Regulatory changes for accelerating and improving protections for Ontario’s drinking water sources” (ERO #025-1104).

Thank you for your ongoing efforts to protect Ontario’s drinking water sources. We appreciate your partnership.

Sincerely,

Leo Luong, Director, Great Lakes and Inland Waters Branch
Ministry of the Environment, Conservation and Parks

Administrative Report

To:	**Warden MacDonald and Members of Essex County Council**
From:	**Justin Lammers, Chief, Essex-Windsor Emergency Medical Services**
Date:	**Wednesday, June 3, 2026**
Subject:	**MPDS Implementation and Launch**
Report #:	**2026-0603-EMS-R04-JL**

Purpose

To inform Council of the planned implementation of the Medical Priority Dispatch System (MPDS) in September 2026, including its anticipated benefits, operational impacts, and the successful advocacy that led to an accelerated rollout in our region.

Background

Emergency medical dispatch in our region is currently coordinated through the Central Ambulance Communications Centre (CACC), which receives 9-1-1 calls, assesses urgency, and deploys paramedic resources accordingly.

Under the existing dispatch system (DPCI II), there are several well-documented challenges:

- High rates of over-prioritization of calls as life-threatening emergencies
- Limited ability to distinguish between low-acuity and high-acuity patients
- Increasing difficulty in meeting response time targets
- Operational strain on frontline paramedics
- Limited clinical decision-support tools at the dispatch level
- A simplified priority structure that assigns most calls to only two urgency levels

These challenges are further illustrated in the accompanying delegation presentation to Council.

Justin Lammers, Chief, Essex-Windsor Emergency Medical Services
Corporation of the County of Essex, 360 Fairview Ave. W., Essex, ON N8M 1Y6
Phone: 519-776-6441, ext. 2600; Email: jlammers@countyofessex.ca

Discussion

Beginning in September 2026, MPDS will introduce a more structured and clinically supported approach to triaging emergency calls and deploying paramedic resources. MPDS is an evidence-based medical dispatch system designed to improve the prioritization and management of 9-1-1 emergency medical services calls. As highlighted in the delegation presentation, it uses structured call-taking protocols supported by clinical oversight, enabling dispatchers to more accurately assess patient condition and assign the most appropriate response.

The County of Essex has consistently advocated for system-level improvements in emergency medical dispatch, emphasizing the need for enhanced clinical triage, better resource utilization, and improved patient outcomes. This advocacy was recognized by the Ministry of Health, which advanced Windsor CACC's position within the existing provincial MPDS rollout schedule. While the provincial rollout was already underway, Windsor CACC was originally scheduled for February 2027 and has now been moved to September 2026. This adjustment reflects a strong provincial response to local system pressures and ongoing municipal advocacy, and we appreciate the Ministry's support in prioritizing our region's needs.

Based on the experience of other services that have transitioned to MPDS, we can anticipate improvements such as more precise categorization of calls by patient acuity and a corresponding reduction in unnecessary high-priority responses. Other jurisdictions have also observed more appropriate resource deployment, with response types better aligned to patient need and a stronger ability to send the right resource at the right time. Many services have reported fewer lights-and-sirens responses, reducing risk to paramedics and the public while preserving rapid response capacity for the most critical emergencies. They have further noted gains in overall system efficiency through improved workload distribution and stronger regional coverage. These types of outcomes have been supported elsewhere by enhanced clinical oversight and standardized, evidence-based dispatch protocols. Additional detail on these anticipated changes is provided in the accompanying delegation slides.

Operationally, other services have reported positive impacts such as improved patient prioritization, enhanced system efficiency, strengthened support for frontline staff, and maintained response performance for life-threatening emergencies. A common trade-off observed in these jurisdictions is that lower-acuity patients may experience longer wait times as resources are more deliberately prioritized for the most urgent cases.

As part of broader system modernization, ambulance availability terminology will also be updated to reflect current provincial standards, with Code Green becoming Code Normal, Code Yellow becoming Code Surge, Code Red becoming Code Critical, and Code Black becoming Code Zero.

Overall, the implementation of MPDS represents a significant modernization of emergency medical response in our region. As outlined in the delegation presentation to Council, the system is expected—based on what has been observed elsewhere—to support more accurate patient triage, enhance operational efficiency, strengthen support for frontline paramedics, and maintain rapid response capability for life-threatening emergencies, contributing to a safer and more effective emergency response system for the community.

Next steps include continued coordination with the Province and CACC ahead of implementation, monitoring and evaluating system performance following launch, and ongoing communication with Council and the public.

Financial Implications

There are no direct financial costs associated with the implementation of MPDS. The required employee training will be accommodated within existing, budgeted training hours, and no additional funding is required.

However, the organization has had to dedicate internal resources to support the transition, including staff time for planning, coordination, and preparation, to ensure the implementation is carried out effectively and the service is well-positioned for the September 2026 launch. These impacts are being managed within the current operating budget.

While no immediate financial impacts have been identified, Administration will continue to monitor the operational impacts and outcomes associated with MPDS implementation. Any future financial considerations identified through ongoing operations will be reviewed through the regular budget process and addressed as part of ongoing financial planning and service delivery discussions.

Strategic Plan Alignment

Working as Team Essex County	Growing as Leaders in Public Service Excellence	Building a Regional Powerhouse
☒ Scaling Sustainable Services through Innovation ☒ Focusing "Team Essex County" for Results ☐ Advocating for Essex County's Fair Share	☐ Being an Employer with Impact ☒ A Government Working for the People ☒ Promoting Transparency and Awareness	☐ Providing Reliable Infrastructure for Partners ☐ Supporting Dynamic and Thriving Communities Across the County ☐ Harmonizing Action for Growth ☐ Advancing Truth and Reconciliation

Recommendation

That Essex County Council receive report number 2026-0603-EMS-R04-JL, MPDS Implementation and Launch as information.

Approvals

Respectfully Submitted,

Justin Lammers

Justin Lammers, Chief, Essex-Windsor Emergency Medical Services

Concurred With,

Sandra Zwiers

Sandra Zwiers, MAcc, CPA, CA, Chief Administrative Officer

Appendix	Title
A	MPDS Presentation

IMPLEMENTATION OF THE MEDICAL PRIORITY DISPATCH SYSTEM IN SEPTEMBER 2026

Agenda

- **How the current system works and why we require modernization**

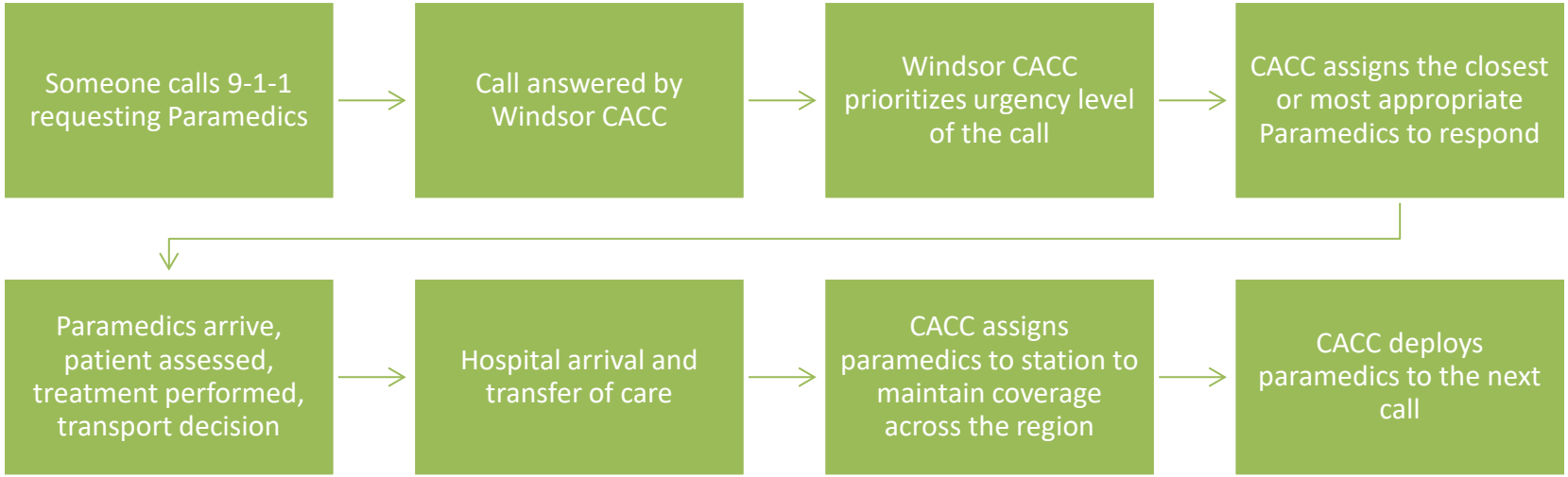
- **Response priorities and Medical Priority Dispatch Software (MPDS) benefits and trade-offs**

- **Project timeline**

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Components of a Paramedic Response



CACC – Central Ambulance Communications Centre

County of Essex

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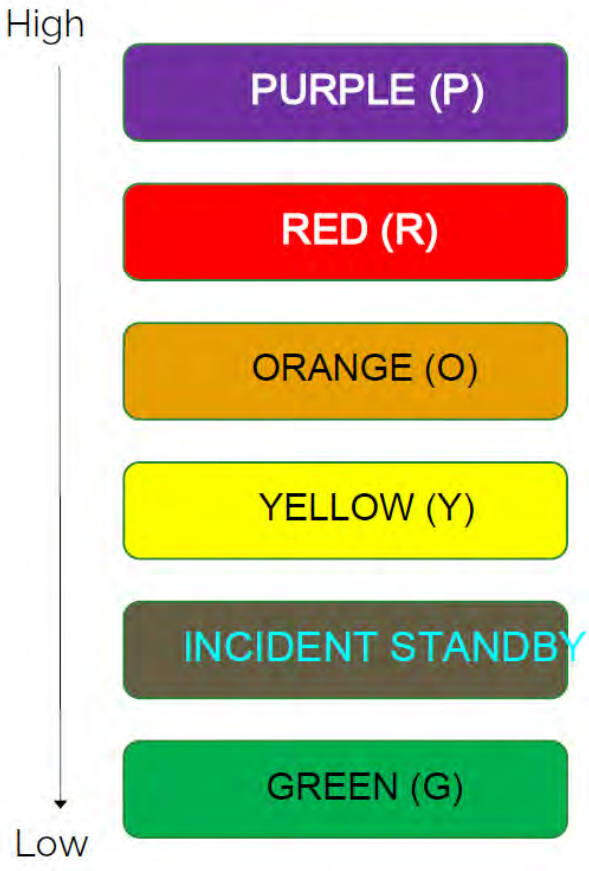
Challenges with the current DPCI II System

- Over-prioritization of 9-1-1 calls as “life-threatening emergencies”
- Limited ability to distinguish low-acuity from high-acuity patients
- Challenges maintaining response time targets
- Operational strain on frontline staff
- Lack of diagnostic tools in the dispatch process
- Almost all 911 calls are assigned 1 of 2 priorities

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MPDS Response Priorities



Emergent and immediate life-threatening conditions – time critical

Emergent and potentially life-threatening conditions – time sensitive

Urgent and potentially serious, and *immediate threat to life very unlikely* – Time may be a factor

Non-urgent, not serious, and *immediate threat to life very unlikely* – Not Time sensitive

On-site paramedic service coverage for an incident utilizing police or fire resources with **no confirmed patients** – Not time sensitive

Non-urgent, not serious, and *immediate threat to life very unlikely which may be deferred without being detrimental to patient outcome* – Not time sensitive

MPDS: Smarter, Safer Emergency Response

Right Care. Right Resource. Right Time.

Key Benefits

- Fewer lights & sirens responses
- More accurate call prioritization
- Medical oversight (evidence-based)
- Maintains response times for critical calls
- Improved workload balance
- Improves deployment plan capabilities

Trade Offs

- Lower-acuity patients may wait longer

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Windsor CACC & Essex County Paramedic Service

MPDS PROJECT TIMELINE



Code Status Name Changes

Old Terminology	Count of Available Ambulances	New Terminology
Code Green	11 or greater	Code Normal
Code Yellow	Between 4 and 10	Code Surge
Code Red	Between 1 and 3	Code Critical
Code Black	Zero	Code Zero

In Closing

MPDS will

- Improve patient prioritization
- Enhance system efficiency
- Support frontline staff
- Maintain safety for critical emergencies

“A safer, smarter emergency response system for our community.”

County of Essex

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ESSEX-WINDSOR SOLID WASTE AUTHORITY
360 FAIRVIEW AVE. W., SUITE 211
ESSEX, ON N8M 3G4
1-800-563-3377
www.ewswa.org / ask@ewswa.org

July 16, 2026

To:

City of Windsor	Steve Vlachodimos, Clerk svlachodimos@citywindsor.ca
County of Essex	Katherine Hebert, Clerk khebert@countyofessex.ca
Town of Amherstburg	Kevin Fox, Clerk kfox@amherstburg.ca
Town of Essex	Joseph Malandruccolo, Town Solicitor, Legal and Legislative Services/Clerk jmalandruccolo@essex.ca
Town of Kingsville	Angela Toole, Manager of Municipal Governance/Clerk atoole@kingsville.ca
Municipality of Lakeshore	Brianna Coughlin, Clerk bcoughlin@lakeshore.ca
Town of LaSalle	Jennifer Astrologo, Director of Council Services/Clerk jastrologo@lasalle.ca
Municipality of Leamington	Brenda Percy, Clerk bpercy@leamington.ca
Town of Tecumseh	Robert Auger, Director of Corporate Services/Clerk rauger@tecumseh.ca

Re: Resolution of EWSWA Board – Green Bin Program Promotion and Education

The Essex-Windsor Solid Waste Authority (EWSWA), at its meeting held on Tuesday, July 7, 2026, adopted the following resolution:

Resolution 40-2026

Moved by Hilda MacDonald
Seconded by Rob Shepley

That the Board *direct* Authority Administration to provide the Green Bin Program Promotion and Education Activities Report 2020-2025 - County of Essex Council Notice of Motion RE: Green Bin Program Statistics and Public

Education, as applicable to the Clerk's Department at the City of Windsor, County of Essex and seven (7) County Municipalities.

Carried

This report has been prepared to provide municipalities with an overview of the communication and outreach activities delivered by the EWSWA through its Promotion and Education (P&E) Program from 2020 to 2025 in support of food waste diversion and organics initiatives.

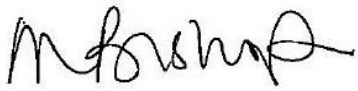
In addition, the report fulfills County Council Resolution 037-2026, adopted at its February 4, 2026 meeting, which directed that information be provided regarding the public education campaign undertaken to date for the Program, as well as planned future public education initiatives.

The EWSWA respectfully requests that this letter, along with the following attached documents from the July 7, 2026 EWSWA Board Meeting, be included on your next Council Meeting Agenda as information for both Council members and the general public:

- Green Bin Program Promotion and Education Activities Report 2020-2025 - County of Essex Council Notice of Motion RE: Green Bin Program Statistics and Public Education
- Essex-Windsor Solid Waste Authority Promotion and Education Report Food Waste and Organics Activities 2020-2024, and
- Essex-Windsor Solid Waste Authority 2025 Green Bin Program: Promotion and Education Report

The EWSWA greatly appreciates your consideration of this request. Should you have any questions or require further information, please do not hesitate to contact me directly.

Thank you,



Michelle Bishop, General Manager
Email: mbishop@ewswa.org
Phone: 519-776-6441 ext. 1225

cc: Cathy Copot-Nepszy, Manager of Waste Diversion – EWSWA

Attachments:

- Green Bin Program Promotion and Education Activities Report 2020-2025 - County of Essex Council Notice of Motion RE: Green Bin Program Statistics and Public Education

- Essex-Windsor Solid Waste Authority Promotion & Education Report Food Waste and Organics Activities 2020-2024

- Essex-Windsor Solid Waste Authority 2025 Green Bin Program: Promotion & Education Report

Essex-Windsor Solid Waste Authority

Administrative Report

To:	**The Chair and Board of the Essex-Windsor Solid Waste Authority**
From:	**Catharine Copot-Nepszy, Manager of Waste Diversion**
Meeting Date:	**Tuesday, July 07, 2026**
Subject:	**Green Bin Program Promotion and Education Activities Report 2020-2025 - County of Essex Council Notice of Motion RE: Green Bin Program Statistics and Public Education**

Purpose

The purpose of this report is to provide the Board with an update on the public education efforts or Promotion and Education ("P&E") supporting the Green Bin Program that was administered by the Authority from 2020 to 2025.

Background

At the May 5, 2026, EWSWA Board meeting, Authority Administration shared that County Council, at its February 4, 2026, meeting, requested written information from the Authority on the Green Bin Program. This report focuses on County Council's resolution under New Business item 14.2 Green Bin Organics Recycling Program. This resolution requests that the Authority provide "Details of the public education or P&E campaign to date for the program and details of future planned public education campaigns." At the May EWSWA Board meeting, Administration did acknowledge that much of the information requested was previously shared over the launch of the Green Bin Program. However, Administration did acknowledge that this would present a good opportunity to summarize P&E efforts that the Authority has done ahead of the 2025 launch.

Discussion

The following provides Administration's response to the following portion of County Council's Resolution 037-2026:

- *Details of the public education campaign to date for the Program and details of future planned public education campaigns*

Historically, Authority Administration has adequately updated the EWSWA Board on its P&E activities through regular reports. With the new Green Bin Program, updates have increased due to the comprehensive nature of this new program. Through this process, it was determined that enhanced communication for the Green Bin Program was also needed with local councils and their administration therefore, the following were created:

- Municipal Working Group, which is comprised of municipal administrators who meet regularly to receive updates on the Green Bin Program.
- Communications Group, which is comprised of municipal communications administrators who meet or correspond to gain information and collaborate on the Green Bin Program.
- Municipal Partnership Program, which is comprised of municipal administrators who support the Authority to increase its reach to residents through its municipal facilities, events, communications, etc.
- EWSWA Board Resolutions that share key Green Bin Program information such as P&E campaigns and reporting to local councils and administration through their Clerk's Department. For example, at the May Board meeting, the Board directed Administration to publish EWSWA Resolution 30-2026 for Campaign Summary 3A – Beat the Heat with These Green Tips with each municipality's Clerk's Department through the following recommendation:
    - **That** the Board *direct* Authority Administration to provide a Green Bin Program: Campaign Summary, as applicable to the Clerk's Department at the City of Windsor, County of Essex and seven (7) County Municipalities.
- Collaboration with municipal administrators to support communication strategies and messaging for the Green Bin Program as required.

Annual Green Bin P&E Plan

Given the complexity of the communications required to support the launch of a new Green Bin Program, Authority Administration developed Green Bin Program P&E Plans for both 2025 and 2026. These plans were prepared by Authority team members, in collaboration with a marketing consultant, and were subsequently reviewed by municipal administrators to incorporate their feedback. The 2025 Green Bin P&E Plan was received at the January 7, 2025, EWSWA Board meeting, and the 2026 Green Bin P&E Plan was received at the February 3, 2026, EWSWA Board meeting. Following the

launch of each plan, Administration has provided regular updates as required.

2025 P&E Metrics

To evaluate the effectiveness of the Green Bin Program P&E Plan, the Authority has regularly reviewed the activities implemented. The supplemental document, Essex-Windsor Solid Waste Authority 2025 Green Bin Program: Promotion & Education Report, provides a comprehensive summary of the activities undertaken by the Authority to communicate the Green Bin Program in 2025. These activities included paid advertising, in-kind advertising through municipal partnerships, community engagement through events and pop-up initiatives, media events, as well as communications delivered through Authority social media channels, EWSWA.org, YouTube, and the Recycle Coach App. The report also captures related engagement metrics. It is important to note that, through successful partnerships, donations, and in-kind contributions, the Authority was able to significantly reduce the use of the original budget allocated for this program. A key outcome of these efforts was the development of new partnerships with the Essex County Library and the Windsor Public Library, which helped the Authority reach thousands of residents.

2020-2024 P&E Metrics

Ahead of the 2025 Green Bin Program launch, the Authority fulfilled its responsibilities to deliver P&E programming across several initiatives, which focused on food waste reduction and diversion. Authority Administration prepared the supplemental document, Essex-Windsor Solid Waste Authority Promotion & Education (P&E) Report Food Waste and Organics Activities 2020 - 2024, to summarize these efforts. The report explains how the Authority's priorities shifted from administering a regional Blue Box program to developing a regional Green Bin Program serving more than 150,000 single-family households.

As this work progressed, P&E activities expanded and evolved to engage residents, build awareness of food waste, and support the understanding of the importance of diverting these valuable resources. Activities included social media and paid advertising campaigns, as well as interactive event-based experiences designed to educate residents on food waste reduction and diversion. In the period leading up to the Green Bin Program launch, the report also captured community engagement initiatives such as resident surveys and slogan contests, which helped raise awareness of the new program and gather feedback to inform its direction. These pre-launch

activities were supported through the annual budget and partnerships that offered in-kind contributions.

Financial Implications

There are no immediate financial implications associated with this report, as all resources required to support this report were included in the 2026 Operational Plan and Budget.

Recommendation

That the Board *receive* this report as information.

That the Board *direct* Authority Administration to provide the Green Bin Program Promotion and Education Activities Report 2020-2025 - County of Essex Council Notice of Motion RE: Green Bin Program Statistics and Public Education, as applicable to the Clerk's Department at the City of Windsor, County of Essex and seven (7) County Municipalities.

Submitted By



Catharine Copot-Nepszy, Manager of Waste Diversion

Attachments: Essex-Windsor Solid Waste Authority 2025 Green Bin Program: Promotion & Education Report

Essex-Windsor Solid Waste Authority Promotion & Education (P&E) Report Food Waste and Organics Activities 2020 - 2024

Essex-Windsor Solid Waste Authority Promotion & Education (P&E) Report Food Waste and Organics Activities 2020 - 2024

ESSEX-WINDSOR SOLID WASTE AUTHORITY

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Introduction

The information below summarizes the Promotion and Education (P&E) activities related to food waste reduction and diversion from 2020 to 2024. These efforts reflect a progression from virtual engagement during the COVID-19 pandemic toward expanded in-person events, annual campaigns, and community initiatives that supported increasing awareness and readiness for the upcoming Green Bin Program. Beyond these activities, the EWSWA was active on various provincial and regional committees that discussed food waste and organic topics regularly. Note that activities and resources were included annually in the EWSWA Operational Plan and Budget and updates on activities were provided at EWSWA Board meetings.

It's important to highlight that while the EWSWA did support food waste reduction and diversion during this timeframe, its main priority was to administer and support the EWSWA Blue Box recycling program. During this period, this program went through significant challenges (contamination and market issues, contractor change, etc.), as well as the EWSWA's obligation to support the transition of the Blue Box program to a producer-led model as municipalities were no longer legislated to administer the recycling program. Further, resources such as staff and consulting needed to support the complexity of the new Green Bin P&E Program were not approved until early 2025.

Earth Day & Earth Month Engagement

Over time, Earth Day has evolved into one of the EWSWA's most consistent annual engagement opportunities, adapting from cancellations in 2020 to fully virtual and hybrid formats in 2021–2022, and returning to large in-person events by 2023–2024. Virtual programming included interactive scavenger hunts and digital participation challenges, while later, in-person events featured booths, food waste reduction and diversion education, and zero-waste initiatives. Previous virtual programming attracted 574 online participants, whereas in-person events typically attracted approximately 1,800 residents annually.

In 2023, the EWSWA promoted ways to divert food waste from landfill using a FoodCycler, composter, or green cone. Further, events typically attracted

media coverage as well that helped to increase the promotion of Earth Day messaging.



Figure 1. The EWSWA booth at Earth Day 2023 sharing information on food waste.

Expanded programming such as the 2023 “Earth Month Challenge” encouraged residents to “Take the Food Waste Pledge” to reduce food waste from their homes through social media posts. This challenge encouraged ongoing daily actions to reduce food waste, demonstrating a shift from single-day awareness to sustained behavioural change.

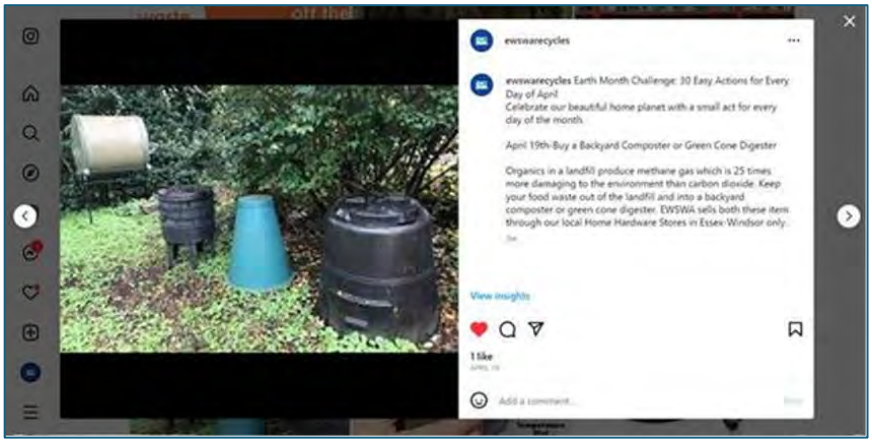


Figure 2. Earth Month Challenge 2023 post on Facebook.

Waste Reduction Week (WRW) Campaigns

Waste Reduction Week (WRW) continued to offer key communications annually throughout this reporting period, with a recurring emphasis on “Food Waste Friday.” Each year, messaging was delivered through social media, radio

advertising, interviews, and public engagement activities to encourage residents to reduce and divert food waste. Over time, WRW efforts became more integrated and visible, including media releases, expert radio discussions, and coordinated campaigns tied to seasonal behaviours (e.g., Halloween and holiday waste reduction). These consistent annual efforts helped to reinforce the importance of waste reduction habits.



Figure 3. WRW program postcard for 2022.

EWSWA Merchandise Sales, Promotions & Community Initiatives

Annual and recurring initiatives such as the EWSWA's merchandise sales, EnviroTips newsletters, and community campaigns played a central role in supporting and raising awareness on food waste diversion. For example, composters and digesters were sold many times through events and retail partnerships (notably Home Hardware) during this timeframe.

The EnviroTips newsletter publication each year reached over 170,000 households, with messaging that spoke to food waste reduction and diversion. For example, in the spring 2023 edition, the EWSWA looked to connect residents to the new FoodCycler pilot program to promote food waste diversion. With these efforts and many others, over 500 residents participated in this programming.



EWSWA ENVIROTIPS
ESSEX-WINDSOR SOLID WASTE AUTHORITY • SPRING 2023

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insert QR code here

New FOODCYCLER™ Organics Pilot Program

If you are interested in participating in the pilot program, and owning a FoodCycler™ go to www.ewswa.org for full program details.

Registration: There is a link on the www.ewswa.org webpage that will direct you to a registration page or you can simply use the QR code above.

The EWSWA is looking for 250 residential households (houses/apartments/condos) across Windsor and Essex County. Sign up to participate and test this new innovative and impactful technology!

Help Reduce Food Waste!

An opportunity to participate in a pilot program!

The Essex-Windsor Solid Waste Authority (EWSWA) has partnered with Food Cycle Science (FCS) to launch a pilot program aimed at **reducing** the amount of **food waste going to the landfill.**

FCS has marketed a compact food recycler called the **FoodCycler™** - which transforms food scraps into a sterile, nutrient-rich, soil amendment suitable for houseplants, gardens and landscaping.

Through a partnership with FCS, the EWSWA will be distributing **250 FoodCyclers™ to 'registered and qualified' residents who are interested in reducing their food waste and are willing to participate in the pilot program!**

There **will be a cost** to the resident depending on which unit is purchased (as there are two sizes available). The units will be **substantially subsidized** by FCS, Impact Canada and the EWSWA - making these units affordable. FoodCyclers™ purchased through the pilot program are for the residents to keep once the pilot is complete. Use the QR code (above left) or go to **www.ewswa.org** to register.

Figure 4. The 2023 EnviroTips newsletter promoting food waste diversion.

In 2022, the EWSWA was a key partner in supporting a benchmark zero-waste initiative for the Can-Am Police Fire Games, an event of approximately 2,000 people, helping divert almost all the event's waste from landfill.

Further, in 2022, a community survey was initiated to start the conversation on food waste that attracted 2,534 residents from across Essex-Windsor to participate. The results of the community survey were utilized to help inform the design of the new 2025 EWSWA Green Bin Program.

Finally, the multiple 2024 slogan campaign contests attracted 1,100 residents to participate, with results later revealed at a media event. This was another great effort made by the EWSWA to raise awareness on food waste. This initiative was created to build momentum and community engagement, as well as prepare residents for the upcoming launch of the regional Green Bin Program.



EWSWA ENVIROTIPS
ESSEX-WINDSOR SOLID WASTE AUTHORITY - SUMMER 2024

INSIDE THIS ISSUE

Food Waste is Too Good to Waste - Green Bin It!

The final Green Bin slogan was unveiled on July 10, 2024 at a "Slogan Reveal Event". Members of the EWSWA Board celebrated alongside Board Chair, Gary Kaschak, as he cut the cake to reveal Essex-Windsor's top choice slogan.

"Food Waste is Too Good to Waste – Green Bin It" was voted the top slogan by local residents!

The EWSWA's Vice-Chair, Gary McNamara, shared the first reveal at this event. Results from the 2022/23 residential curbside waste audit found that **48.25% of the garbage set-out by residents is food waste.**

He emphasized that, "Getting food waste out of the garbage and into a new Green Bin Program will be such a great accomplishment for our region. This program will ultimately preserve the region's greatest asset, and that's our "Regional Landfill", and turn this food waste into a valuable resource."

The 2025 Green Bin Program is planned to launch in Essex-Windsor municipalities:

Fall of 2025: City of Windsor, Town of Amherstburg, Municipality of Lakeshore, Town of LaSalle, and Town of Tecumseh.

Fall of 2026: Town of Essex, Town of Kingsville, Municipality of Leamington.

The EWSWA appreciates all the great slogan ideas submitted by local residents and will be sure to "reuse and recycle" these in future Green Bin campaigns.

2022/23 Residential Curbside Waste Audit RESULTS

Figure 5. Image of front page of the 2024 EnviroTips newsletter that highlights the slogan contest results and the upcoming Green Bin Program.

Essex-Windsor Solid Waste Authority
2025 Green Bin Program:
Promotion & Education (P&E) Report

ESSEX-WINDSOR SOLID WASTE AUTHORITY

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Introduction

To successfully inform, engage and connect residents and stakeholders to the Green Bin Program, Essex-Windsor Solid Waste Authority (EWSWA) administration worked alongside a consultant as well as its municipal partners and staff to create and execute a 2025 Green Bin Program Communications/ Promotion & Education (P&E) Plan. The final plan was brought forth to the EWSWA Board for approval in early 2025 and then was used by the EWSWA as a guide for 2025 P&E activities. This report details the implementation of this plan, along with metrics where applicable.

It is important to note that while the items described below formed the bulk of 2025 P&E activity, there were many other opportunities leveraged by EWSWA staff and stakeholders throughout 2025 that are not included here. Examples include numerous radio, online and newsprint interviews that were undertaken to educate residents, answer questions from residents and provide launch support.

Objectives

The following 11 objectives formed the framework for the development and execution of the 2025 EWSWA P&E Plan.

- Build awareness of the Green Bin Program and educate residents about food waste and organics diversion.
- Convey program benefits to engage residents and stakeholders (municipal and community partners).
- Encourage adoption/participation in the Green Bin Program.
- Convey key aspects of the EWSWA brand.
- Leverage partnerships to increase message reach across Essex-Windsor.
- Increase digital presence and reach to residents across Essex-Windsor
- Normalize the diversion of food waste so the Region prioritizes being “green”.
- Support residents in using the Green Bin for food waste and organics year-round.

- Share the impacts of using the Green Bin.
- Remind that the Regional Landfill is a key asset to residents and the region.
- Continue to remind residents that this program has no external funding and that it is covered locally by the taxpayer.

Campaigns

2025 P&E activities for Phase 1 municipalities were comprised of five distinct campaigns, each with its own theme, key messaging and creative executions.

Campaign 1: Grow Green with Us

Campaign 2: Grow Green with the Green Team

Campaign 3: The Green Bins Are Coming

Campaign 4: Green Bin Program Launch

Campaign 5: How Are We Doing And Winter Tips

Messaging for Phase 2 municipalities, which will not participate in the Green Bin program until Fall 2026, centred primarily around educating residents on the benefits of diverting food waste and organics away from the landfill.

Communications/P&E Programs and Metrics

A wide range of programs and media were used to deliver messages to Essex-Windsor residents in the most effective and cost-efficient manner.

1. Newspaper

During key milestones (e.g., Green Bin delivery, launch), ads were published in available local newspapers: The Windsor Star, The Essex Free Press, Lakeshore News and The LaSalle Post.

PUBLICATION	# INSERTIONS	TOTAL CIRCULATION
Windsor Star (49,613), Essex Free Press (11,000), Lakeshore News (9,600), LaSalle Post (7,800)	4 in total (1 each)	78,013

2. Billboards

To raise awareness of the Green Bin Program across the region, both static and digital billboard ads were published at 31 locations across Essex-Windsor in 2025. Campaign lengths ranged from 4 to 23 weeks, from July to December, communicating key messages during important program milestones including Green Bin delivery, launch, and winter tips. Available billboard locations were selected for high visibility on major commuter corridors across Essex-Windsor, with estimated daily traffic counts at each location provided by vendors such as Astral Out-of-Home and Pattison Outdoor Advertising.

LOCATION	ESTIMATED DAILY TRAFFIC COUNT	WEEKS ACTIVE
Central Ave at EC Row	26,099	4
Dougall Ave N/O Eugenie St	12,180	10
Howard Ave S/O Edinborough St (F/N)	19,595	7
Howard Ave S/O Edinborough St (F/S)	21,102	10
Huron Church Rd S/O Kenora St	33,423	10
Hwy 3 at Malden	8,268	10
Hwy 3 N/O Arner Townline	8,773	23
Jefferson Blvd N/O Queen Elizabeth Dr	13,195	7
Jefferson Blvd S/O Rose Ville Garden Dr	13,934	8
Lauzon Rd S/O McHugh St	8,120	8
Ojibway Pkwy N/O EC Row Expressway	12,035	10
Ojibway Pkwy N/O Morton Dr	21,380	8
Ojibway Pkwy S/O Weaver St (A)	17,739	10
Ojibway Pkwy S/O Weaver St (B)	17,739	10
Ouellette Pl N/O Dougall Ave	16,003	13
Provincial Rd N/O Lone Pine St	21,900	9
Provincial Rd W/O Walker Rd (F/W) A	16,303	9
Provincial Rd W/O Walker Rd (F/W) B	5,750	7
Riverside Dr E/O Cameron Ave	10,513	5
Riverside Dr W/O Caron Ave (F/E)	17,338	8
Riverside Dr W/O Caron Ave (F/W)	9,456	8
Tecumseh Rd E at Lauzon	18,386	8
Tecumseh Rd E E/O Green Valley Dr	11,500	4
Tecumseh Rd E W/O Forest Ave (A)	15,084	4
Tecumseh Rd E W/O Forest Ave (B)	15,084	4
Walker Rd at Costco	16,301	8

LOCATION	ESTIMATED DAILY TRAFFIC COUNT	WEEKS ACTIVE
Walker Rd S/O N Side Rd	497	23
Walker Rd S/O Niagara St	32,100	10
Walker Rd S/O 7 Conc	24,191	11
Wyandotte St E W/O Montreuil	14,573	8
Wyandotte St W/O Caron Ave	16,313	8

3. Social Media

The EWSWA used its social media advertising accounts (Facebook, Instagram, and X) extensively to inform and engage residents on the new Green Bin Program. This form of digital advertisement is very cost-effective and provides broad reach. Use of social media advertising also allowed the EWSWA to geotarget specific areas (e.g., Phase 1, Phase 2) with relevant messaging when needed and to increase followers on its own social media platforms. The EWSWA pushed messages through paid ads and organic posting on its own accounts. Finally, municipal partners were tagged on posts to leverage their reach and broaden message delivery.

Paid ads on Facebook, Instagram and X generated a total of 2,653,745 impressions in 2025. Supporting the 2025 plan, reach consistently increased throughout the year, where Campaign 1 reached 164,356 user accounts across Facebook, Instagram, and X, growing to 424,788 by Campaign 5.

Reach represents how many user accounts an advertisement was sent to, while impressions is calculated by reach multiplied by the number of ads sent to that user account. As an example, if a single user account was sent an advertisement three times, that would lead to three impressions.

Over the course of 2025, evaluating social media accounts, it was noted that there were less users with the X platform, therefore resources were focused on Facebook and Instagram as these proved to be more effective platforms. Further, there were more user accounts on Facebook and Instagram within the region, therefore the EWSWA was able to more evenly divide the number of paid advertisements among these user accounts.

PLATFORM	PAID AD REACH	PAID AD IMPRESSIONS
Facebook	823,116	1,316,090
Instagram	346,364	518,104
X	83,841	819,551
Total Impressions	**1,253,321**	**2,653,745**

Organic unpaid ads on the EWSWA's social media platforms that promoted the Green Bin Program also contributed to 876,871 impressions in 2025. This number includes organic unpaid ads for all EWSWA programming, although Instagram analytics for organic unpaid ads are only available from August 2025 to December 2025.

The overall campaign goal of 2025 was to drive reach. However, it's important to note that organic engagement totaled 7,062 which was mostly through Facebook. Engagement spikes were identified during key campaign milestones, including Campaign 2: Grow Green with the Green Team, Campaign 3: Green Bins are Coming, Campaign 4: Green Bin Program Launch, and Campaign 5: How Are We Doing and Winter Tips.

PLATFORM	ORGANIC IMPRESSIONS
Facebook	842,458
Instagram	34,413
Total Views	**876,871**

In addition to paid social media messaging, increased activity on the EWSWA's social media account pages drove a significant increase in followers, especially on main accounts such as Facebook and Instagram. Ahead of the launch of the 2025 Green Bin, follower counts were stagnant for many years. Furthermore, it is important to highlight that the EWSWA's Recycle Coach App users significantly increased in 2025 too (reported later in this report), which may compete with social media.

PLATFORM	2024 FOLLOWERS	2025 FOLLOWERS
Facebook	602	1,505
Instagram	263	407
X	1,018	1,054
Total Followers	**1,883**	**2,966**

4. Online Ads

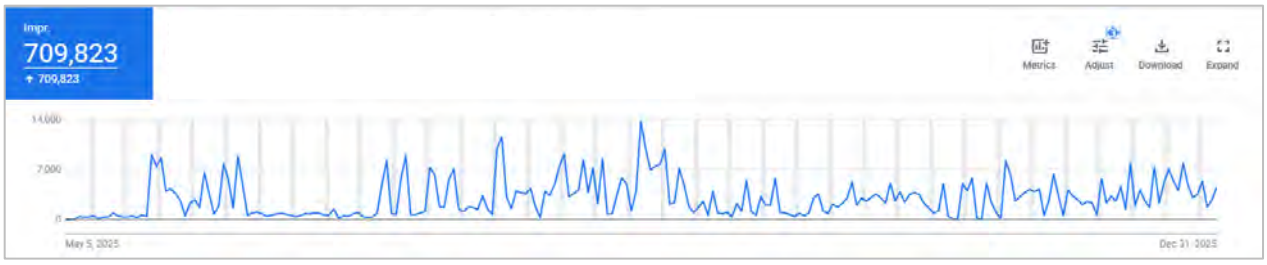
Ads placed on the website pages of media partners Post Media, Windsorite.ca, Bell (CKLW), and Blackburn generated a total of 81,350 views and 4,158 clicks to the website.

MEDIA WEBSITE	IMPRESSIONS	CLICKS
Post Media (www.windsorstar.com), Bell Media (www.am800cklw.com), Blackburn Radio (www.country959.com, www.mix967.ca), Windsorite.ca	81,350	4,158

5. Google AdWords

Google AdWords were used in 2025 to help drive traffic to the EWSWA website when they conducted online searches for information about food waste or the Green Bin Program. The AdWords campaign generated a total of 709,823 impressions, resulting in 21,660 visits to the EWSWA website. This was another cost-effective way for the EWSWA to connect residents to its website as a resource.

GOOGLE ADWORDS	IMPRESSIONS	CLICKS
May 5, 2025 - December 31, 2025	709,823	21,660



6. EWSWA Website

The new EWSWA website was launched in 2024, using the website developer GHD (formerly e-Solutions), Govstack. Govstack is a Content Management System (CMS) specifically designed for the public sector, including municipalities and local governments. It is a SaaS* platform tailored to create, manage, and publish website content, offering features like website building, form management, and resident engagement tools without requiring coding. The Govstack CMS is built specifically to help governments deliver digital services that are secure, interoperable, and accessible to all citizens, including those with disabilities.

**A SaaS (Software-as-a-Service) platform is a cloud-based model where providers host applications and deliver them to users over the internet, typically via subscription (e.g. newsfeed, e-newsletter subscription).*

EWSWA WEBSITE	2025
Total User Sessions	157,000
AVG. SESSION DURATION**	1:29 MIN

***Average session duration refers to how long the resident stays on the website; in a government context, the shorter the duration spent on the website most often indicates a successful session, and the resident found the information quickly.*

EWSWA Website Page Views

EWSWA WEBSITE / PAGE VIEWS (Top 3 PAGES)	2025
Curbside Collection (Green Bin)	41,816
Green Bin Program	24,566
Green Bin Delivery Information	23,566

EWSWA Website / Sessions by Landing Page (2025)

The figure below confirms that activity on ewswa.org increased significantly in 2025 due to Green Bin promotions. This is evident by the increased activity from July to December on the website.

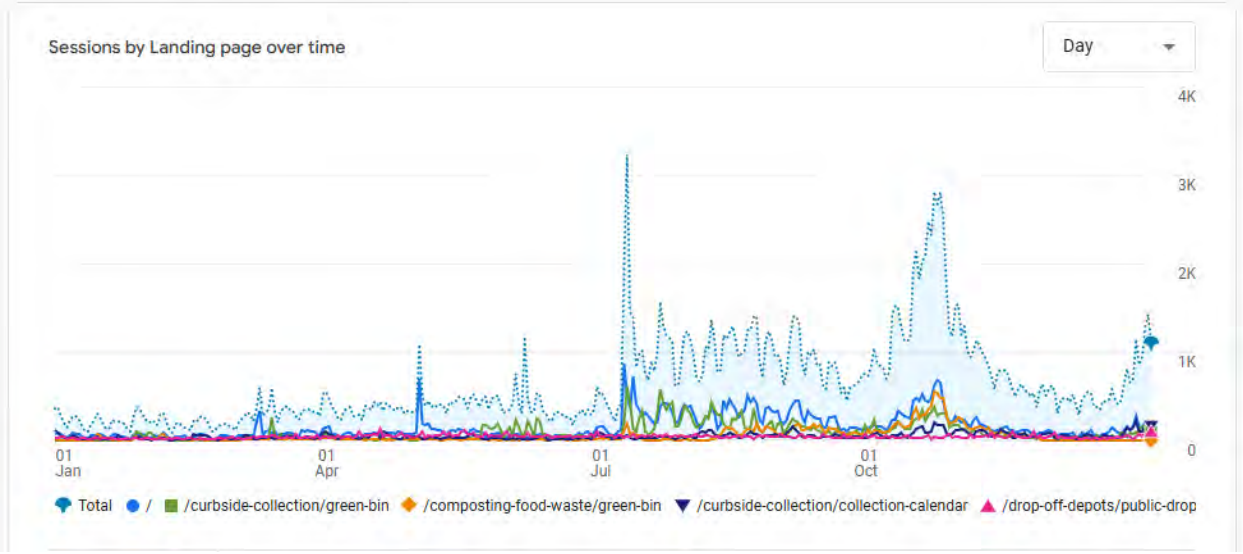


Figure 1. Sessions by landing page on the EWSWA website in 2025.

7. Radio

Radio has historically been a cost-effective form of communicating EWSWA programs to residents, so this medium was used to support the 2025 campaigns. Paid advertising was placed on both Bell Media and Blackburn Radio stations to provide coverage across the Region. In 2025, 1,560 radio spots were aired to communicate Green Bin Program messaging throughout the year. To further enhance connection with residents, the EWSWA also participated in three “Experts on Call” sessions on AM800 in 2025 (July, September, October) to support the rollout of the Green Bin Program.

8. EWSWA E-newsletter

The EWSWA uses Constant Contact, Inc., an online marketing company, to create effective email marketing campaigns. In 2025, the EWSWA sent two e-newsletters via Constant Contact to inform subscribers of the new Green Bin Program. Each e-newsletter was sent to over 5,000 subscribers to promote important information at key milestones in 2025. The open rate for each e-newsletter was successful at 56% and 61%.

9. Recycle Coach App

Recycle Coach is a modern communication platform that allows residents to quickly access accurate information about their local collection/depot programs. At its core is a free mobile app with personalized collection schedules, pick-up reminders, What Goes Where (a material search function). The App was updated to reflect the new Green Bin collection schedule for Phase 1 municipalities, as well as provide updates for all the new materials accepted in the Green Bin Program.

The Recycle Coach app was heavily utilized during the Green Bin delivery rollout. Residents received push reminders informing them when Green Bin deliveries were starting and when they were completed in their area or zone. Phase 1 residents also received reminders advising when to begin using the Green Bin for food waste collection and reminding them of their first Green Bin collection day. In total, the EWSWA sent 84,927 push reminders to communicate the Green Bin Program in 2025.

Total Recycle Coach Users by Participation Method: 37,598

RECYCLE COACH / USERS BY PARTICIPATION METHOD	2025
Mobile Users	31,158
Web App Users	3,560
Communication Users	1,918
Calendar Users	962
Total Users	**37,598**

- Mobile Users: Residents download the free Recycle Coach mobile app from their Apple or Android store.
- Web App Users: Web apps are one or more widgets on your website that allow residents to access your Recycle Coach program information.
- Communication Users: These are users who subscribe to Recycle Coach reminders via email, SMS, or telephone.
- Calendar Users: These are users who subscribe to the Recycle Coach platform to sync their pick-up schedule to their everyday calendar. Also included are residents who subscribe to receive downloadable PDF collection calendars.

Total Recycle Coach Interactions by Method: 3,248,924

RECYCLE COACH / INTERACTIONS BY METHOD	2025
Reminders	3,490,956
Notifications	283,047
Material Searches	21,219
Page Views	23,860
Calendar Views	88,764
Total Interactions	**3,248,924**

- Reminders: The number of pick-up and event reminders sent.
- Notifications: The number of regular, emergency and campaign notifications sent.
- Material Searches: The number of What Goes Where searches.
- Page Views: The number of mobile app and web app pages viewed.
- Calendar Views: Assumes one view per week for active PDF calendars and collection schedules that have been synced to a user's everyday device calendar.

Below is a schedule of push reminders to connect residents to key information during the Delivery and Launch stage:

GREEN BIN PUSH REMINDERS	DATE SENT	RECIPIENTS
Windsor 4A – Green Bin Delivery Start	July 18, 2025	2,041
Windsor 4A – Green Bin Delivery Complete	July 24, 2025	2,124
Windsor 4B – Green Bin Delivery Start	July 24, 2025	1,315
Windsor 3B – Green Bin Delivery Start	July 24, 2025	1,600
Windsor 4B – Green Bin Delivery Complete	July 30, 2025	1,315
Windsor 3A – Green Bin Delivery Start	August 1, 2025	1,217
Windsor 3B – Green Bin Delivery Complete	August 7, 2025	1,692
Windsor 2B – Green Bin Delivery Start	August 7, 2025	1,650
Windsor 3A – Green Bin Delivery Complete	August 11, 2025	1,298
Windsor 1B – Green Bin Delivery Start	August 13, 2025	1,349
Essex Wards (1, 2 &3) – Green Bin Delivery	August 13, 2025	1,223
Windsor 2B – Green Bin Delivery Complete	August 13, 2025	1,650
Tecumseh – Green Bin Delivery Start	August 19, 2025	1,380
Essex Wards (All Wards) - Green Bin Delivery Complete	August 19, 2025	1,505
Tecumseh – Green Bin Delivery Complete	August 26, 2025	1,503
LaSalle – Green Bin Delivery Start	August 28, 2025	1,795
Lakeshore (All Areas) – Green Bin Delivery Complete	August 29, 2025	3,987
Windsor (2A & 1A) – Green Bin Delivery Start	September 3, 2025	3,102
LaSalle – Green Bin Delivery Complete	September 4, 2025	1,796
LaSalle – Green Bin Delivery Update	September 5, 2025	1,854
Windsor (2A & 1A) – Green Bin Delivery Update	September 5, 2025	3,115
Windsor 3A – Green Bin Delivery Update	September 5, 2025	1,321
Phase 1 Municipalities – Green Bin – Start-To-Use	October 14, 2025	23,159
Windsor 1A – Green Bin Collection Starts Tomorrow	October 20, 2025	1,647
Tecumseh – Green Bin Collection Starts Tomorrow	October 20, 2025	1,629
Windsor 2A – Green Bin Collection Starts Tomorrow	October 21, 2025	1,861
Windsor 2B – Green Bin Collection Starts Tomorrow	October 21, 2025	1,764
Lakeshore (All Areas) – Green Bin Collection Starts Tomorrow	October 21, 2025	4,315
Windsor 3A – Green Bin Collection Starts Tomorrow	October 22, 2025	1,373
Windsor 3B - Green Bin Collection Starts Tomorrow	October 22, 2025	1,812
Essex (All Wards) - Green Bin Collection Starts Tomorrow	October 22, 2025	1,649
Windsor 4A - Green Bin Collection Starts Tomorrow	October 23, 2025	2,332
Windsor 4B - Green Bin Collection Starts Tomorrow	October 23, 2025	1,315
LaSalle – Green Bin Collection Starts Tomorrow	October 23, 2025	2,239
Total Push Messages Sent Out Via Recycle Coach		**84,927**

10. Campaign Summary Publication

To ensure that EWSWA municipal partners were informed on the Green Bin Program, the EWSWA created a Campaign Summary publication. This document was shared with the EWSWA Board which then directed EWSWA Administration to share this with the Clerk's Department of the City of Windsor (City), the County of Essex (County) and seven (7) County Municipalities. This approach started with Campaign 2 in 2025 and continued throughout the year to ensure administrators and councils were informed.

11. Municipal Partnership Program

Local municipalities met with the EWSWA early in 2025 to assist the EWSWA in better reaching residents through municipal programs, facilities, etc. Each municipality helped create a plan and worked with the EWSWA to support its implementation. Communications activities in 2025 are outlined below.

i. Municipal Mail-out Inserts: Tax Slips or Water Bills

Some municipalities requested that the EWSWA include Green Bin Program information in their mail-outs where timing was suitable. For example, Essex requested an information insert for both their tax slip and water bill. Lakeshore distributed 14,000 inserts in its July water bill. LaSalle distributed Green Bin inserts in both its water bills (July and September) in 2025. Through these requests, thousands of residents received supplemental information on the Green Bin Program.

ii. Arena Boards

As recommended by municipalities, arena board ads were published in Tecumseh, LaSalle, and Windsor to reach thousands of residents of all ages through these venues.

iii. Green Team Pop-ups

To further connect with residents, the EWSWA issued its first Green Bin Pop-up Program. Through this program, the EWSWA sends its Green Team of two staff members to municipal facilities (e.g., recreation facilities, pools, parks, administrative buildings) after getting approval from the municipality to visit. The Green Team

brings a Green Bin, trivia and prizes (e.g., Glad compostable bag packs, Glad coupons, other prizes) to local municipal facilities. This incentivized program educates participants on the Green Bin Program through one-on-one dialogue. In 2025, the Green Team connected with over 1,100 residents at 20-plus facilities. Green Team attendance at recreation facilities in municipalities, town halls, municipal markets, municipal events, and post-secondary events all helped the EWSWA to reach residents in 2025.

iv. Pull-up Banners

Full-size pull-up banners were placed in municipal administrative buildings, recreation centres, pools, and other municipal facilities throughout Essex-Windsor for the better part of 2025. These banners were strategically designed to raise awareness of the Green Bin Program. Phase 1 and 2 municipalities in the County of Essex each received 2 pull-up banners. Windsor received 14 banners due to the size of this municipality.

v. *Library Program*

The Essex County Library (EPL) and Windsor Public Library (WPL) both graciously helped promote the Green Bin Program over a 10-week period in summer 2025. A total of 23 libraries across the region hosted a display that included a Green Bin with starter kit (Phase 1 only), a tabletop pull-up banner, and bookmark giveaways. Phase 2 locations had a display with generic Green Bin messaging. Through this wonderful partnership, 4,510 bookmarks were given to residents through the WPL, and 4,413 bookmarks were given through the EPL. Finally, CEO/Chief Librarian Adam Craig of the EPL and CEO Jennifer Knight of the WPL helped promote this initiative through videos that were pushed through the EWSWA's social media platforms.

vi. Municipal Publications

Some municipalities also offered to promote the Green Bin Program through their publications, such as e-newsletters and recreation guides. For example, Lakeshore included Green Bin ads in each of its Activity Guides (3 times) and the Lakeshore Waves newsletter (3

times). LaSalle included ads in its two e-newsletters (August and October) and the LaSalle Messenger (September). Tecumseh used its two newsletters (May and September). Finally, Windsor promoted the Green Bin Program through both its e-newsletter and the City Circuit (3,000 employees) from July to December. All of these efforts helped to reach thousands of residents.

vii. A-1 Signs

Road signs promoting the collection start date in each municipality were placed in 20 strategic locations across Windsor-Essex as part of the EWSWA's Phase 1 plan. All County municipalities except Lakeshore determined two key locations for the placement of signs. Due to the size of Windsor, they had 11 signs posted. The EWSWA also posted a sign at each of its three Depots. These signs were posted for a period of 4 weeks.

12. Bus Wraps

The EWSWA used bus wraps on City of Windsor transit buses to deliver Green Bin Program messaging to residents through another medium to help normalize this program. Two ads were purchased to promote the Green Bin delivery, launch and winter program. These ads covered 19 bus routes and were posted for 4.5 months on 5 buses (June to October 2025) and 1.75 months on 3 buses (November 2025 to February 2026). According to the City of Windsor, these ads potentially generated 10,537,500 impressions.

13. Green Bin Kit: How-To Guide and Welcome Sticker

Every single-family home in Phase 1 was issued a Starter Kit. In total, 116,667 Kits were delivered to assist the residents in transitioning to the new Green Bin Program:

- Green Bin 120 L
- Kitchen Catcher 7L
- Green Compostable Bag (to hold contents inside the Kitchen Catcher)
- How-To Guide
- Welcome Sticker
- GLAD Sample Compostable Bag and Coupon (donated)

14. Resources and FAQs

Municipal scans were conducted to create effective content and educational resources for this new Green Bin Program. Based on this review, the EWSWA worked with its consultant and the City of Windsor to finalize content, design, and determine publication types that would be needed to communicate this program. As a result, a variety of guides, FAQs, etc. were produced and distributed at events in 2025 and to local municipal facilities (as requested).

The digital form of these resources is also available on www.ewswa.org, which includes other resources that were not printed, such as: Programme Des Bacs Verts (French), The Anatomy of a Green Bin, Compostainer Program in Essex (Ward 1) – working with the Green Bin, Multi-Res FAQ, Green Bins and Garburators, and Seasonal Tips for the Green Bin. In total, 11 resources and FAQs were created to help address questions and educate residents.

TOP RESOURCES AND FAQs ISSUED	TOTAL DISTRIBUTED
Green Bin Guide	4,500
Debunking Myths FAQs	1,550
Green Bin Program FAQs (Introduction)	1,550
Démythifier les idées reçues – Programme De Bac Vert (French)	500
FOG Cups (20 oz)	1,600
TOTAL	**9,700**

15. "OOPS!" & Goldstar Stickers

Past practice has confirmed that residents are looking for immediate feedback on their participation, especially if there is an issue with service at the curb. So, a municipal scan and review of past EWSWA programs (i.e., Blue Box) was conducted to create a feedback program that included an "Oops Sticker" and a "Gold Star Sticker" for the new Green Bin Program. Based on this review, the EWSWA and City working group created these two items that would be used by the contractor (program dependent) and the EWSWA's Green Team to give the resident feedback.

OOPS AND GOLDSTAR STICKERS INSPECTED / ISSUED	TOTAL
Oops Stickers (City & EWSWA)	71,000
Gold Star Sticker (493 inspected)	493

16. Request and Repair (R&R) Program

This new and enhanced service program supports residents in requesting repairs or replacements for the Green Bin. It is commonly used in modern, automated waste collection systems where standardized bins are required. Residents can submit a service request for issues such as broken wheels, lids, axles, or locks. Requests can also be made if a bin is missing, stolen, or needed for a newly built home. Once the service request is completed, a sticker is left to inform the resident.

17. Media Events

To effectively reach the media, inform the EWSWA Board and staff, as well as partners, media events were held throughout 2025. These events pushed key messaging at important launch milestones, attracting on average about 50 people and three media sources to attend an event. Events were held to support each of the following campaigns: “Grow Green with Us” (EWSWA Re-brand), “Grow Green with the Green Team”, “The Green Bins are Coming” and “Green Bin Program Launch”.

18. EWSWA Vehicles and Staff - Branding

To ensure the “Green” theme was prevalent and continuous throughout 2025 to promote the EWSWA’s rebrand and the Green Bin, many other efforts were undertaken. Design of key messaging for custom wraps to go on the: EWSWA cube van, pick-up truck, and collection vehicles were undertaken. Staff also were given a Green Team t-shirt and asked to wear these at events, pop-ups, etc., to be recognizable and invite residents to “Grow Green with Us”.

19. EWSWA YouTube Channel

The EWSWA YouTube channel was originally established in 2014. However, after the agency responsible for creating the channel went out of business,

access was lost due to unavailable login credentials. Recently, the channel has been successfully restored, allowing staff to upload new videos and enhance audience engagement.

- 3 videos have been posted
  - Seating the Lock on your Green Bin / 2.7K views
  - Automated Collection / 60 views
  - We All Win With The Green Bin / 111 views

20. Connect with the EWSWA Program (2025)

It was important that residents knew where to get information and updates from the EWSWA during the Green Bin launch. Therefore, a prize draw format was created to encourage residents to connect with the EWSWA through either social media, Recycle Coach, etc. As a result, an event prize draw (YETI Drink Package Prize Draw) and a grand prize draw (Yeti Grand Prize Picnic Pack Draw) were offered. At every event, one winner was selected to receive two (2) YETI tumblers branded with the EWSWA logo and other giveaways. In addition, each ballot received was entered into a Grand Prize Draw held in fall 2025. The Grand Prize included: two YETI tumblers, a YETI cooler, and other fun giveaways.

YETI GIVEAWAY INCENTIVE	NUMBER DISTRIBUTED
Seven (7) draws – winners received two (2) tumblers	14
Grand Prize (YETI cooler, picnic blanket, two (2) YETI tumblers)	1
TOTAL YETI TUMBLERS DISTRIBUTED	**15**

Events

In 2025, EWSWA staff attended 25 events in Phase 1 municipalities and had direct dialogue with approximately 5,148 residents. Municipalities were supportive in assisting the EWSWA to connect with residents at local events. Some examples of events that the EWSWA attended include the Tecumseh Corn Festival, Essex Fun Fest, Lakeshore's "Stroll the Streets", Windsor's Meet the Machines, and Windsor's Open Streets. Further, the EWSWA attended various municipal markets to engage in one-on-one conversations with residents on the Green Bin Program, where it was feasible.

Summary of P&E Activities & Key Metrics

MEDIA / ACTIVITY	DESCRIPTION	ESTIMATED RESULT
1. Newspaper advertising (print)	4 publications (Windsor Star, LaSalle Post, Lakeshore News, Essex Free Press)	78,013 impressions
2. Billboard advertising (static, digital)	31 locations (27 in Windsor, 4 in Essex County)	15,964 average daily traffic count
3. Social media advertising (total)	3 platforms (Facebook, Instagram, X)	3,530,616 impressions
Social media posts (paid)	3 platforms (Facebook, Instagram, X)	2,653,745 impressions
Social media posts (organic)	3 platforms (Facebook, Instagram, X)	876,871 impressions
4. Online advertising (digital)	Post Media, Bell Media, Blackburn Radio, Windsorite.ca	81,350 impressions
5. Google AdWords	google.com	709,823 displayed search results
6. EWSWA website traffic	www.ewswa.org	157,000 website visits
7. Radio advertising	CKLW-AM800, Country959, Mix967	1,560 spots aired
8. EWSWA e-newsletter	2 publications	10,000 subscribers
9. Recycle Coach app	Grew user base to 37,598 residents	3,248,924 interactions
10. Campaign Summary publication	City of Windsor, County of Essex, 7 county municipalities	Published at Board Meetings / Sent to Municipalities
11. Municipal Partnership Program		
i. Mail-out inserts	Tax slips & water bills	16,000 inserts
ii. Arena boards	Tecumseh, LaSalle, and Windsor	Thousands reached
iii. Green Team Pop-ups	20 facilities across Essex-Windsor	Over 1,100 interactions
iv. Pull-up banners	38 produced	21 locations
v. Library program	23 libraries – GB display, table-top pull-up, bookmarks	8,923 interactions
vi. Municipal publications	Lakeshore, LaSalle, Tecumseh, Windsor	90,684 residents reached
vii. A1 signs	Roadside signs to promote collection dates	20 signs, 4-week period
12. Bus wraps	19 bus routes, 2 designs	10,537,500 impressions
13. Green Bin Kit	Green Bin, Kitchen Catcher, Compostable Bag sample & coupon, How-To Guide, Welcome Sticker	116,667 kits delivered
14. Resources & FAQ	GB Guide, Debunking Myths FAQs (Eng. & Fr.), GB FAQs, FOG Cups	9,700 pieces distributed
15. Oops! & Gold Star stickers	To inform residents of improper GB use and reward proper use	71,493 distributed

MEDIA/ACTIVITY	DESCRIPTION	ESTIMATED RESULT
16. Repair & Request Program		538 serviced
17. EWSWA YouTube Channel	3 new videos published	Over 2,700 views
18. Events	25 events in Phase 1 were attended	5,148 interactions

Appendix 1 - Sample Messaging

SAMPLE BILLBOARDS



Figure 2. Sample billboard ads.

SAMPLE SOCIAL MEDIA ADS



Watch For Your Green Bin - Coming Soon!

Green Bin Delivery Runs July-October (Phase 1 municipalities). Watch for yours coming soon. You can be a Green Superhero by putting food waste in the right place – in the Green Bin, not the garbage!

Follow us on Facebook, Instagram or X, or visit www.ewswa.org. And stay current on Green Bin delivery and program updates by simply downloading the Recycle Coach app.



It's As Easy As 1-2-3

Bin Delivery Runs July-October (Phase 1).
Get your GREEN On! You can be a Green Superhero by putting food waste in the right place – in the Green Bin, not the garbage! It's as easy as 1-2-3 Green Bin Kit delivery starts in July and runs through to October. Watch for yours coming soon.

Follow us on Facebook, Instagram or X, or visit www.ewswa.org. And stay current on Green Bin delivery and program updates by simply downloading the Recycle Coach app.

Figure 3. Sample social media ads.

SAMPLE NEWSPAPER AD



Figure 4. Sample newspaper ad.

SAMPLE ARENA BOARD AD



Figure 5. Sample arena board ad.

SAMPLE PULL-UP DISPLAYS



Figure 6. Sample pull-up display banners.

SAMPLE ONLINE ADS



Figure 7. Sample online ads.

SAMPLE BUS WRAPS



Figure 8. Sample bus wrap design.

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 102/2026

Subject: 2026 Sale of Lands for Tax Arrears - City Wide

Reference:

Date to Council: July 27, 2026
Author: Angela Lonsbery
Manager, Revenue and Collections
519-255-6100 x6557
alonsbery@citywindsor.ca
Taxation & Financial Projects
Report Date: 7/6/2026
Clerk's File #: APM2026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **RECEIVE** this report regarding the planned 2026 Sale of Lands for Tax Arrears for information.

Executive Summary:

N/A

Background:

The Municipal Tax Sale Process

Pursuant to Part XI – Sale of Land for Tax Arrears under the Ontario Municipal Act, 2001 (the Act), the City is given the power to dispose of property owned by taxpayers to collect outstanding property taxes. The registration of a tax arrears certificate against a property is the first legislated step that can eventually lead to a tax sale if all other collection measures fail. The City's interest ranks above all other creditors which typically include mortgage holders and other credit or debt collection agents except for Federal or Provincial Crown liens.

Pursuant to changes to the Act introduced in 2017, the City Treasurer may register a tax arrears certificate against a property where there are taxes owing in the **second** year following the year the taxes are due (that is in the third year of outstanding taxes). This change effectively shortened the timeframe in which a tax arrears certificate can be registered by one year. Although the Act was amended, Administration has continued to address collections in a systematic approach following the guiding collection principles as approved by Council which results in the registering of tax arrears certificates in the fourth year of outstanding taxes.

Pre-pandemic the number of accounts in arrears undergoing active collection activity historically ranged between 4,000 and 4,500; the reason being that as accounts are brought to conclusion (i.e., paid in full) a similar number of new accounts are falling into arrears. In 2020, collection timelines were placed on hold because of the emergency measures implemented by the Province and internal collection activity shifted focus to assist taxpayers who were faced with prioritizing the payment of their bills. Formal collection activity restarted in 2022, and Administration is systematically working through the accumulation of tax accounts in arrears which totaled approximately 5,600 as of December 31, 2025.

The table below outlines the number of tax arrears certificates registered in the past eight years.

Year	Number of Registrations
2018	106
2019	56
2020	1
2021	4
2022	64
2023	48
2024	63
2025	72

After a tax arrears certificate has been registered, a property owner has one year in which to pay the cancellation price (defined as the total amount of tax arrears, including any other charges which have been added and considered a priority lien, plus an administrative fee) to have the lien discharged. Alternatively, the property owner may enter into an extension agreement with formal repayment terms (up to a maximum 60 months) for the payment of the cancellation price.

If payment of the cancellation price does not occur within the period under either of the two options noted above, the City Treasurer has the right to place the property up for public sale using either the auction or tender method. Administration has typically used a tender method. Sealed bids, which remain closed until time of sale, often result in a tender price closer to the current assessment value of the property. Since the City only retains the amount necessary to collect the outstanding property taxes, any excess amount is placed with the Provincial Courts for distribution, by way of official application by either the property owner or party with a registered interest. It should be noted that until such time as the closing of the tenders (3:00 p.m. on the tax sale date) property owners can come forward with payment in full to redeem their property. A property that does not sell (deemed unsuccessful) may be re-advertised once again in a subsequent tax sale.

Advertising commences approximately six (6) weeks prior to each tax sale running for four (4) consecutive weeks in the Windsor Star and once in the Ontario Gazette. Any person(s) wanting to place a tender on a property are allowed to do so up until 3:00 p.m. on the date of sale. A fee of $260 plus HST will be charged to all persons who place a bid. This fee assists with the administrative costs associated with the opening and examination of the tender, the safekeeping of bids until the tender is opened and the return of unsuccessful tenders after the sale.

Should a tax sale, or any subsequent resale, fail to result in a successful purchase, the City has two years to decide whether to vest the property or return it to the registered owner. Regardless of whether the City chooses to vest the property, City Council may write off any or all accumulated tax arrears following an unsuccessful tax sale.

The purpose of the tax sale statute is to bring finality to the process of tax collection. Collection staff have completed the required due diligence following the guiding collection principles as approved by Council and consistent with the requirements of the Act and have exhausted all efforts to otherwise collect the debt prior to the point in time where a tax arrears lien is registered.

The purpose of this report is to provide information regarding the planned tax sale for 2026.

Discussion:

2026 Tax Sale Plan

As of July 6, 2026, there are a total of ninety-eight (98) properties with a tax arrears lien registered on title. Of these properties, seventeen (17) have surpassed the one-year registration period without a formalized payment plan in place, rendering them eligible for tax sale in 2026. Administration will be moving forward with the 2026 tax sale based upon the seventeen (17) eligible properties. These properties are detailed in a separate memo which has been marked Confidential on the basis that the actual properties will not become known publicly until such time as the properties are advertised. Historically, once advertisement occurs, at least 50 percent, and in some years up to 70 percent, of these accounts are paid in full, resulting in only a portion of the properties proceeding to tax sale.

Administration is planning to hold one tax sale prior to December 31, 2026, preliminarily set for mid-November.

Consistent with prior years, the full listing of properties will be circulated to City departments for review and departmental consideration. Certain City departments may consider acquisition of some of the properties. Should they wish to do so, they need to obtain separate Council approval to place a tender and will need to assess the impact on their annual operating budgets.

Risk Analysis:

There are several risks that need to be carefully weighed prior to deciding to proceed with a tax sale. If a property does not sell by way of the tax sale, Administration will

be required to determine whether to recommend that City Council vest ownership of the property with the municipality. The intent of the tax registration process is to provide the municipality with mechanisms to collect outstanding taxes, not to assume ownership of private property. In many cases, there is no municipal use for these properties, which results in them accumulating as inventory within land held for resale.

Property specific risks such as Crown liens, environmental concerns, and property standard compliance issues are considered prior to individual properties being recommended for sale. Properties that are sold are done “as is” meaning that any liens attached could remain and become the responsibility of the new owner. Any properties which do not sell could be vested to the City.

Staff resourcing will be necessary to plan, co-ordinate and conduct the scheduled tax sale, which may take priority over other collection activities.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The total outstanding taxes related to the properties which are being recommended to proceed to the 2026 tax sale is estimated to be approximately $518,000.

It should be noted that the collection of the arrears is not considered to be new funding for the City but rather a repayment of a loan effectively made to property owners who did not remit payment on the prescribed due dates.

Municipalities are no longer able to apply for excess funds where registrations occurred after January 1, 2018. These funds now remain with the Courts for a period of 10 years after which the funds revert to the Province.

A fee of $1,030 will be charged to each tax account that is advertised for tax sale, a fee of $260 plus HST will be charged to all persons who place a bid and there is a $670 administration fee for each property that sells at the tax sale. These fees were introduced in 2025 to assist in the recovery of costs associated with the tax sale activities including the payment of any excess funds to the Provincial Courts for distribution. Tender packages are available in electronic format on the City website and bidders can download and print these at no charge. Printed copies of the tender packages will be available at City Hall for a fee of $35 plus HST.

Consultations:

Jamelah Hersh – Senior Legal Counsel

During the tax sale process, Administration conducts a review of all properties for municipal considerations in consultation with various City departments, including but not limited to:

- Planning and Development Services
- Building Services
- Fire and Rescue Services
- Parks, Recreation and Facilities
- Legal Services and Real Estate

Conclusion:

Administration is planning to hold one tax sale during 2026. Each of the property owners on title has been notified by Administration on several occasions and have not responded to our efforts to collect or have been unable to pay the outstanding balances. The number of properties proceeding to sale, will likely be reduced as owners or interested parties come forward and make payment to retain their property and/or other relevant facts are brought forward to Administration. Any properties, which remain unsold after the process, will be brought forward to City Council under vesting consideration.

Planning Act Matters:

N/A

Approvals:

Name	Title
Dan Seguin	Executive Director, Treasury and Financial Accounting / Deputy Treasurer
Wira Vendrasco	City Solicitor
Lorie Gregg	On behalf of Commissioner of Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 103/2026

Subject: Tax Relief 2026 (for 2025 Taxes) - Extreme Poverty and/or Illness, and Tax Deferrals - City Wide

Reference:

Date to Council: July 27, 2026
Author: Carolyn Nelson
Manager, Property Valuation & Administration
(519) 255-6100 x 6170
cnelson@citywindsor.ca
Taxation & Financial Projects
Report Date: 7/8/2026
Clerk's File #: AF2026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **ACCEPT** Administration's recommendation with regards to the approval of seven (7) applications for total tax relief of $16,479 (inclusive of the education portion); and,

THAT City Council **ACCEPT** Administration's recommendation with regards to the denial of fourteen (14) applications for tax relief; and,

THAT City Council **DELEGATE** authority to the City Treasurer (or designate) to approve/deny 2025 tax relief applications currently under review by Administration and completed between the date of this report and September 30, 2026, should there be a "lame duck" council; and,

THAT City Council **ACCEPT** Administration's recommendation with regards to maintaining the home assessment value threshold at $168,000 for the 2027 Tax Relief Program – for 2026 taxes; and,

THAT City Council **ACCEPT** Administration's recommendation with regards to the approval of two (2) applications for total taxes deferred in the amount of $278 (inclusive of the education portion).

Executive Summary:

N/A

Background:

Tax Relief Due to Extreme Poverty and/or Illness – S 357(1)(d.1) of the Act

Property taxation provides municipalities with the necessary revenue required to fund annual operating and capital expenditures. The administration of property taxes is governed through Parts VIII (municipal taxation) through to Part XI (sale of land for tax arrears) under the Ontario Municipal Act, 2001 (the Act). Once property taxes are levied, there is the expectation that property owners will remit payments when due. There is limited availability for municipalities to provide tax relief to property owners namely:

- Section 319: Tax deferrals, Relief of Financial Hardship which provides for a full or partial tax deferral on increases in property taxes as a result of increases in property assessment valuation for 1998 and subsequent years. To qualify, an eligible property must be included in the residential property class and the assessed owner (or spouse) must be a low-income senior or low-income person with disabilities.

- Section 357: Cancellation, Reduction or Refund of property taxes in the year following the year in respect of which the application is made to the City Treasurer. This section requires Council's approval on an annual basis for tax relief to property owners as a result of occurrences such as building demolitions, destruction of property caused by fire, changes to property tax class and/or the **inability to pay taxes because of sickness or extreme poverty.**

- Section 365: Cancellation, Reduction or Refund of property taxes which provides for tax relief on eligible properties where the taxes are considered to be unduly burdensome. Eligible properties are those that are within the residential, farm or managed forest classifications as determined by the Municipal Property Assessment Corporation (MPAC).

After a thorough review and public consultation process in 2010 Council approved the guidelines for the tax relief program under Section 357 (1) (d.1) of the Act to provide assistance to residential property owners who are unable to pay taxes because of sickness or extreme poverty (CR 356/2010). The guidelines were further refined in 2011 after the results of the first pilot year were reported on (EC 31/2011). Tax relief under Section 357 (1) (d.1) provides assistance to those identified as most in need based upon best practices and community consultation.

Tax Deferral Program – S 319 of the Act

> ***319*** *(1) For the purposes of relieving financial hardship, a municipality, other than a lower-tier municipality, may pass a by-law providing for deferrals or cancellation of, or other relief in respect of, all or part of a tax increase for 1998 and subsequent years on property in the residential property class for persons assessed as owners who are, or whose spouses are,*
>
> *(a) low-income seniors as defined in the by-law; or*
>
> *(b) low-income persons with disabilities as defined in the by-law*

In April 2023, the City's Tax Deferral Program was approved by Council (CR 63/2023).

The property tax deferral program provides the taxpayer an option to defer year-over-year property tax increases until the subject property is sold or otherwise becomes the property of any person other than the eligible person or their spouse. Applications are due on or before the last day of February and relate to the increase in the previous year's taxes from the year immediately prior. If the deferred taxes are not paid prior to an ownership change or sale, the deferred amount would be subject to interest and penalties as at the date of ownership transfer in accordance with subsection 319(14) and section 349 of the Act.

Eligible applicants must be:

a. The owner of the property

b. 65 years of age or older in the calendar year of the tax deferral application

c. Receiving payments under, or have been qualified for the Government of Canada's Guaranteed Income Supplement (GIS)

d. Receiving payments under, or have been qualified for financial assistance under the *Ontario Works Act*

e. Receiving payments under, or have been qualified for financial assistance under the *Ontario Disability Support Program Act* (ODSP)

f. The spouse of an eligible applicant as listed above

Eligible properties must be:

a. Assessed as a single family residential home

b. Owned by an eligible applicant (or the spouse of)

c. The principal residence of the eligible applicant (or the spouse of)

Discussion:

Tax Relief

As stated above, a reduction or refund of property taxes can be provided for in the year following the year in respect of which the application is made to the City Treasurer. In other words, the applications being brought forward to Council are in regards to applications for relief from 2025 property taxes. While uptake for this program does not always result many applications, it is considered an important program to support those residents who are in need of assistance. Through tax collection activities and responses to resident enquires for assistance, Administration will make referrals to the program and its requirements, however, the program is voluntary and subject to the applicant complying with the income and assessment verification requirements.

As it relates to the 2025 taxation year, a total of twenty-one (21) applications were received by the filing deadline of February 28, 2026.

Applications and supporting documentation are first thoroughly reviewed by Finance Administration in accordance with established criteria:

- Total Income in the taxation year
- Amount of financial savings
- MPAC assessment of the property
- If applying under sickness – prolonged sickness for at least 90 consecutive days

Initial recommendations of seven (7) approvals and fourteen (14) denials were made based on results of Administration's review of the required information submitted. Applicants were then notified of Finance Administration's recommendation.

Those applicants which were recommended for denial are then afforded the opportunity to submit a request to the Property Tax Relief Internal Review Panel (PTRIRP), an internal review panel comprised of staff from the Social and Health Services Department, for a second review and independent recommendation. This year, two (2) appeals were forwarded to the PTRIRP. After review, the PTRIRP upheld the recommendations for denial.

This annual report is normally brought to Council in the month of September per S 357(8) of the Act, however, as the City may be in a "lame duck" situation in August, Administration is bringing the report early. There are other applications still in process awaiting income tax documentation, so Administration is recommending the delegation for the approval/denial of these applications to the City Treasurer (or delegate).

Impact of the Deferral of the Four-Year Reassessment Cycle – 2026 Tax Relief Program Administration

Prior to 2020, MPAC would update the assessment values of all properties every four years. New property values would be determined using current market values based on sales and/or income. If the updated value was higher, the increase would be phased in equally over four (4) consecutive years. If the updated value was lower, the new value would take effect in the first year.

The most recent update was scheduled for 2020 but was deferred due to the COVID-19 pandemic. To date, there has been no assessment update and no indication as to when the next one will be scheduled. Due to the number of years since the last update, and the significant change in market value that has affected a large portion of properties in Ontario, the Ministry of Finance is currently reviewing the property assessment process, considering all suggestions and input from the municipal working group. To date, no indication of when the next update, or new assessment process will occur.

As a result, the property values as assessed for 2020 remain unchanged to date. Since one of the criteria for eligibility of the tax relief program is the MPAC assessment value

of the property in the year applied for, a maximum threshold value must be determined and approved by Council. The threshold value recommended is the average assessed value of residential properties in the city and is calculated and phased in every assessment update. In the previous assessment cycle affecting years 2017 through 2020, Council approved the home assessment value thresholds for the purpose of this tax relief program as follows:

Tax Year	Threshold
2017	$154,500
2018	$159,000
2019	$163,500
2020	$168,000

Since no change has occurred in the property assessment values from 2020 to 2026 due to the deferral of the assessment update by MPAC, Council has approved the same threshold value throughout these years. Administration is recommending that the home assessment value threshold remain $168,000 for the 2027 Tax Relief Program – relief of 2026 taxes. Administration will bring back to Council recommended values for the next cycle once the next update has been completed.

Tax Deferral Program

The two eligible applicants applied to have the increase in tax from 2024 to 2025 deferred. In both cases, the property owners originally applied for tax relief of which they did not qualify. They then applied for the deferral of tax of which they both met all eligibility requirements. The amounts to be deferred are $196 and $82 for a total of $278. These amounts will be tracked in the properties' tax accounts and identified as outstanding on tax certificates issued upon ownership transfer. Amounts will be due at the time of sale or ownership transfer and subject to penalty and interest if not paid at that time.

Risk Analysis:

Applications for tax relief due to sickness and/or extreme poverty are allowed under Section 357 of the Act and applications for tax deferral are allowed under Section 319 of the Act. Municipalities must have a mechanism in place to address these types of requests. The tax relief program currently offered by the City is specifically designed to provide temporary relief (maximum two years) to those property owners who qualify based upon the approved criteria. Both programs are voluntary however once an application has been made, the required documents to support the application must be submitted for review or the application will be noted as incomplete.

Should tax relief applicants not be satisfied by recommendations of Administration or the PTRIRP they have the right to attend Council to represent themselves. It should be noted that Council must make the final decision with respect to the approval/denial of these applications.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The results of the 2026 program (for 2025 tax relief) have been summarized in the chart below. Seven (7) applicants are being recommended for approval. Due to privacy concerns only general reasons for denial have been stated. Additional information has been provided by way of confidential memo.

Total Recommended for Approval 7	**Total**	**City Share**	**Education Share**
	$16,479	**$15,276**	**$1,203**
Total Recommended for Denial 14	**Reason for Denial**		
	Incomplete Information		7
	Savings/Assets Over Threshold		3
	CVA of property > $168,000		4

Based upon Administration's recommendation, total tax relief of $16,479 will be granted. The municipal portion is $15,276 (includes penalty relief related to 2025 taxes). The education portion of $1,203 will be recorded as a charge back to the Province. As the tax relief relates to taxes levied in 2025, $10,000 was accrued as a direct charge to the property tax write-off provision. The impact on the current year operating budget in the amount of $5,276 represents the difference between the actual municipal portion of 2025 tax relief and the amount accrued. This should be offset by additional tax revenue for supplementary property assessment received from MPAC during the year.

The recommended amount of 2025 taxes that would be deferred is $278. The collection of these taxes will occur when the property sells to a new owner, or the current owner requests to pay. The estimated amount of interest/penalty foregone is under $30 for 2026.

Consultations:

N/A

Conclusion:

The property tax relief program's main objective continues to be a means of giving taxpayers temporary financial assistance for the established maximum period of two years, (consecutive or otherwise) during which they can consider their situation and make changes accordingly.

Application is voluntary and approval is subject to meeting the conditions of the program eligibility. Based upon the number of applications received and recommended for approval, this program, while resource intensive, reaches a small segment of ratepayers most in need, thus demonstrating the importance of the program within our community. Over the course of time in which the program has been available, approximately 213 residents have received either full or partial tax relief.

This is the first year that Administration has received tax deferral applications.

Planning Act Matters:

N/A

Approvals:

Name	Title
Dan Seguin	ED Treasury & Financial Accounting / Deputy Treasurer Taxation, Treasury & Financial Projects
Wira Vendrasco	City Solicitor
Lorie Gregg	On behalf of Commissioner of Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 108/2026

Subject: Delegation of Authority for Sandwich South Development Capital Works Debt Financing During a Council 'Lame Duck' Period - City Wide

Reference:

Date to Council: July 27, 2026
Author: Lorie Gregg
Executive Director, Financial Planning/Deputy Treasurer
(519) 255-6100 Ext. 6255
lgregg@citywindsor.ca
Financial Planning
Report Date: 7/13/2026
Clerk's File #: ACO2026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **PASS** By-Law XX-2026, To Delegate Authority to the Outgoing City Council to Pass By-Law(s) to Authorize the issue of Debentures for a Certain Capital Work as set out in Schedule "A" to this By-Law to Ontario Infrastructure and Lands Corporation, and to Delegate to the Mayor and City Treasurer and City Clerk to issue and execute documents related to the issue of the Debentures, effective August 21, 2026, to November 15, 2026, unless further extended by City Council, should City Council be determined to be 'Lame Duck'.

Executive Summary:

N/A

Background:

With the City of Windsor municipal election scheduled for October 26, 2026, there is a possibility that the current City Council may be deemed to be in a 'Lame Duck' position. This may occur if, as of the nomination deadline on August 21, 2026, fewer than three-quarters of the current Members of City Council are certified as candidates, or following the election, if fewer than three-quarters of the current Members of City Council are re-elected. Under s.275 of the *Municipal Act*, 2001, S.O. 2001, c. 25 (the "Act"), if a council is deemed to be in a 'Lame Duck' position, it is restricted from taking the following actions:

a) Appointing or removing any officer of the municipality;
b) Hiring or dismissing any employee of the municipality;
c) Disposing of any real or personal property of the municipality with a value exceeding $50,000 at the time of disposal; and
d) Making any expenditure or incurring any other liability that exceeds $50,000.

Due to the restrictions under the Act, City Council would be prohibited from incurring any liability exceeding $50,000 while in a 'Lame Duck' position. On March 30, 2026, City Council approved the submission of an application by the City Treasurer to Ontario Infrastructure and Lands Corporation ("IO") in the amount of $119.4 million to finance Phases 1 and 2 of the Sandwich South Development Capital Works (SSWCW) (CR140/2026). The application is currently under review by IO's underwriting team and is tentatively scheduled to proceed to the IO Board for approval in September. Should the application be approved, the required financing agreement and/or rate offer letter agreement will need to be executed. To facilitate this process, a Delegation of Authority By-law is required to authorize the issuance of debt and execute the required documents by the outgoing City Council.

Discussion:

In accordance with IO policy, and consistent with By-law XX-2026, being a by-law to authorize the submission of an application to IO for the short and long-term financing of Phases 1 and 2 of the SSDCW, submitted to City Council for approval on July 27, 2026, the Mayor and City Treasurer are authorized to enter into, execute and deliver the application and the relevant financing agreement and/or rate offer letter agreement upon approval of the application by IO. Section 275(2) of the Act limits the authority of an outgoing council to take certain actions, as noted in the Background section.

City Council would be deemed to be in a 'Lame Duck' position only when it becomes mathematically impossible for three-quarters of the outgoing City Council to be re-elected. During this period, Administration may be unable to enter into, execute, and deliver the financing agreement and/or rate offer letter agreement for the SSDCW. Out of an abundance of caution, Administration recommends that a Delegation of Authority By-law be passed to authorize the outgoing City Council, during any 'Lame Duck' period, to pass any required by-laws and to authorize the Mayor and City Treasurer to do all things necessary and execute all documents in the name of The Corporation of the City of Windsor to carry out the issuance of debentures, to an upset limit of $119.4 million. This authority will facilitate the signing of the required financing agreement and/or rate offer letter agreement once the application for short and long-term debt financing is approved, and will allow the City Treasurer to submit draw requests consistent with project costs incurred from March 30, 2026, the date City Council endorsed the use of debt financing for the SSDCW, to the present day.

Risk Analysis:

There is a risk that City Council may be deemed to be in a 'Lame Duck' position as of August 21, 2026, or following the municipal election on October 26, 2026. Should this occur, the Mayor and City Treasurer may be unable, as required under IO policy, to enter into or execute the financing agreement and/or rate offer letter agreement with IO.

Any delay in executing the required agreements could negatively impact City cash flows to the extent that capital works related to Phases 1 and 2 of the Sandwich South Development have been incurred.

Climate Change Risk:

Climate Change Mitigation

N/A

Climate Change Adaptation

N/A

Financial Matters:

As stated previously, the City Treasurer has submitted an application to IO for borrowing authority to an upset limit of $119.4 million for Phases 1 and 2 capital works. Principal and/or interest on account of the borrowing will be funded from the appropriate Development Charges Reserve, based on the nature of the underlying works.

Consultations:

Josh Meloche, Senior Legal Counsel

Heather Douglas, Partner, Weir Foulds LLP

Conclusion:

Given the potential for City Council to be deemed to be in a 'Lame Duck' position during the period in which the IO financing application may be approved and related agreements are required to be executed, Administration is recommending that City Council authorize the proposed Delegation of Authority By-law. This authority will support the timely issuance of debt for Phases 1 and 2 of the SSDCW, help mitigate potential cash flow impacts, and ensure that required financing arrangements can proceed without unnecessary delay.

Planning Act Matters:

N/A

Approvals:

Name	Title
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
Wira Vendrasco	City Solicitor
Lorie Gregg	On behalf of Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

N/A

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 104/2026

Subject: Applications for 2025 Tax Reductions under S 357/358 of the Ontario Municipal Act 2001 - City Wide

Reference:

Date to Council: July 27, 2026
Author: Carolyn Nelson
Manager, Property Valuation & Administration
Taxation & Financial Projects
Report Date: 7/8/2026
Clerk's File #: AF2026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **ACCEPT** Administration's recommendations with regards to the approval of property tax relief for those applications for tax reduction, cancellation and refund, as outlined in Appendices A through C; and,

THAT City Council **ACCEPT** Administration's recommendations with regards to the denial of property tax relief for those applications for tax reduction, cancellation and refund, as outlined in Appendix D; and,

THAT the City Treasurer (or designate) **BE AUTHORIZED** to amend the City's Tax Master Collector's Roll for the 2023 through 2026 taxation years in the amount of $178,723 (including the education portion) as outlined in Appendix E; and,

THAT City Council **DELEGATE** authority to the City Treasurer (or designate) to approve/deny S. 357/358 tax applications that have been reviewed and processed by Administration between the date of this report and September 30, 2026, should there be a "lame duck" council.

Executive Summary:

N/A

Background:

An application under Section 357(1) of the Ontario Municipal Act, 2001 (the Act) to City Council may be made by any person and may be made at any time during the year in respect of which the application is made and until the last day of February in the following year for the cancellation, reduction or refund of taxes. Reasons for making an application include but are not limited to:

- a change event wherein the property is eligible to be reclassified in a different class which has a lower tax ratio and no supplementary assessment is made in respect to the changed event;

- property that has become exempt from taxation during the year or during the preceding year after the return of the assessment roll;

- building(s) that during the year or during the preceding year after the return of the assessment roll,

    1. was razed by fire, demolition or otherwise, or
    2. was damaged by fire, demolition or otherwise so as to render it substantially unusable for the purposes for which it was used immediately prior to the damage;

- an overcharge by reason of any gross or manifest error that is a clerical error, the transposition of figures, a typographical error or similar type of error, but not an error in making the assessment upon which the taxes have been levied; or

- for reason of repairs or renovations the property could not be used for its normal use for a period of at least three months during the year.

An application may also be made to the City Treasurer under Section 358(1) of the Act for the cancellation, reduction or refund of taxes levied in each or either of the two years preceding the year in which the application is made by any person who was overcharged by reason of any gross or Municipal Property Tax Assessment Corporation (MPAC) error in the preparation of the assessment roll that is clerical or factual in nature but not an error in judgment in assessing the property.

Upon receipt of an application for tax relief, Administration undertakes a review to determine the validity of the reasons for the application and verification of effective dates. Recommendations for approval or denial of the applications are brought for Council decision via an annual report.

The Act indicates that City Council is required to render a decision in respect of all applications by September 30th of the year following the year in respect of which the application is made. If no decision is made or the applicant disagrees with the decision rendered, the applicant has the right to appeal to the Assessment Review Board.

As this year is an election year, and in consideration of a possible “lame duck” council, Administration is bringing forth the annual report early with recommendations for applications that have been fully reviewed, and recommending that Council delegate authority to the City Treasurer to decide to approve or deny those applications that are

completed between the date of this report and September 30, 2026. City Council may be deemed to be in a “lame duck” position if:

1) Fewer than three-quarters of the current members of City Council are certified as candidate as at the nomination deadline of August 21, 2026, or
2) Fewer than three-quarters of the current members of City Council are re-elected on October 26, 2026.

Per s 275 of the Act, a “lame duck” council is restricted from certain actions including “making any expenditure or incurring any other liability that exceeds $50,000”.

Discussion:

The applications which have been finalized and included for approval are presented in the attached Appendices A through C for cancellation, reduction or refund of property taxes for the years 2023 to 2026. Appendix D lists the applications that Administration is recommending for denial. This list does not include applications rejected because they were not received by the deadline, nor applications withdrawn by the applicants through the review process. Appendix E summarizes the financial impact of those applications which are recommended for approval.

General details for each application are outlined in the attached appendices. Various applications presented within this report relate to properties affected by fire damage, demolition of structures as well as tax class changes from taxable to exempt. They represent properties within various autonomous neighbourhoods throughout the City, which are in various stages of redevelopment. As the redevelopment is completed, Administration will ensure that the MPAC is made aware so as to ensure that the timely return of new assessment values are provided for purposes of additional tax billings which will replace the taxes removed through this report.

Further information as to reasons for more significant tax reductions are described below.

Appendix A – S. 357/358 Residential Properties

As in previous years, the majority of applications received for residential properties were for demolitions of structures, usually resulting from fire. One property was improperly measured by MPAC and the assessment was reduced $31,000. As a result, Administration is recommending a tax reduction for 2025 under S 357 and 2024 under S 358. Total reduction for all recommended approved residential applications is $16,180.

Appendix B – S 357/358 Commercial/Industrial Properties

The City received three applications for the Devonshire Mall resulting from the extensive renovations that occurred after the demolition of the Sears store. Many significantly sized units were relocated and renovated including box stores Sportchek and Mark’s resulting in a 30% tax reduction for 212 days totalling $67,074. One of the applications is recommended for denial due to lack of evidentiary documentation.

The property owner of 664-672 Victoria Avenue applied for a tax reduction citing an incorrect tax classification. The property is owned by a charity and was assessed as a commercial property. The application was forwarded to MPAC for review and they agreed that the property should be classified at RT. Administration is recommending

approval of the reduction in taxes resulting from the change CT to RT for three (3) years under S 357 and 358 totalling $76,885. The property owner applied for, and received a charity rebate on their 2025 taxes based on the commercial tax classification, which reduced taxes by $15,958. They will no longer be eligible for the charity rebate and the 2025 rebate has been clawed back.

Total reduction for all recommended approved commercial applications is $153,163.

Appendix C – City Owned Properties

When the City acquires previously taxable properties, Administration advises MPAC so that the classification is changed to exempt. MPAC typically will change this for the next roll return so in-year taxes must be cancelled. There are two properties listed on Appendix C for this reason – 1168 Drouillard Rd and 3026 Sandwich St.

Some City properties are leased which then can change that space to the commercial tax class. When a lease ends, Administration will advise MPAC to change it back to exempt going forward and the in-year taxes must be cancelled effective the lease expiry date. This is the case with 185 City Hall Square South.

In 2025, the City sold 1843 Meldrum Rd. MPAC issued a supplementary assessment to change the tax class from exempt to residential however they used the incorrect effective date. Administration is recommending the cancellation of taxes that are not applicable.

When properties are severed or consolidated, the tax account for the original parcel is made historic and any outstanding taxes are apportioned to the newly created parcels. One severance resulted in a small amount of 2026 taxes being apportioned to a parcel acquired by the City and should be exempt (6500 Catherine St).

Appendix D – Applications Recommended for Denial

Many of the applications recommended for denial are due to lack of evidentiary documentation to prove the applicants claim. Administration performs extensive follow up with the applicants to acquire the necessary proof, but in some cases the applicants refuse to provide it or don't have any at all.

One application was for the new Michael's store that was added to Tecumseh Mall. The application cited repairs and renovations, however the new store was not assessed yet and not taxed. No evidence was provided to prove that any part of the existing structure was unusable due to the construction.

Other applications for tax class changes were determined by MPAC to have the correct classification and no change required.

Appendix E Summary – Distribution of Tax Cancellations, Reductions or Refunds

Appendix E provides a breakdown of the total recommended tax reduction of $178,723 into Residential, Commercial/Industrial/Multi-residential, and City-Owned categories (Appendices A-C). Of the $178,723 recommended reduction in taxes, $147,471 is the

municipality's portion and $31,252 will be charged back to the Province (education portion).

S 354 of the Act allows for the write-off of taxes on Federal properties if the City Treasurer determines them uncollectable. For the 2021 through 2025 tax years, $374,649 in taxes were written-off as approved by Council on March 30, 2026 (CR 124/2026). This recommendation was brought to Council (C 27/2026 – Tax Policy Decisions and Establishment of the 2026 Final Property Rates – City Wide) to address the underpayment of the education portion of the Payment in Lieu of Taxes (PILs) for Federally-owned properties. Going forward, the 2026 and future underpaid PIL amounts will be brought annually to Council as part of this report.

Risk Analysis:

As indicated above, applications for the cancellation, reduction or refund of taxes are legislated under the Act and City Council is required to render a decision by September 30th of the year following the year in respect of which the application is made.

However, upon receipt of the said applications, Administration undertakes the due diligence necessary to confirm the information contained in the application is accurate. The onus is on the applicant to provide evidentiary documentation to confirm effective dates, and the event causing the change of use or tax class. City staff often perform property inspections to confirm damage and/or renovations. Based on the information provided by the applicant, and gathered at inspection, a determination is made with respect to the recommendation for approval or denial of a Section 357/358 application. The applicant is notified of the recommendation to Council and is invited to attend the Council Meeting as a delegate.

An applicant may appeal the decision of City Council to the Assessment Review Board (ARB) by filing a notice of appeal with the registrar of the Board within 35 days after Council makes its decision. In the past seven (7) years, the City has had only one property owner appeal the decision of their tax applications based on the methodology used to calculate the amount of their reduction.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

As outlined in Appendix E – Summary - Distribution of Tax Cancellations, Reductions, or Refunds, the total amount of taxes recommended to be cancelled herein is $178,723 with the municipal share being $147,471 and the education share being $31,252. This will be funded from supplemental tax billing revenue received in the year unless alternative funding is available. The education share of the property tax relief provided in total will be recovered by way of a charge back to the Province.

Consultations:

MPAC provides the City with the assessed values relating to the applications for tax adjustments and confirms that tax class change requests are indeed appropriate.

Conclusion:

Administration performs a thorough review of every tax application submitted and is confident with the recommendations to approve or deny applications.

Planning Act Matters:

N/A

Approvals:

Name	Title
Dan Seguin	ED Treasury & Financial Accounting/Deputy Treasurer, Taxation, Treasury & Financial Projects
Wira Vendrasco	City Solicitor
Lorie Gregg	On behalf of Commissioner of Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

APPENDIX A
Residential Property Classes

2025						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2025 Affected by Application	Tax Reduction	Reason for Application
010-300-01400	1623-1625 Drouillard Rd	$101,720	RT/CT	217	$ 589.09	Damaged by Fire
030-050-02800	820-824 University Ave E	$109,000	CT/RT>RT	365	$ 2,011.57	Tax Class Change
030-050-06400	814 Brant St	$56,000>$36,000	RT	365	$ 419.06	Razed by Fire / Demo
030-190-00100	902-904 Parent Ave	$34,000	RT	147	$ 286.91	Damaged by Fire
040-190-06100	147 Cameron Ave	$122,000>$58,000	RT	337	$ 1,238.12	Razed by Fire / Demo
040-330-03800	667 Windsor Ave	$174,000>$62,000	RT	364	$ 2,340.30	Razed by Fire / Demo
050-170-01600	3769 Russell St	$118,000>$97,000	RT	365	$ 440.01	Razed by Fire / Demo
050-290-07100	732 Bridge Ave	$105,000>$62,000	RT	365	$ 900.98	Razed by Fire / Demo
060-170-03300	284 Isabelle Pl	$266,000>$235,000	RT	365	$ 649.54	Gross / Manifest Error
060-360-02700	8254 Riverside Dr E	$228,000>$191,000	RT	259	$ 550.11	Razed by Fire / Demo
070-110-07200	980 Morand St	$854,000>$851,000	RT	129	$ 22.22	Gross / Manifest Error
050-370-03700	1078 California Ave	$116,000>$77,000	RT	351	$ 785.82	Razed by Fire / Demo
040-130-07100	523 Caron Ave	$142,000>$48,800	RT	365	$ 1,952.81	Razed by Fire / Demo
050-370-11600	1035 California Ave	$90,000>$77,000	RT	365	$ 272.39	Razed by Fire / Demo
030-390-06300	1230 Ottawa St	$74,900>$37,872	RT	168	$ 357.10	Gross / Manifest Error
080-130-08000	4343 Mount Royal Dr	$200,000>$153,000	RT	21	$ 56.66	Damaged by Fire
	TOTAL				**$ 12,872.69**	

2024						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2024 Affected by Application	Tax Reduction	Reason for Application
030-050-06400	814 Brant St	$56,000>$36,000	RT	366	$ 406.56	Gross / Manifest Error
030-190-00100	902-904 Parent Ave	$34,000	RT	366	$ 691.15	Gross / Manifest Error
050-170-01600	3769 Russell St	$118,000>$97,000	RT	153	$ 178.45	Gross / Manifest Error
050-370-01300	938-942 California Ave	$97,000>$79,000	RT	183	$ 182.95	Gross / Manifest Error
060-170-03300	284 Isabelle Pl	$266,000>$235,000	RT	366	$ 630.17	Gross / Manifest Error
060-460-22617	1116 Thunderbay Ave	$254,000>$239,000	RT	366	$ 304.92	Gross / Manifest Error
070-200-03700	1215 Grand Marais Rd E	$117,000>$90,000	RT	366	$ 548.86	Gross / Manifest Error
050-370-12401	1013-1015 California Ave	$84,000>$74,000	RT	366	$ 203.28	Razed by Fire / Demo
050-370-11600	1035 California Ave	$90,000>$77,000	RT	162	$ 116.97	Gross / Manifest Error
	TOTAL				**$ 3,263.31**	

2023						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2023 Affected by Application	Tax Reduction	Reason for Application
030-050-06400	814 Brant St	$56,000>$36,000	RT	13	$ 13.82	Gross / Manifest Error
070-200-0370	1215 Grand Marais Rd E	$117,000>$90,000	RT	21	$ 30.13	Gross / Manifest Error
	TOTAL				**$ 43.95**	

TOTAL TAX REDUCTION FOR RESIDENTIAL PROPERTIES	**$ 16,179.95**

APPENDIX B
Commercial / Industrial / Multi-Residential Property Classes

2025

Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2025 Affected by Application	Tax Reduction	Reason for Application
030-250-06800	1117-1119 Erie St E	$33,000	CT	365	$ 1,581.28	Demolition/Razed by Fire
030-330-06501	375 Giles Blvd E	$67,000	CT	365	$ 3,210.48	Demolition/Razed by Fire
040-300-03400	664-672 Victoria Ave	$1,002,000	CT>RT	365	$ 27,018.66	Tax Class Change
	TOTAL				**$ 31,810.42**	

2024

Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2024 Affected by Application	Tax Reduction	Reason for Application
030-250-06800	1117-1119 Erie St E	$33,000	CT	273	$ 1,148.50	Gross / Manifest Error
030-330-06501	375 Giles Blvd E	$67,000	CT	366	$ 3,126.16	Gross / Manifest Error
040-300-03400	664-672 Victoria Ave	$1,002,000	CT>RT	365	$ 26,383.77	Gross / Manifest Error
070-080-05500	3060-3200 Howard Ave - L'Amour Nails	$346,790	CT/ST	97	$ 1,286.52	Repairs / Renovations
070-080-05500	3060-3200 Howard Ave - Sportchek (B Units) & Mark's (D Units)	$10,140,937	CT/ST	212	$ 67,073.86	Repairs / Renovations
	TOTAL				**$ 97,870.31**	

2023

Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2023 Affected by Application	Tax Reduction	Reason for Application
040-300-03400	664-672 Victoria Ave	$925,000	CT>RT	365	$ 23,482.64	Gross / Manifest Error
	TOTAL				**$ 23,482.64**	

TOTAL TAX REDUCTION FOR COMMERCIAL/INDUSTRIAL/MULTI-RESIDENTIAL PROPERTIES	**$ 153,163.37**

APPENDIX C
CITY OWNED PROPERTIES

2026						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 026 Affected b Application	Tax Reduction	Reason for Application
070-680-00705	6500 Catherine St	$ 1,464,000	IX>E	365	$ 31.91	City Tax Exempt
	TOTAL				**$ 31.91**	

2025						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 025 Affected b Application	Tax Reduction	Reason for Application
010-120-05100	1168 Drouillard Rd	$64,800	CT	365	$ 3,105.66	City Tax Exempt
010-350-10924	1843 Meldrum Rd	$235,000>$44,500	RT>E	236	$ 3,183.70	City Sale / Omit Error Correction
040-020-00400	185 City Hall Sq S	$258,600	CT>E	31	$ 1,052.43	Tax Class Change - Lease Expiry
050-130-00600	3026 Sandwich St	$208,000	RT>E	168	$ 2,005.97	City Purchase
	TOTAL				**$ 9,347.76**	

TOTAL TAX REDUCTION FOR CITY OWNED PROPERTIES	**$ 9,379.67**

APPENDIX D
Denied Applications

2025			
Roll Number	**Property Address**	**Reason for Application**	**Reason for Denial**
030-330-06000	310 Ellis St	Tax Class Change	No evidenciary documentation
050-370-12401	1013-1015 California Ave	Demo	2025 is already vacant land. No adjustment needed.
070-160-03202	4185 Walker Rd	Tax Class Change	Not Applicable. Vacant unit.

2024			
Roll Number	**Property Address**	**Reason for Application**	**Reason for Denial**
020-230-04100	2109 Ottawa St	Repairs / Renos	No evidentiary documentation for 2024.
070-080-05500	3060-3200 Howard Ave	Repairs / Renos	Unit# FCU6 - No building permit or significant renovations.
070-680-03201	7446-7780 Tecumseh Rd E	Repairs / Renos	New Construction / Addition. Does not qualify.
070-740-00105	3565 Forest Glade Dr	Tax Class Change	No clerical error in valuation or tax class was made

APPENDIX E

Summary - Distribution of Tax Cancellation, Reduction, or Refund

TAX CLASS RESIDENTIAL	TOTAL TAXES TO BE REFUNDED	MUNICIPAL	EDUCATION
2025 Residential - Appendix A	$ 12,872.69	$ 11,932.72	$ 939.97
2024 Residential - Appendix A	$ 3,263.31	$ 3,017.70	$ 245.61
2023 Residential - Appendix A	$ 43.95	$ 40.48	$ 3.47
Residential Property Tax Reduction	**$ 16,179.95**	**$ 14,990.90**	**$ 1,189.05**

TAX CLASS COMM / IND / MULTI-RES	TOTAL TAXES TO BE REFUNDED	MUNICIPAL	EDUCATION
2025 Commercial / Industrial / Multi-Res - Appendix B	$ 31,810.42	$ 25,968.49	$ 5,841.93
2024 Commercial / Industrial / Multi-Res - Appendix B	$ 97,870.31	$ 79,411.80	$ 18,458.51
2023 Commercial / Industrial / Multi-Res - Appendix B	$ 23,482.64	$ 18,868.25	$ 4,614.39
Comm / Ind / Multi-Res Property Tax Reduction	**$ 153,163.37**	**$ 124,248.54**	**$ 28,914.83**

TAX CLASS CITY OWNED	TOTAL TAXES TO BE REFUNDED	MUNICIPAL	EDUCATION
2026 City Owned - Appendix C	$ 31.91	$ 26.69	$ 5.22
2025 City Owned - Appendix C	$ 9,347.76	$ 8,205.18	$ 1,142.58
City Owned Property Tax Reduction	**$ 9,379.67**	**$ 8,231.87**	**$ 1,147.80**

TOTAL TO BE CANCELLED / REDUCED / REFUNDED	**$ 178,722.99**	**$ 147,471.31**	**$ 31,251.68**

THE CITY OF WINDSOR ONTARIO, CANADA

Committee Matters: SCM 234/2026

Subject: Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3

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

Decision Number: **DHSC 832**

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

30. **WEST SIDE OF PELISSIER STREET BETWEEN WYANDOTTE STREET WEST AND ELLIOTT STREET WEST**

For the lands comprising Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), for a *Multiple Dwelling*, the following additional provisions shall apply:

a) *Lot Area*: Per Multiple Dwelling: *minimum* 752.5 m^2

b) *Lot Coverage*: *maximum* 64.0%

c) *Front Yard* Depth: *minimum* 3.7 m

d) *Rear Yard* Depth: minimum 2.44 m

e) *Side Yard* Width: *minimum* 2.5 m

f) *Landscaped Area: minimum* 25.0% of *lot area*

g) *Dwelling Units*: Per *Multiple Dwelling*: *maximum* 12

h) Notwithstanding Section 5.11.1, where vehicular entry to a *carport* faces an *exterior lot line*, or a wall of a *garage* faces an *exterior lot line*, vehicular entry to the *carport* or along said wall of the *garage* shall be setback a minimum of 3.7 m from such *exterior lot line*.

i) Section 24.22.1.1 shall not apply.

j) Notwithstanding Section 24.26.4, a *parking space*, *visitor parking space* or *accessible parking space* is prohibited in a *required rear yard*.

k) Section 24.40.1.5 shall not apply.

l) When a *lot* on which a *Multiple Dwelling* has been erected is subsequently divided in compliance with Part VI of the *Planning Act* by a common *interior lot line* that separates the *Multiple Dwelling* into two *Multiple Dwellings*, for each *Multiple Dwelling* the following additional provisions shall apply:

1. *Lot Width*: *minimum*: equal to the width of the *multiple dwelling* plus any *exterior side yard* as existing at the time of the lot division
2. *Lot Area*: *minimum*: as existing at the time of the lot division
3. *Lot Coverage*: Total: *maximum*: 64% of *lot area*
7. An interior *side yard* shall not be required along the common *interior lot line* for that part of the *multiple dwelling* lawfully existing at the time of the lot division.
14. *Dwelling Units*: Per *Multiple Dwelling*: *maximum*: 6
18. For a *Multiple Dwelling*, a door that opens to the *rear yard* shall be located a minimum of 0.22 m from the centreline of the common wall between the *Multiple Dwellings*.

m) For a *Multiple Dwelling*, the total area of the *required front yard* occupied by a hard surface for a walkway, driveway, *access area*, *parking space* or any combination thereof shall not exceed 63% of the *required front yard* area.

[ZDM 7; ZNG/7374]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), situated on the west side of Pelissier Street between Wyandotte Street West and Elliott Street West from CD3.6 to RD3.1x(30).

III. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following shall **BE SUBMITTED** with an application for Site Plan Approval:

a. Functional Service Report, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
b. Site Servicing Drawings with Line of Sight Analysis and Swept Path Analysis, Sheet Numbers E-1, LG-2 and LG-3, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
c. Lot Grade & Service Plan, Drawing No. LG-1, prepared by King Engineering + Design, dated June 23, 2026 (Reference File No. 26-004).
d. Planning Rationale Report, prepared by Pillon Abbs Inc., dated May 5, 2026.
e. Topographic Plan of Survey

IV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

a. Stormwater Retention Scheme

V. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

a. Record of Site Condition.
b. Required Drawing Revisions identified in the Engineering - R.O.W. and Planning Department - Site Plan Control comments included under Appendix "F".
c. Special Provisions identified in the Engineering - R.O.W. comments included under Appendix “F”.

Carried.

Report Number: S 59/2026
Clerk’s File: Z/15178

Clerk’s Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 7.1 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3

Reference:

Date to Council: July 6, 2026
Author: Brian Nagata, MCIP, RPP
Planner III - Development (A)
(519) 255-6543 ext. 6181

Planning & Building Services
Report Date: June 4, 2026
Clerk's File #: Z/15178

To: Mayor and Members of City Council

Recommendation:

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c. Special Provisions identified in the Engineering - R.O.W. comments included under Appendix “F”.

Executive Summary:

N/A

Background:

Application Information:

Location: 0 Pelissier Street

Legal: Lots 34 to 45, Plan 381; PIN 01191-0253 LT

Roll No. 040-300-04100

Ward: 3 **Planning District:** City Centre **Zoning District Map:** 7

Applicant: Pelissier Park Ltd. (Chris Macleod)

Owner: The Corporation of the City of Windsor (Joe Baker)

Agent: Philip Fernandes Designs Inc. (Phil Fernandes)

Proposal: The Applicant proposes to construct four three-storey multiple dwellings, each containing 12 dwelling units. Each building would include eight individual driveways and attached garages, with four oriented toward Pelissier Street and four oriented toward the rear alley.

The Applicant proposes to subdivide the subject property into eight separate parcels through an exemption from part lot control. Each parcel would contain one half of a 12-unit multiple dwelling, resulting in six dwelling units per parcel. The two halves of each building would be connected by a shared demising wall, thereby forming separate multiple dwellings.

The passing of a by-law exempting the subject property from part lot control is a prerequisite to the City transferring the subject property to the Applicant.

Requested Amendment: Change existing Commercial District 3.6 (CD3.6) zoning to Residential District 3.1 (RD3.1) with a zoning exception.

Submissions: All documents are available online on the City's website.

Attached to this Report: Architectural Plans (Appendix A), Site Servicing Drawings (including Lot Grade & Service Plan with Line of Sight Analysis & Swept Path Analysis) (Appendix H)

Not attached to this Report: Functional Service Report, Planning Rationale Report, and Zoning By-law Amendment Application

Site Information:

Official Plan	**Zoning**	**Current Use**	**Previous Use**
Mixed Use Low Profile Area	Commercial District 3.6 (CD3.6)	Public Parking Area - Municipal Lot 15 (104 Parking Spaces)	One two-unit dwelling and 11 single-unit dwellings
Lot Width	**Lot Depth**	**Lot Area**	**Lot Shape**
109.7 m	27.4 m	3,010.1 m^2	Rectangular
All measurements are based on Registered Plan 381			

Neighbourhood:

The subject property is located centrally within the City Centre neighbourhood. The City Centre neighbourhood constitutes the area north of Erie Street East and Erie Street West, east of the Canadian Pacific Railway corridor, south of the Detroit River and west of Aylmer Avenue and Howard Avenue.

Surrounding Land Uses				
Land Use	**North**	**East**	**South**	**West**
Commercial	x	x	x	x
Community Centre/Library	x			
Institutional	x	x		x
Mixed Use	x			x
Parks		x		x
Residential - Low Profile	x		x	x
Residential - High Profile	x	x		
School - Elementary	x		x	x
School - Secondary			x	
School - Post Secondary	x	x		

Municipal Infrastructure			
Land Use	**Pelissier Street**	**Alley**	**Walking Distance**
Curbs & Gutters	x		
Lanes	1		
Sidewalks	x		
Streetlights	x		
Bike Route	x		x
Transit Route			x
Multi-Use Trail			x
On-Street Parking	x		
Combined Sewer	x		
Watermain	x		
Hydro		x	

Consultations:

Comments received from City Departments and external agencies on this application were taken into consideration when preparing this report. Appendix F includes a record of comments received.

There are no objections to the proposed amendment.

On April 1, 2026, the Applicant hosted an in-person public open house at Suite 101 - 531 Pelissier Street (Realty One Office) and notified owners of properties within 200 metres of the subject property. Three residents attended, and the Applicant also received comments by letter and email.

Section 3.2 of the Planning Rationale Report summarizes the comments and questions, along with their corresponding responses.

Comments received were taken into consideration in the preparation of this report. The Planning & Development Services Department has addressed resident concerns related to pedestrian safety and accessibility, and overall walkability. These matters are summarized in the table under the *Anticipated Change Based on Recommendations* section of this report, with specific reference to the reduced front and rear yard depths and the presence of multiple garage doors with connecting driveway approaches along Pelissier Street and the alley.

The City published a statutory notice in the Windsor Star, and mailed a courtesy notice to property owners and residents within 200 metres of the subject property.

Anticipated Change Based on Recommendations:

Existing Conditions / Permissions	Proposed / Recommended	Change	Study / Report Submitted
Soil Contamination			
Public Parking Area	Multiple Dwellings	• Establishment of a more sensitive land use • Site remediation has been completed to meet provincial standards	**YES** (Phase One & Phase Two Environmental Site Assessments) (Record of Site Condition has been submitted)
Land Use			
Public Parking Area	Four three-storey multiple dwellings, each containing 12 dwelling units	48 dwelling units, including eight affordable rental housing units	**YES** (Planning Rationale Report)
On-Street Parking			
13 metered spaces on Pelissier Street abut the subject property	Removal of all spaces to accommodate driveway approaches	• Extension of the boulevard in their place to buffer the garages from the sidewalk and active lane of traffic • No objection from the Transportation Operations Department	**NO** (Parking Study not required)
Required Parking			
None for a Public Parking Area	None for the first six dwelling units, and 1 for each additional dwelling unit	Construction of eight attached garages for each multiple dwelling (i.e. total of 32 parking spaces).	**NO** (Parking Study not required)
Notes: • 42 required if the subject property is not subdivided • 6 required per multiple dwelling for four parcels • None per multiple dwelling for eight parcels			

Existing Conditions / Permissions	Proposed / Recommended	Change	Study / Report Submitted
Required Loading Spaces			
None for a Public Parking Area	1 for a multiple dwelling with 9 or more dwelling units having a gross floor area of over 1,000 m^2 to 7,500 m^2	• No loading spaces proposed	**NO** (Parking Study not required)
Notes: • Removal of the requirement requested by the Applicant and recommended by Administration • The alley and other on-street parking spaces will compensate for the provision of zero loading spaces. • The absence of loading spaces is common in the central business district, reflecting the historic development pattern, compact lot fabric, and limited site depths that characterize the area. These constraints make it difficult for new developments to accommodate on‑site loading without compromising building functionality, active street frontages, or overall site efficiency.			
Required Visitor Spaces			
None for a Public Parking Area	15% of parking spaces for a multiple dwelling with a minimum of 5 dwelling units	• No visitor spaces proposed	**NO** (Parking Study not required)
Notes: • Removal of the requirement requested by the Applicant and recommended by Administration • There are several on-street parking spaces and parking spaces within city-owned and privately owned public parking areas within walking distance of the subject property. • The reason for the absence of visitor parking spaces mirrors the rationale outlined above for the absence of loading spaces.			

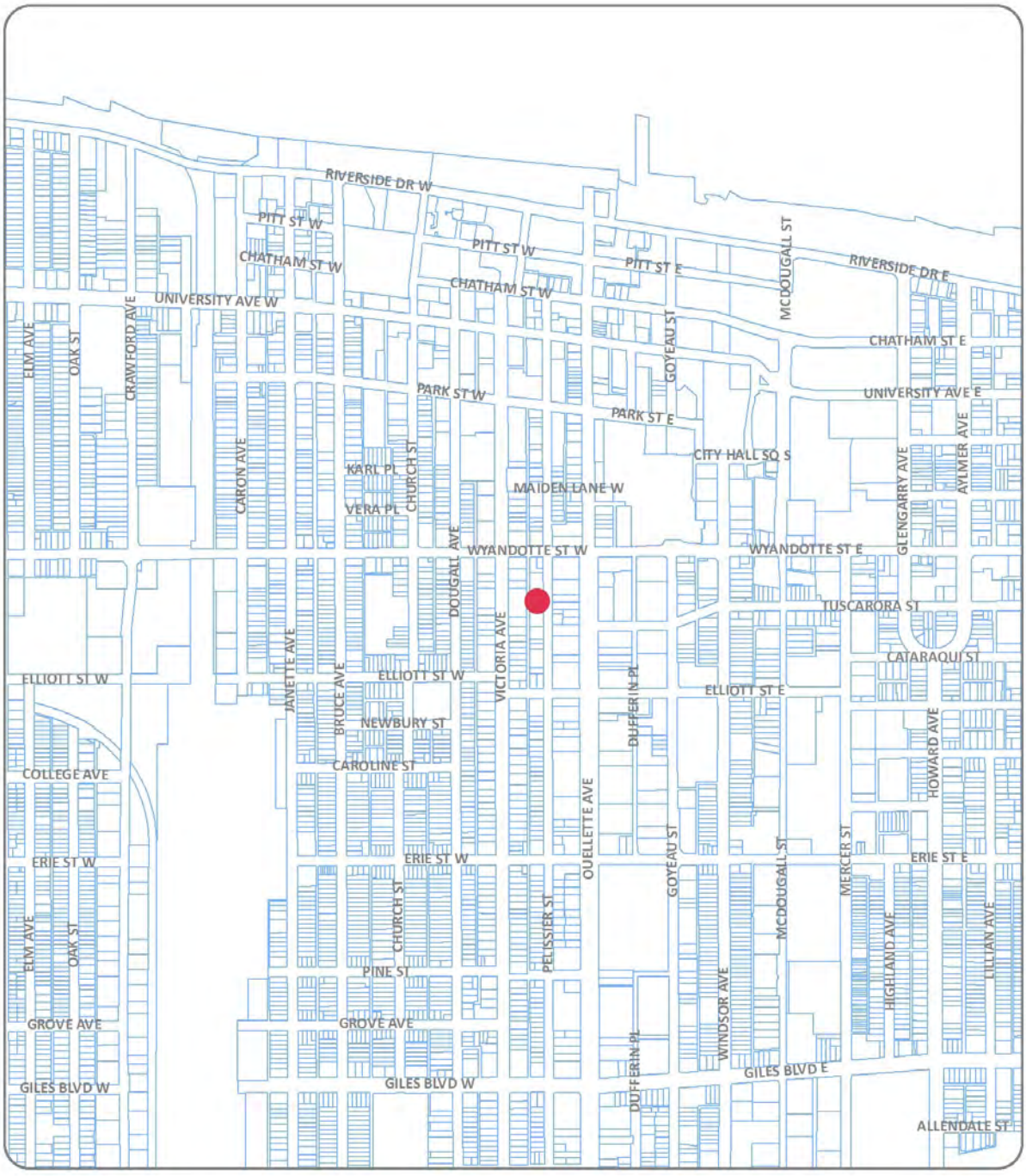
Existing Conditions / Permissions	Proposed / Recommended	Change	Study / Report Submitted
Sanitary			
N/A	The calculated peak sanitary flow per building is 0.73 L/s	The stormwater release rate accounts for proposed sanitary runoff to the combined sewer	**YES** (Functional Service Report) (Lot Grade & Service Plan)
Stormwater			
Release rate of 50.58 L/s	Release rate of 14.64 L/s	• 105.3 m^3 of storage is required for a 100-year storm event (36.0 m^2 swales and the remainder on the roof) • 71% improvement upon existing site discharge conditions. • A Stormwater Retention Scheme must be completed through the Site Plan Control application process	**YES** (Functional Service Report) (Lot Grade & Service Plan)
Transportation (Alley Access)			
Public Parking Area with 35 parking spaces with direct access from the alley	Multiple Dwellings with a combined 16 individual driveways with attached garages off the alley	Reduced rear yard depth will limit sightlines for vehicles exiting alley facing garages.	**YES** (Sightline Analysis & Swept Path Analysis)

Existing Conditions / Permissions	Proposed / Recommended	Change	Study / Report Submitted
Notes: • A reduced minimum rear yard depth has been requested by the Applicant and is supported by Administration, subject to the recommended prohibition on parking within the required rear yard. • Residents and municipal departments raised concerns regarding pedestrian and vehicular safety and overall site functionality related to the reduced rear yard depth and the introduction of individual driveway approaches with attached garages. • Transportation Planning has reviewed the supporting analysis and concurs with its conclusions. • Constructing buildings to the property lines is a defining characteristic of this portion of the Central Business District within the Mixed Use land use designation. This built form pattern is reinforced by the predominant Commercial District 3.1 (CD3.1) and CD3.6 zoning, both of which contain no setback or lot coverage requirements. • The RD3.1 zoning is recommended to most accurately reflect the proposed development approved through the Expression of Interest referenced later in this report.			
Transportation (Pelissier Street Access)			
Public Parking Area with 2 driveway approaches for access areas	Multiple Dwellings with a combined 16 individual driveways with attached garages off Pelissier Street	Introduction of 14 additional driveway approaches.	**YES** (Sightline Analysis & Swept Path Analysis)
Notes: • Reduced minimum front yard depth requested by the Applicant and recommended by Administration. • The proposed extension of the boulevard will provide a sufficient buffer from the garage to the sidewalk and active lane of traffic • Zoning by-law 8600 prohibits front-yard parking for multiple dwellings. • Same comments as provided for Transportation (Alley Access)			
Transportation (Traffic)			
Public Parking Area	Multiple Dwellings	No significant change in vehicle trips	**NO** (Transportation Impact Statement not required)

Existing Conditions / Permissions	Proposed / Recommended	Change	Study / Report Submitted
Urban Design			
Public Parking Area	Multiple Dwellings with a combined 16 individual driveways with attached garages off Pelissier Street	Introduction of 16 driveways with reduced front yard depth and increased front yard hard surface.	**YES** (Planning Rationale Report)

Notes:

- Residents raised concerns that the introduction of individual driveways with attached garages would negatively affect walkability along the block.
- The Official Plan does not contain policies that prohibit or restrict mid-block vehicular access or related interruptions to pedestrian circulation and traffic flow in the Mixed Use land use designation.
- A maximum of 63% of the total area of the required front yard being occupied by hard surface for a walkway, driveway, access area, parking space, or any combination thereof has been requested by the Applicant and is supported by Administration, as it complements and reinforces the intended street-level residential use.



KEY MAP - Z-013/26, ZNG/7374

SUBJECT LANDS



PART OF ZONING DISTRICT MAP 7

N.T.S.

REQUESTED ZONING AMENDMENT

Applicant: 2695185 Ontario Ltd.

SUBJECT LANDS

PLANNING & BUILDING DEPARTMENT

DATE : MAY, 2026
FILE NO. : Z-013/26, ZNG/7374



NEIGHBOURHOOD MAP - Z-013/26, ZNG/7374

SUBJECT LANDS

Discussion:

Housing Solutions Made for Windsor

In 2023, the City initiated a review of municipal lands throughout the community to identify sites with the potential to support development aimed at addressing Canada's housing crisis. This review identified several properties with significant and immediate development potential to accommodate a range of housing needs, including affordable housing and missing middle housing. On March 1, 2024, the City identified a list of City-owned lands available for development, which included the subject property.

On November 5, 2024, the City issued an Expression of Interest for the subject property, inviting submissions from interested parties regarding the potential residential redevelopment. Submissions were to address the housing and broader needs of the surrounding area and the city as a whole, while also considering compatibility with the existing neighbourhood context.

On March 25, 2026, the City announced that 531 Pelissier Group was selected as the successful respondent to redevelop the subject property with the proposed development.

Details about the **Housing Solutions Made for Windsor** program are available online at Housing Solutions Made For Windsor and Housing Development - Pelissier Street Parking Lot.

Planning Act, R.S.O. 1990, c. P.13

Although the proposed development has progressed as a City-led initiative under the *Housing Solutions Made for Windsor* program and has received Council approval to proceed to a Development Agreement, the Zoning By-law Amendment process remains a mandatory statutory requirement under the *Planning Act*. Administration has fulfilled all applicable legislative obligations, undertaken a comprehensive review of the submitted technical studies, and evaluated the proposal in accordance with the established standards, procedures, and level of scrutiny applied to all development applications.

In addition, to maintain the integrity of the legislated zoning by-law amendment process, Planning & Development Services staff were not involved in negotiating the Development Agreement associated with the broader project. Should Council choose not to approve the recommended Zoning By-law Amendment, the development cannot proceed, as rezoning approval is a condition of the Development Agreement.

Planning Rationale Report (Tracey Pillon-Abbs, RPP, Pillon Abbs Inc., May 5, 2026)

The Planning & Development Services Department generally concurs with the planning analysis, summary, and conclusion in the Planning Rationale Report.

The Planning & Development Services Department recommends additional provisions related to the maximum number of dwelling units per multiple dwelling and the prohibition of rear yard parking, as discussed in detail in the Zoning By-law and Anticipated Change Based on Recommendations sections herein.

Functional Servicing Report and Lot Grade & Service Plan (J. J. King, P. Eng., King Engineering + Design, Inc., May 18, 2026)

The Engineering Department, via email dated June 5, 2026, confirmed that the site servicing detailed in the Functional Servicing Report and Lot Grade & Service Plan is acceptable.

Lot Grade & Service Plan with Line of Sight Analysis & Swept Path Analysis (J. J. King, P. Eng., King Engineering + Design, Inc., June 23, 2026 and May 18, 2026, respectively)

The Transportation Planning Department, via email dated May 20, 2026, confirmed that they have no concerns with the Line of Sight Analysis & Swept Path Analysis.

Provincial Planning Statement 2024 (PPS):

The defined role of the Provincial Planning Statement, 2024 (the "PPS") is to provide *"policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians."*

Appendix C lists policies of the PPS that are considered relevant in discussing provincial interests related to this amendment.

Section 5.1.1 of the Planning Rationale Report reviews the applicable policies, including *Planning for People and Homes*, *Housing*, *Settlement Areas*, and *Sewage, Water and Stormwater*. The report concludes that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS). The Planning & Development Services Department concurs with this conclusion.

Official Plan:

The subject property is designated Mixed Use and located within a Low Profile Area on Schedule E: City Centre Planning District in the Official Plan. Section 5.1.2 of the Planning Rationale Report provides a review of the applicable Official Plan policies, including development profile, contamination, traffic, servicing, parking, compatibility, and urban design. It concludes that the proposed development conforms to the Official Plan.

The Planning & Development Services Department concurs with the analysis in the Planning Rationale Report and that the recommended amendment to Zoning By-law 8600 conforms to the overall policy direction of the Official Plan.

Zoning By-Law

The subject property is within a CD3.6 zone of Zoning By-law 8600, which does not permit a standalone multiple dwelling use.

The Applicant is requesting an amendment to rezone the subject property to Residential District 3.1 (RD3.1), with a zoning exception to permit the proposed development. The RD3.1 zone allows a range of residential uses, including a double duplex dwelling, duplex dwelling, lodging house, multiple dwelling, religious residence, residential care facility, semi-detached dwelling, existing single-unit dwelling, and townhome dwelling. The requested zoning is appropriate for the subject property and is compatible with both existing and permitted land uses in the surrounding area.

Proposed Zoning Exception 30 establishes the following additional provisions for a multiple dwelling use:

Clause a) reduces the minimum lot area requirement to 752.5 m^2 per multiple dwelling.

Clause b) increases the maximum lot coverage from 35.0% to 64.0%.

Clause c) reduces the minimum front yard depth from 6.0 metres to 3.7 metres.

Clause d) reduces the minimum rear yard depth from 7.50 metres to 2.44 metres.

Clause e) reduces the minimum side yard width from 6.00 metres to 2.50 metres.

Clause (f) reduces the minimum landscaped open space yard requirement from 35.0% to 25.0% of the lot area. Under Zoning By-law 8600, the typical requirement for residential uses in the Central Business District is 12.0 m^2 of amenity area per dwelling unit. For the proposed 48-unit development, this equates to 576.0 m^2, or approximately 19.1% of the lot area, to be provided as landscaped open space yard. The proposed reduction to 25.0% exceeds this minimum requirement.

Clause g) limits the number of dwelling units to a maximum of 12 per multiple dwelling.

Clause (h) reduces the minimum required setback for a garage from an exterior lot line to 3.7 metres, whereas the Zoning By-law requires a minimum setback of 6.0 metres.

Clause i) removes the requirement for the provision of visitor parking spaces for a multiple dwelling with a minimum of 5 dwelling units.

Clause j) prohibits a parking space, visitor parking space or accessible parking space in a required rear yard.

Clause k) removes the requirement for the provision of a loading space for a multiple dwelling with 9 or more dwelling units and a gross floor area of over 1,000 m^2 to 7,500 m^2.

Clause (l) establishes the following additional provisions for a multiple dwelling that is erected and subsequently divided, in accordance with Part VI of the *Planning Act*, by a common interior lot line that separates the building into two multiple dwellings:

- Subclause 1 establishes a minimum lot width equal to the width of the multiple dwelling plus any exterior side yard as existing at the time of the lot division.
- Subclause 2 establishes a minimum lot area as existing at the time of the lot division.
- Subclause 3 establishes a maximum lot coverage of 64% of the lot area.
- Subclause 7 establishes that an interior side yard shall not be required along the common interior lot line for that part of the multiple dwelling lawfully existing at the time of the lot division.
- Sub Clause 14 establishes a maximum of 6 dwelling units per multiple dwelling.
- Subclause 18 requires a door that opens to the rear yard shall be located a minimum of 0.22 m from the centreline of the common wall between the multiple dwellings.

Clause m) requires no more than 63% of the required front yard area to be occupied by a hard surface for a walkway, driveway, access area, parking space or any combination thereof.

Clauses g), j) and Subclause 14) are recommended solely by the Planning and Development Services Department.

Clause g) and Subclause 14) aim to restrict the establishment of additional dwelling units to proceeding through a Planning Act application to ensure that any intensification on the site is fully evaluated for land use compatibility, servicing capacity, parking and access implications, and compliance with applicable policy and zoning standards.

No other zoning deficiencies have been identified or supported.

Appendix E includes relevant excerpts from Zoning By-law 8600.

Appendix G includes a Draft Amending By-law. Subsection 24 (1) of the *Planning Act*, R.S.O. 1990, c. P.13, prohibits a by-law from being passed that does not conform to the Official Plan. As discussed through the Official Plan section herein, the proposed amendment conforms to the applicable policies of the Official Plan.

Site Plan Control (SPC):

SPC will apply to the development.

Risk Analysis:

N/A

Climate Change Risks

Climate Change Mitigation:

Residential intensification minimizes the community's greenhouse gas emissions. Development within existing communities and neighbourhoods, while using existing infrastructure such as sewers, sidewalks, and public transit, helps mitigate development impacts.

Situating development in areas with access to active transportation and transit increases the likelihood that residents will use various non-vehicular means of utilitarian transportation, thereby collectively reducing greenhouse gas emissions within the City of Windsor.

Climate Change Adaptation:

Climate change may affect the new building, particularly through increased extreme precipitation and more days with temperatures above 30 °C. Although this report does not address these issues in detail, any new construction must comply with the current provisions of the Building Code, which the building permit process will enforce. The project must also incorporate best practices for stormwater management.

Financial Matters:

N/A

Conclusion:

The *Planning Act* requires that a decision of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the *Provincial Planning Statement, 2024* (PPS). The Planning Department evaluated the recommended zoning amendment to ensure it is consistent with the PPS and conforms to the policies of the City of Windsor Official Plan.

The recommended Zoning By-law amendment is consistent with the PPS, conforms with the policy direction of the City of Windsor Official Plan, is compatible with existing and permitted uses in the surrounding neighbourhood and constitutes good planning.

Planning Act Matters:

Brian Nagata, MCIP, RPP
Planner III - Development (A)

I concur with the above comments and opinion of the Registered Professional Planner.

Greg Atkinson, MCIP, RPP
Deputy City Planner - Development

Neil Robertson, MCIP, RPP
City Planner

I am not a Registered Professional Planner and have reviewed as a Corporate Team Leader

JP RM

Approvals:

Name	Title
Brian Nagata	Planner III - Development (A)
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Appendices:

1 Appendix A - Architectural Drawings
2 Appendix B - Site Photos
3 Appendix C - Excerpts from PPS 2024
4 Appendix D - Excerpts from Official Plan
5 Appendix E - Excerpts Zoning By-law 8600
6 Appendix F - Consultations
7 Appendix G - Draft Amending By-law
8 Appendix H - Site Servicing Drawings

LOT CALCULATIONS BLOCK FOUR
AMENDED ZONE: RD3.1

ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4 m (90.0')
MIN. LOT AREA	880.0 m² (9,472ft²)	752.5 m² (8,100 ft²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m² (5,162 ft²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED		8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

LOT CALCULATIONS BLOCK THREE
AMENDED ZONE: RD3.1

ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4 m (90.0')
MIN. LOT AREA	880.0 m² (9,472ft²)	752.5 m² (8,100 ft²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m² (5,162 ft²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED		8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

LOT CALCULATIONS BLOCK TWO
AMENDED ZONE: RD3.1

ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4 m (90.0')
MIN. LOT AREA	880.0 m² (9,472ft²)	752.5 m² (8,100 ft²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m² (5,162 ft²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED		8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

LOT CALCULATIONS BLOCK ONE
AMENDED ZONE: RD3.1

ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4 m (90.0')
MIN. LOT AREA	880.0 m² (9,472ft²)	752.5 m² (8,100 ft²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m² (5,162 ft²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED		8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

B. COMPLIANCE OPTION (INDICATE THE BUILDING CODE COMPLIANCE PACKAGE BEING IMPLEMENTED IN THE HOUSE DESIGN)

SB-12 PRESCRIPTIVE (INPUT DESIGN PACKAGE): PACKAGE: C1 TABLE: 3.1.1.2.C

C. PROJECT DESIGN CONDITIONS

CLIMATE ZONE (SB-12):
- ■ ZONE 1 (< 5000 DEGREE DAYS)
- □ ZONE 2 (≥ 5000 DEGREE DAYS)

HEATING EQUIPMENT EFFICIENCY
- ■ ≥ 92% AFUE
- □ ≥ 84% < 92% AFUE

SPACE HEATING FUEL SOURCE
- ■ GAS □ PROPANE □ SOLID FUEL
- □ OIL □ ELECTRIC □ EARTH ENERGY

RATIO OF WINDOWS, SKYLIGHTS & GLASS IN S & G LIT/O WALL AREA

AREA OF WALLS =	10,108 ft²	W, S & G % =	10.5%
AREA OF W, S & G =	1,070 ft²	UNDERTHRESHOLD OVERHANG	□ YES ■ NO

OTHER BUILDING CONDITIONS
- □ LOG/POST & BEAM □ ICF ABOVE GRADE □ ICF BASEMENT
- □ SLAB-ON-GROUND □ WALKOUT BASEMENT □ AIR CONDITIONING
- □ COMBO UNIT □ AIR SOURCED HEAT PUMP □ GROUND SOURCED HEAT PUMP

D. BUILDING SPECIFICATIONS (PROVIDE DETAILS AS REQUIRED TO DESCRIBE THE ENERGY EFFICIENCY COMPONENTS PROPOSED)

BUILDING COMPONENT	MINIMUM RSI/R VALUES OR MAXIMUM U-VALUE[1]		BUILDING COMPONENT	EFFICIENCY RATINGS
	NOMINAL	EFFECTIVE		
THERMAL INSULATION			WINDOWS & DOORS (PROVIDE U-VALUE IF KNOWN)	
CEILING WITH ATTIC SPACE	R60 + HH	R59.90	WINDOWS/SLIDING GLASS DOORS	0.25U/29ER
CEILING WITHOUT ATTIC SPACE	R31	R27.65	SKYLIGHTS/GLAZED ROOFS	0.49U
EXPOSED FLOOR	R31	R29.8	MECHANICALS	
WALLS ABOVE GRADE	R19 + 10 CI	R25.32	HEATING EQUIP. (AFUE)	-
BASEMENT WALLS	R20 + 8 CI	R22.71	HRV EFFICIENCY (SRE% AT 0° C)	81%
SLAB (ALL > 600mm BELOW GRADE)	-	-	DHW HEATER (EF)	-
SLAB (EDGE ONLY, ≤ 600mm BELOW GRADE)	R10	R10	DHWR (CSA B55.1 (MIN. 42% EFFICIENCY))	- # SHWR -
SLAB (ALL ≤ 600mm BELOW GRADE, OR HEATED)	R10	R11.13	COMBINED HEATING SYSTEM	-

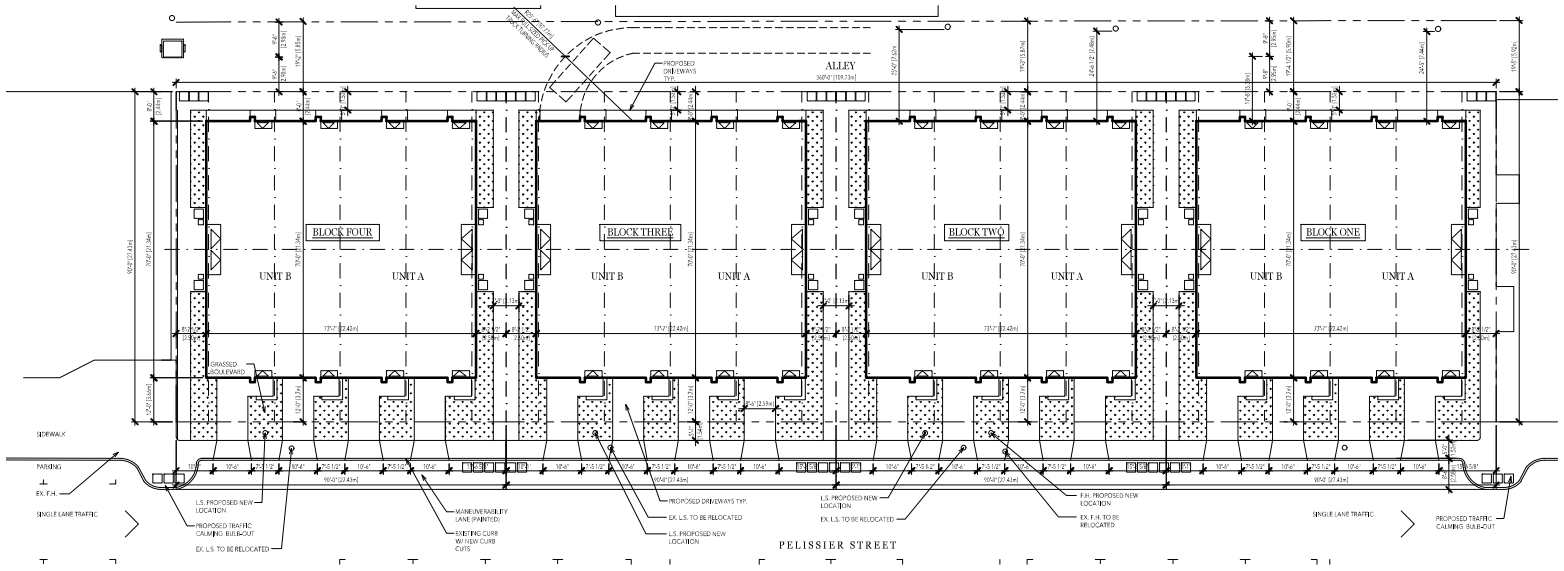
NOTES:
1. U VALUE TO BE PROVIDED IN EITHER W/(m²×K) OR Btu/(HrFT²×F) BUT NOT BOTH

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9				ONTARIO BUILDING CODE REFERENCE	
1.	PROJECT DESCRIPTION	☒ NEW ☐ ADDITION ☐ ALTERATION	☐ PART 11		☐ PART 3	☒ PART 9
		☐ CHANGE OF USE			1.1.2. [A]	1.1.2. [A] & 9.10.2.1.
2.	MAJOR OCCUPANCY(S)	GROUP C RESIDENTIAL OCCUPANCIES			3.1.2.1.(1)	9.10.2
3.	MINOR OCCUPANCY(S)	GROUP D – BUSINESS AND PERSONAL SERVICES (4.7% OF BUILDING AREA)			3.1.2.1.(1)	9.10.4
4.	BUILDING AREA (s.m.)	TOTAL = 481.2m²			1.4.1.2. [A]	1.4.1.2. [A]
5.	GROSS FLOOR AREA (s.m.)	TOTAL = 1,161.5 m²			1.4.1.2. [A]	1.4.1.2. [A]
6.	NUMBER OF STOREYS	ABOVE GRADE = THREE BELOW GRADE = NIL			1.4.1.2. [A] & 3.2.1.1.	1.4.1.2[A] & 9.10.4
7.	HEIGHT OF BUILDING (m)	= 33.5' = 10.2 meter – THREE STOREY			3.2.6.	2.1.1.3
8.	NUMBER OF STREETS / FIRE FIGHTER ACCESS ROUTES	1 (ONE)			3.2.2.10 & 3.2.5.	9.10.20.
9.	BUILDING CLASSIFICATION	GROUP C – 3 STOREYS			3.2.2.20 TO 3.2.2.83	9.10.2
10.	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING			3.2.2.20 TO 3.2.2.83	9.10.8
		☐ SELECTED COMPARTMENT			3.2.1.5	
		☐ SELECTED FLOOR AREA			3.2.2.17	
		☐ BASEMENT ONLY			INDEX	
		☐ IN LIEU OF ROOF RATING			INDEX	
		☒ NOT REQUIRED				
11.	STANDPIPE REQUIRED	☐ YES	☒ NO		3.2.9	N. A.
12.	FIRE ALARM REQUIRED	☐ YES	☒ NO		3.2.4	9.10.18.2(5)
13.	WATER SERVICE / SUPPLY IS ADEQUATE	☒ YES	☐ NO		3.2.5.7	N. A.
14.	HIGH BUILDING	☐ YES	☒ NO		3.2.6	N. A.
15.	PERMITTED CONSTRUCTION	☐ COMBUSTIBLE	☐ NON–COMBUSTIBLE	☒ BOTH	3.2.2.20 – .83	9.10.6
	ACTUAL CONSTRUCTION	☐ COMBUSTIBLE	☐ NON–COMBUSTIBLE	☒ BOTH		
16.	MEZZANINE(S) AREA (s.m.)	–	NEW = 0.00 sq.mts.	TOTAL = 0.00 sq.mts.	3.2.1.1.(3)–(8)	9.10.4.1
17.	OCCUPANT LOAD BASED ON		☒ DESIGN OF BUILDING		3.1.1.6	9.9.1.3
18.	BARRIER FREE DESIGN	☒ YES	☐ NO, NOT REQUIRED–3.8.1.1(1)(b) (SEE APPENDIX)		3.8	9.5.2
19.	HAZARDOUS SUBSTANCES	☐ YES	☒ NO		3.3.1.2. & 3.3.1.19	9.10.1.3
20.	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES		LISTED DESIGN NO. OR DESCRIPTION (SG–2)	3.2.2.20–.83 & 3.2.1.4	9.10.8
		FLOORS = 45 MIN.				9.10.8.1
		ROOF = NIL				9.10.2.4
		MEZZANINE = 45 MIN.				
		FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO. OR DESCRIPTION (SG–2)		
		FLOORS = 45 MIN.				
		ROOF = NIL				
		MEZZANINE = 45 MIN.				

21. SPATIAL SEPARATION – CONSTRUCTION OF EXTERIOR WALLS — 9.10.14.5 — 9.10.14.5

WALL	AREA OF EBF (s.m.)	L.D. (m)	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	TYPE OF WALL CONSTRUCTION	TYPE OF CLADDING REQUIRED
NORTH	191	2.5 m	9%	8%	1 HOUR	TBD	NON–COMB.	NON–COMB & COMB. 9.10.14.5.
WEST	99.9	5.36 m	18%	18%	1 HOUR	TBD	COMBUSTIBLE	NON–COMB.
SOUTH	191	2.5 m	9%	8%	1 HOUR	TBD	NON–COMB.	NON–COMB.& COMB. 9.10.14.5
EAST	99.9	10.2 m	N/A	N/A	N/A	N/A	N/A	9.10.14.4(8)

22.	FIRE SEPARATION REQUIRED BETWEEN GROUP "C" OCCUPANCY	1 HOUR	9.10.9.16(3)
23.	FIRE SEPARATION REQUIRED BETWEEN GROUP "C" & "D" OCCUPANCY	1 HOUR	9.10.9.16(3)
24.	FIRE SEPARATION REQUIRED AT FLOORS	1 HOUR N/A AT FLOOR ASSEMBLIES WITHIN DWELLING UNITS	9.10.9.16.(3) 9.10.9.4.(2)
25.	MAXIMUM TRAVEL DISTANCE PERMITTED TO THE NEAREST EXIT		
	IN GROUP "C" OCCUPANCY	BALCONY PROVIDED TO EXTEND EGRESS TO 2 STOREYS	9.9.9.1.(3)
	IN GROUP "D" OCCUPANCY	40 METERS	9.9.8.2.



SITE PLAN

SCALE 1/16"=1'-0"

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SITE PLAN MATRIX

PRELIMINARY
● 2026.02.12
SITE
○
PERMITS
○
CONSTRUCTION
○
REVISIONS

DRAWN BY AP
CHECKED BY PF
JOB NUMBER 24-1279
DATE 2026.04.01
SHEET NUMBER 001

STRUCTURAL NOTES:

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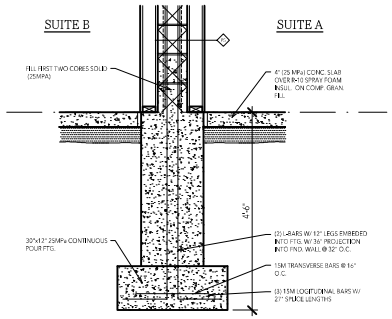
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ALL POINT LOADED HEADERS TO BE LVL

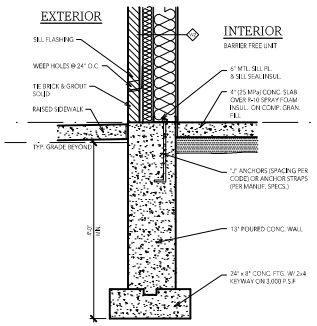
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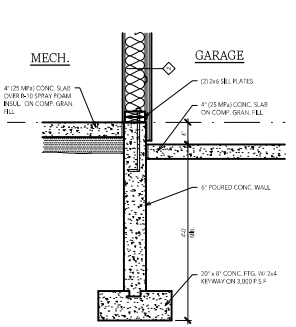
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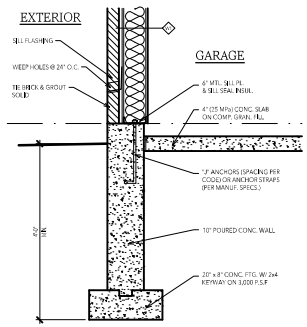
5/101 DETAIL @ GARAGE & INT.
SCALE 1/2"=1'-0"



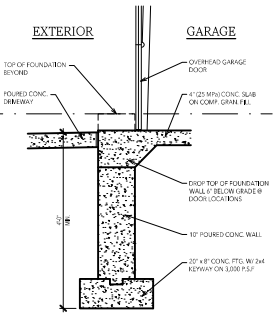
4/101 DETAIL @ GARAGE & INT.
SCALE 1/2"=1'-0"



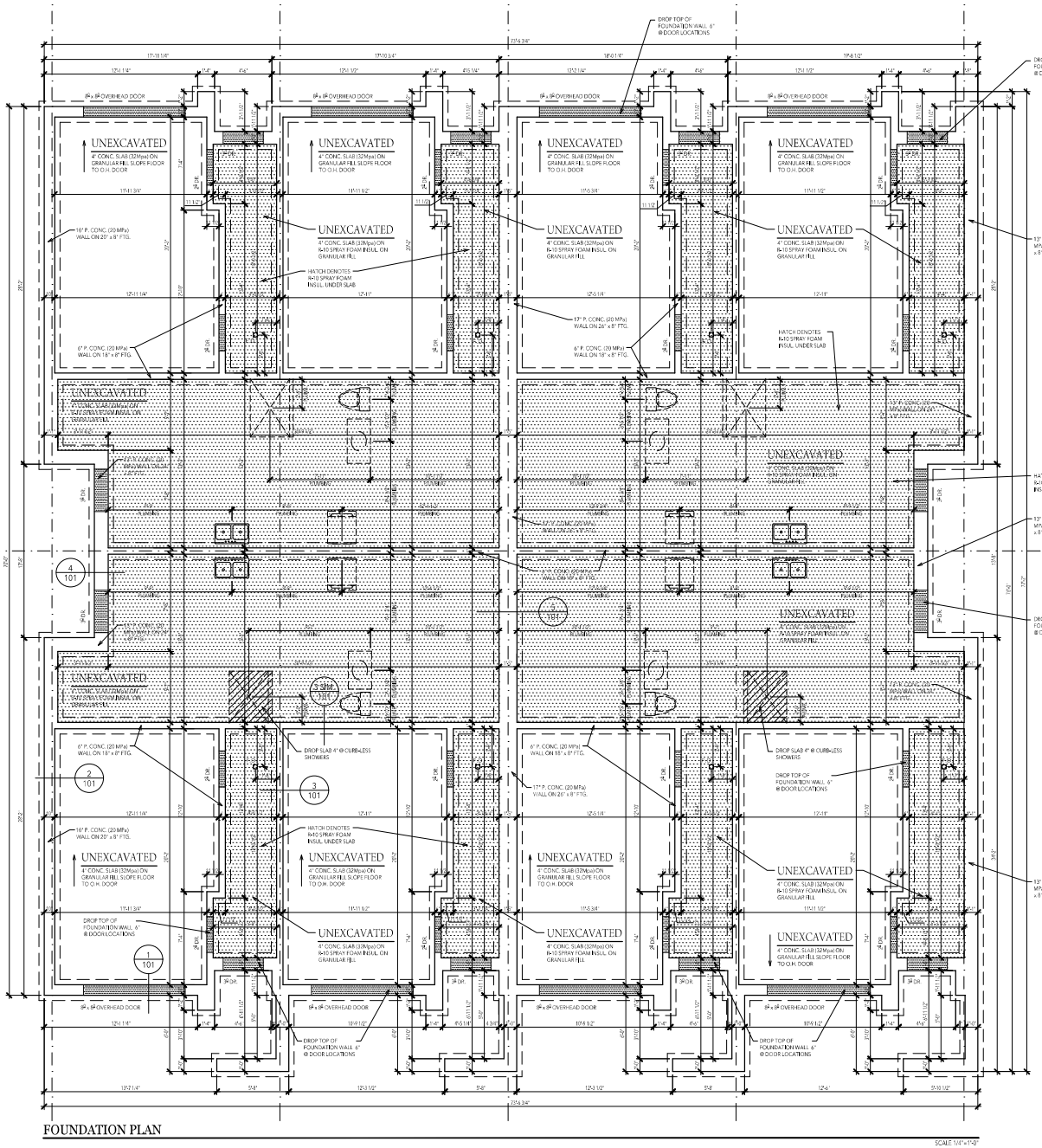
3/101 DETAIL @ GARAGE & INT.
SCALE 1/2"=1'-0"



2/101 DETAIL @ GARAGE EXT.
SCALE 1/2"=1'-0"



1/101 DETAIL @ O.H. DOOR
SCALE 1/2"=1'-0"



FOUNDATION PLAN
SCALE 1/4"=1'-0"

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PELISSIER STREET
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FOUNDATION PLAN
NOTES
DETAILS

PRELIMINARY
● 2026 02 12
SITE
○
PERMITS
○
CONSTRUCTION
○
REVISIONS

DRAWN BY
AP
CHECKED BY
PF
JOB NUMBER
24-1279
DATE
2026 04 01
SHEET NUMBER
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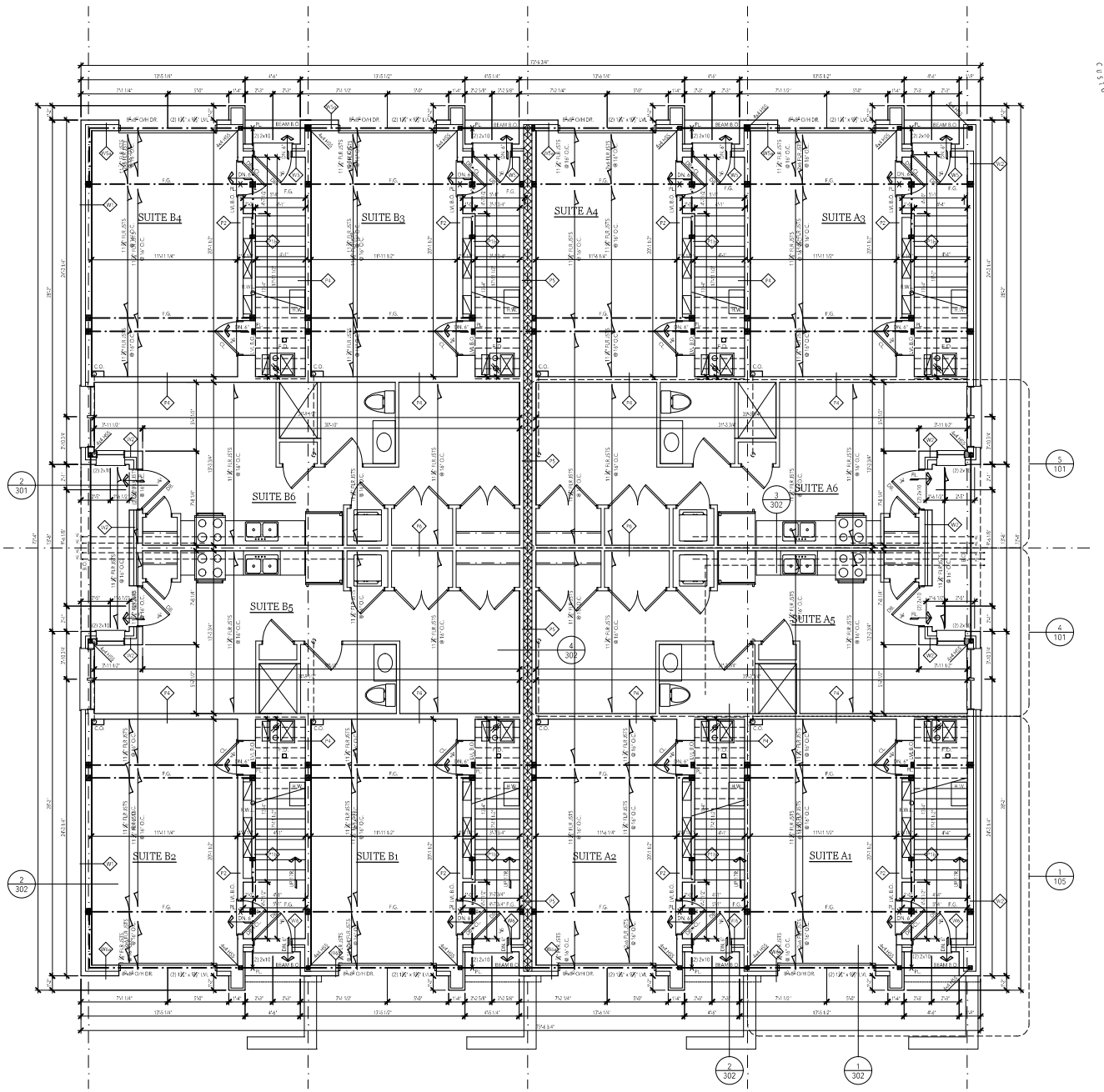
PROVIDE AEROSEAL THROUGHOUT BUILDING.

INTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
P1	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE P1b - PROVIDE SOUND ATTENUATION BATTS
P2	1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE
P3	1/2" GYPSUM BOARD 6mil POLY VAPOUR BARRIER 2x6 WOOD STUDS @ 16" O.C. 5/8" BATT INSULATION 1/2" GYPSUM BOARD
P4	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W4a-RM. 5/8" TYPE "X" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD
P5	REQUIRED 2 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL B6-RM. 5/8" GYPSUM BOARD SOUND ATTENUATION BATTS 8" CONCRETE MASONRY UNITS TYPE S OR N 60% SOLID, 0.091 m³/m² VOID 2x4 WOOD STUDS @ 16" O.C. SOUND ATTENUATION BATTS 5/8" GYPSUM BOARD
P6	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W1a 5/8" TYPE "X" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. STAGGERED 2x4 STUDS @ 16" O.C. 2.5" SOUND ATTENUATION BATTS (BOTH SIDES) RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD

EXTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
W1	REQUIRED 1 HR. FIRE RATING UC DESIGN U615 BRICK W/ TIES AS PER OBC 1" AIRSPACE AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. R-20 FRONTROCK STONE WOOL INSULATION 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD
W2	REQUIRED 1 HR. FIRE RATING UC DESIGN U615 BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD
W3	REQUIRED 1 HR. FIRE RATING UC DESIGN U615 E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD W3a - PROVIDE 2" HORIZONTAL METAL FURRING @ 16" O.C. TO EXTERIOR SIDE OF METAL STUDS. REFER TO DETAIL 4/301
W4	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL EW1a-RM. E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD
W5	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL EW1a-RM. BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 5/8" TYPE "X" GYPSUM BOARD W5a - OMIT R-10 FRONTROCK WOOL INSULATION
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W7	E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 7/16" OSB SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 5/8" GYPSUM BOARD



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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FIRST FLOOR PLAN
NOTES
WALL TYPES

PRELIMINARY
● 2026.02.12

SITE
○

PERMITS
○

CONSTRUCTION
○

REVISIONS

DRAWN BY
AP

CHECKED BY
PF

JOB NUMBER
24-1279

DATE
2026.04.01

SHEET NUMBER
102

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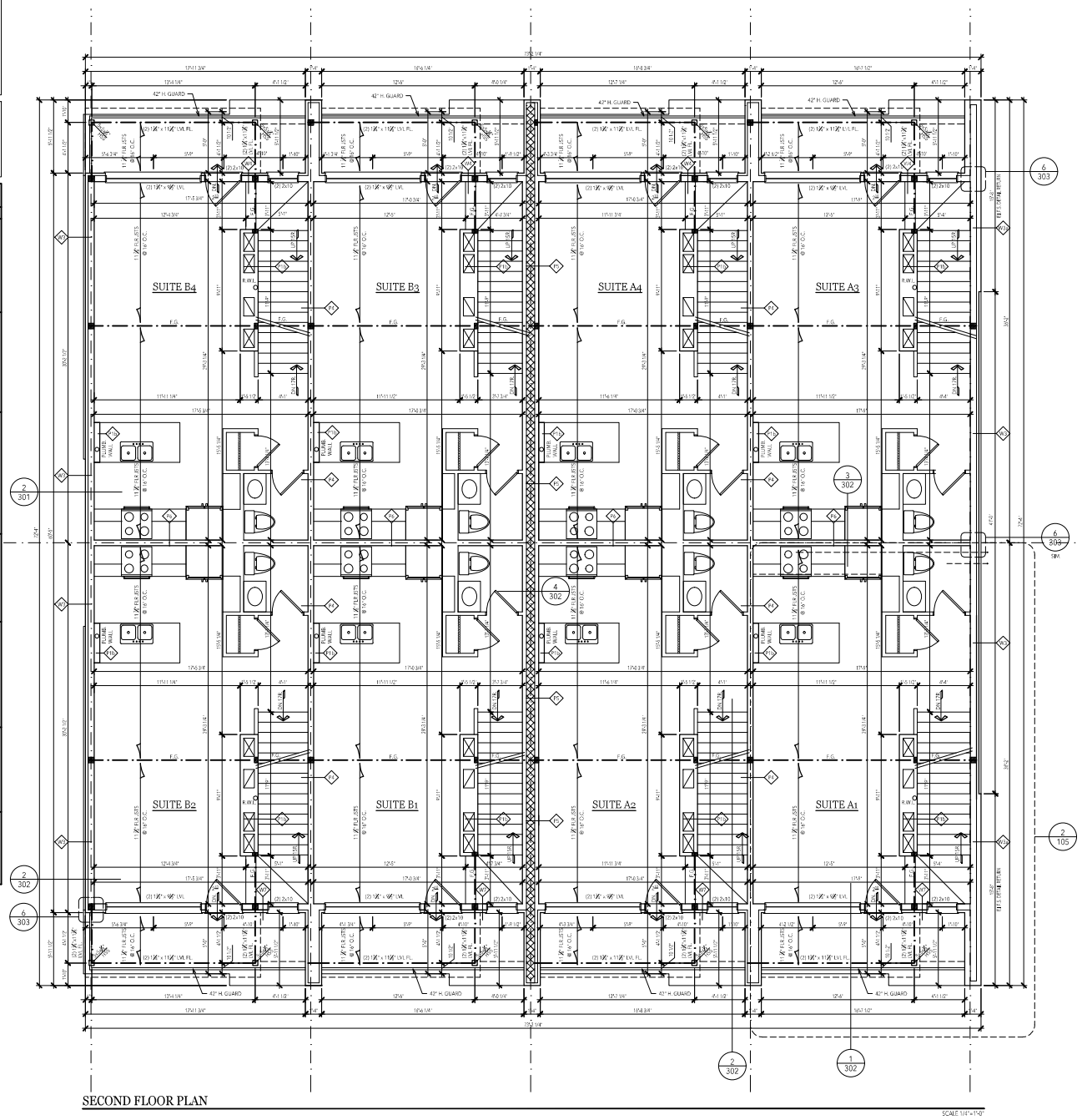
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P2	1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE
P3	1/2" GYPSUM BOARD 6mil POLY VAPOUR BARRIER 2x6 WOOD STUDS @ 16" O.C. 5/8" BATT INSULATION 1/2" GYPSUM BOARD
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P5	REQUIRED 2 HR. FIRE RATING STC 50 AS PER O.B.C. SB-7 TABLE 1 WALL W8-RM. 5/8" GYPSUM BOARD SOUND ATTENUATION BATTS 8" CONCRETE MASONRY UNITS TYPE S OR N 66% SOLID, 0.009 m³ VOID 2x4 WOOD STUDS @ 16" O.C. SOUND ATTENUATION BATTS 5/8" GYPSUM BOARD
P6	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-7 TABLE 1 WALL W1a 5/8" TYPE 'X' GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. STAGGERED 2x4 STUDS @ 16" O.C. 2.5" SOUND ATTENUATION BATTS (BOTH SIDES) RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD

EXTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
W1	REQUIRED 1 HR. FIRE RATING SUC DESIGN U615 BRICK WITIES AS PER OBC 1" AIRSPACE AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (15+19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W2	REQUIRED 1 HR. FIRE RATING SUC DESIGN U615 BRICK WITIES AS PER OBC 1" AIRSPACE R=10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (15+19 MIN.) 6MIL POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
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SECOND FLOOR PLAN

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SECOND FLOOR PLAN
NOTES
WALL TYPES

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CONSTRUCTION	○
REVISIONS	
DRAWN BY	AP
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DATE	2026.04.01
SHEET NUMBER	103

PHILIP FERNANDES

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ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS UNLESS NOTED OTHERWISE ON DRAWINGS.

ALL POINT LOADED HEADERS TO BE LVL

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

NON LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS AT 48" O.C.

GENERAL NOTES:

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

SEE SHEET #1 FOR ADDITIONAL NOTES & DETAILS REGARDING

DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS SHALL

CONFORM TO 9.8 OBC.

INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER OBC 9.10.19.3.

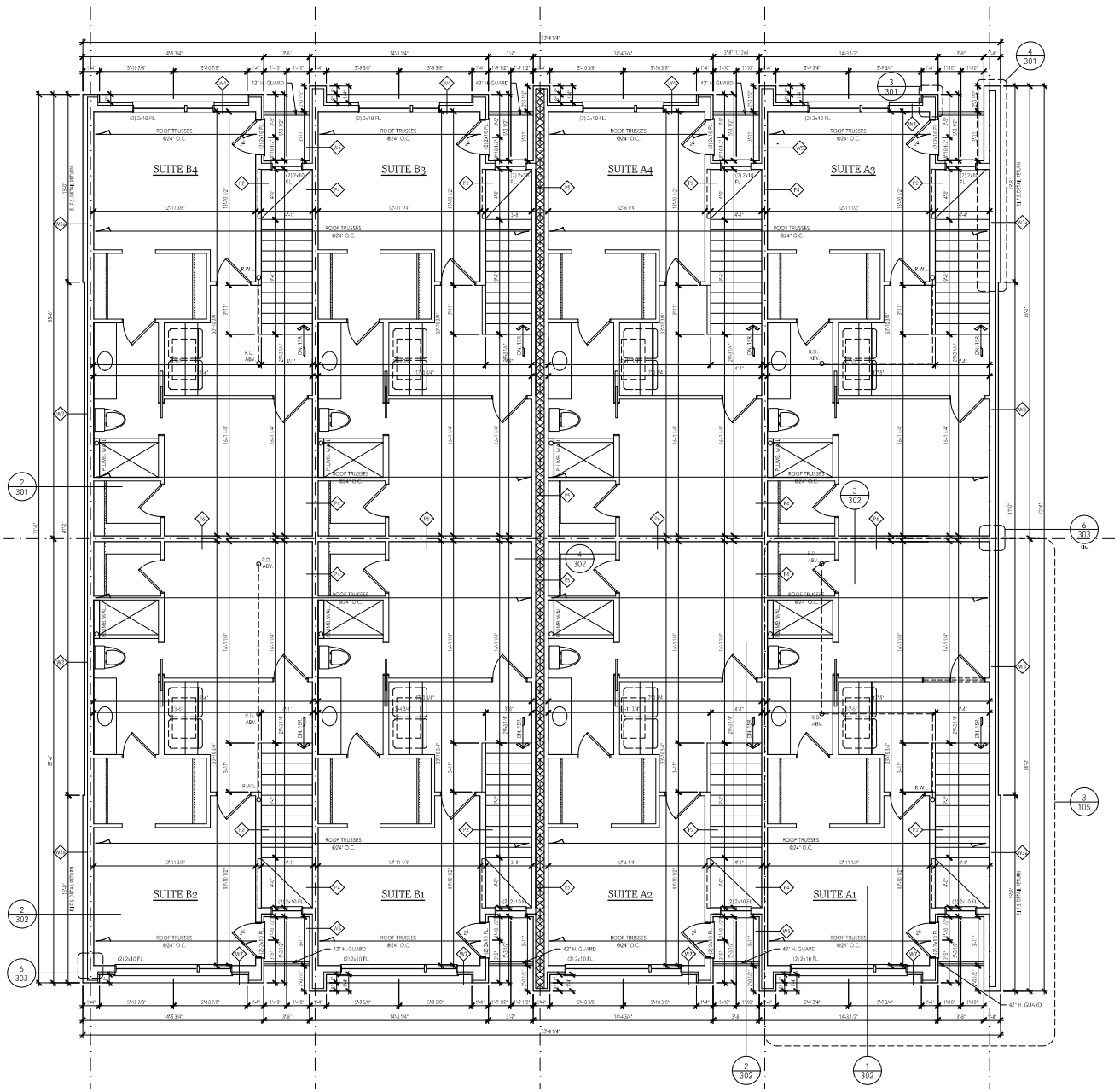
PROVIDE AEROSEAL THROUGHOUT BUILDING.

INTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
P1	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE P1b - PROVIDE SOUND ATTENUATION BATTS
P2	1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE
P3	1/2" GYPSUM BOARD 6 mil. POLY VAPOUR BARRIER 2x6 WOOD STUDS @ 16" O.C. 5/8" BATT INSULATION 1/2" GYPSUM BOARD
P4	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-7 TABLE 1 WALL W4a-SIM. 5/8" TYPE 'X' GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
P5	REQUIRED 2 HR. FIRE RATING STC 50 AS PER O.B.C. SB-7 TABLE 1 WALL W8-SIM. 5/8" GYPSUM BOARD SOUND ATTENUATION BATTS 2x4 WOOD STUDS @ 16" O.C. 8" CONCRETE MASONRY UNITS TYPE S OR N 66% SOLID, 0.009 H² VOID 2x4 WOOD STUDS @ 16" O.C. SOUND ATTENUATION BATTS 5/8" GYPSUM BOARD
P6	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-7 TABLE 1 WALL W1a 5/8" TYPE 'X' GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. STAGGERED 2x4 STUDS @ 16" O.C. 2.5" SOUND ATTENUATION BATTS (BOTH SIDES) RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD

EXTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
W1	REQUIRED 1 HR. FIRE RATING UIC DESIGN U615 BRICK W/ TIES AS PER OBC 1" AIRSPACE AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (14+19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W2	REQUIRED 1 HR. FIRE RATING UIC DESIGN U615 BRICK W/ TIES AS PER OBC 1" AIRSPACE R=10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (14+19 MIN.) 6MIL POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W3	REQUIRED 1 HR. FIRE RATING UIC DESIGN U615 E.I.F.S. W/ BASE COAT & REINFORCING MESH R=10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (14+19 MIN.) 6MIL POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD W3a - PROVIDE 2" HORIZONTAL METAL FURRING @ 16" O.C. TO EXTERIOR SIDE OF METAL STUDS. REFER TO DETAIL 4/301
W4	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-7 TABLE 1 WALL EW1a-SIM. E.I.F.S. W/ BASE COAT & REINFORCING MESH R=10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. MINERAL WOOL INSULATION (R=19 MIN.) 6MIL POLY VAPOUR BARRIER 5/8" TYPE 'X' GYPSUM BOARD
W5	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-7 TABLE 1 WALL EW1a-SIM. BRICK W/ TIES AS PER OBC 1" AIRSPACE R=10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. MINERAL WOOL INSULATION (R=19 MIN.) 6MIL POLY VAPOUR BARRIER 5/8" TYPE 'X' GYPSUM BOARD W5a - OMIT R=10 FRONTROCK WOOL INSULATION
W6	BRICK W/ TIES AS PER OBC 1" AIRSPACE R=10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. MINERAL WOOL INSULATION (R=19 MIN.) 6MIL POLY VAPOUR BARRIER 5/8" GYPSUM BOARD W6a - OMIT R=10 FRONTROCK WOOL INSULATION
W7	E.I.F.S. W/ BASE COAT & REINFORCING MESH R=10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 7/16" OSB SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R=19 MIN.) 6MIL POLY VAPOUR BARRIER 5/8" GYPSUM BOARD



THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

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THIRD FLOOR PLAN
NOTES
WALL TYPES

PRELIMINARY
● 2026.02.12

SITE
○

PERMITS
○

CONSTRUCTION
○

REVISIONS

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JOB NUMBER
24-1279

DATE
2026.04.01

SHEET NUMBER
104

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

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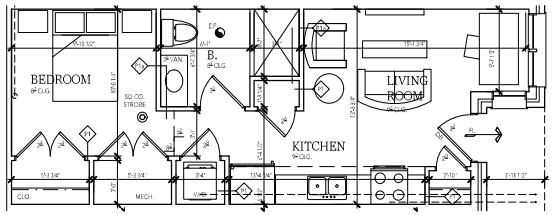
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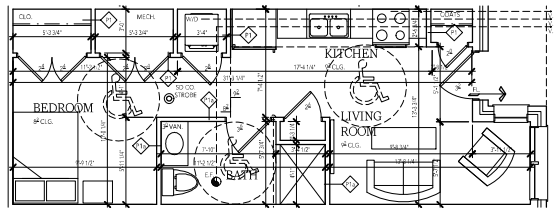
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INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER OBC 9.10.19.3.

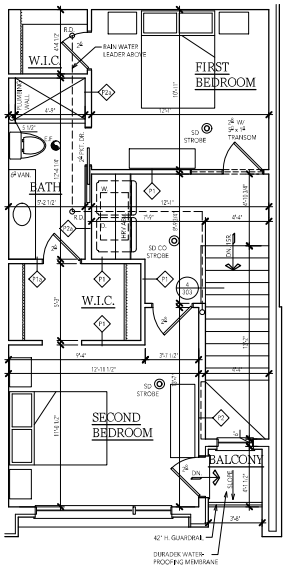
PROVIDE AEROSEAL THROUGHOUT BUILDING.



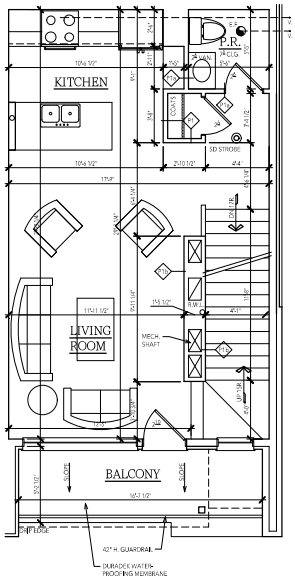
5/105 FIRST FLOOR SUITE A6
482.4 sq.ft.
SCALE 1/4"=1'-0"



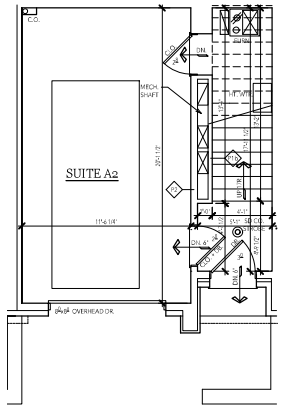
4/105 FIRST FLOOR SUITE A5
BARRIER FREE
482.4 sq.ft.
SCALE 1/4"=1'-0"



3/105 TYPICAL THIRD FLOOR SUITE
THIRD FLOOR: 544.0 sq.ft.
TOTAL SUITE: 1,137.2 sq.ft.
SCALE 1/4"=1'-0"



2/105 TYPICAL SECOND FLOOR SUITE
SECOND FLOOR: 464.7 sq.ft.
SCALE 1/4"=1'-0"



1/105 TYPICAL FIRST FLOOR SUITE
FIRST FLOOR: 128.5 sq.ft.
SCALE 1/4"=1'-0"

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ENLARGED FLOOR PLAN
NOTES

PRELIMINARY
2026.02.12

SITE

PERMITS

CONSTRUCTION

REVISIONS

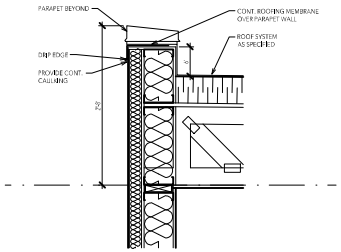
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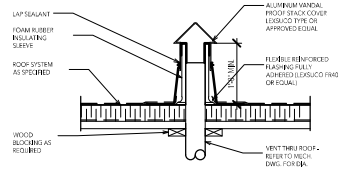
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2026.04.01

SHEET NUMBER
105



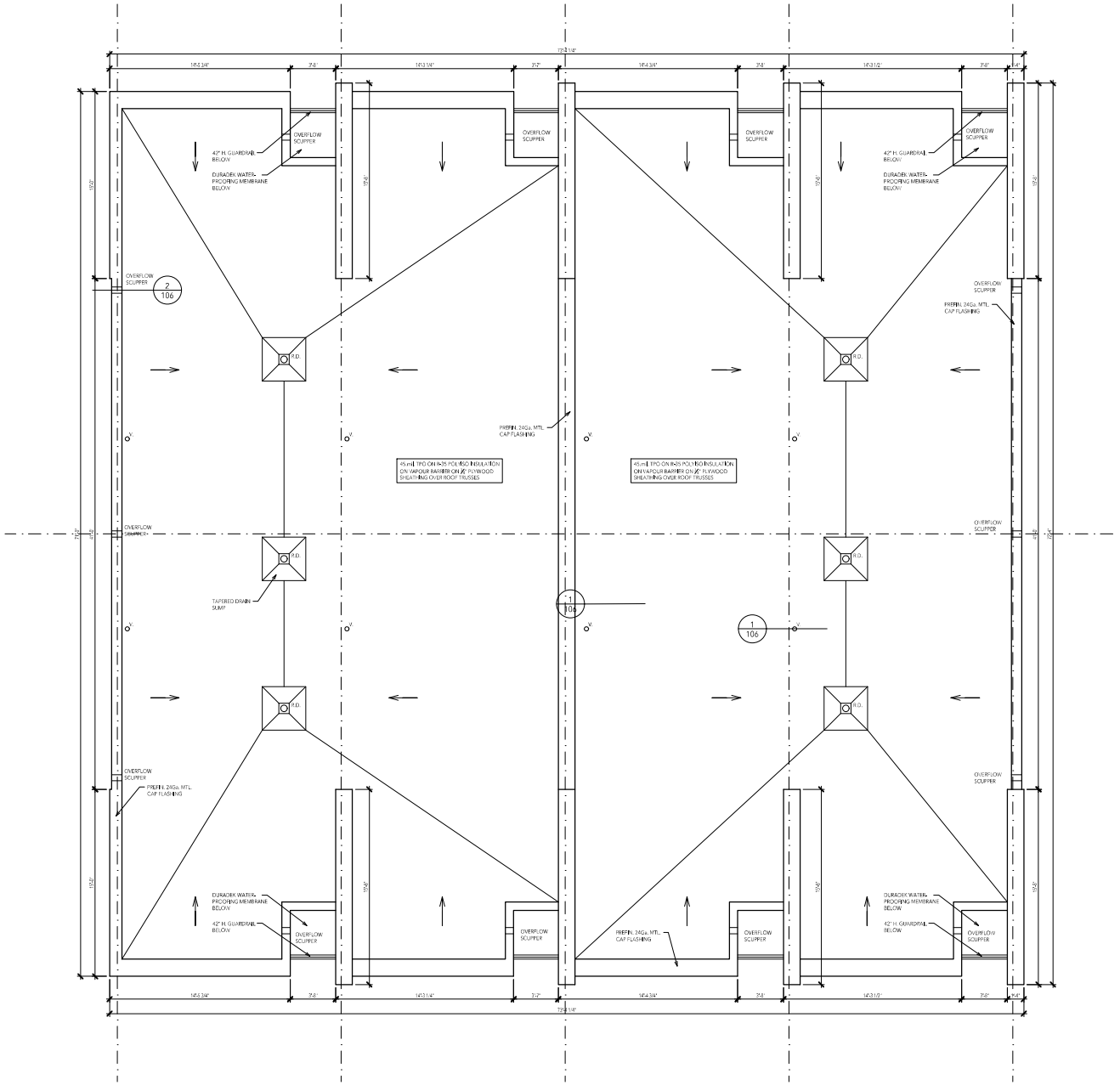
2/106 OVERFLOW SCUPPER

SCALE: 1"=1'-0"



1/106 VENT THRU ROOF

SCALE: 1"=1'-0"



ROOF PLAN

SCALE: 1/4"=1'-0"

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ROOF PLAN

PRELIMINARY
● 2026.02.12

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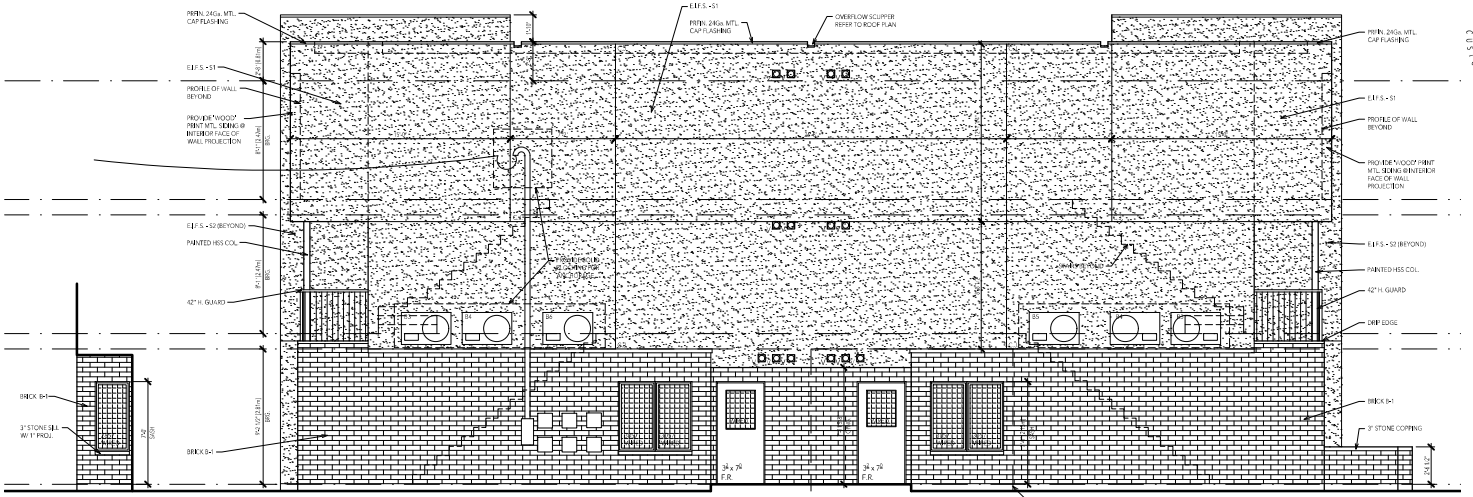
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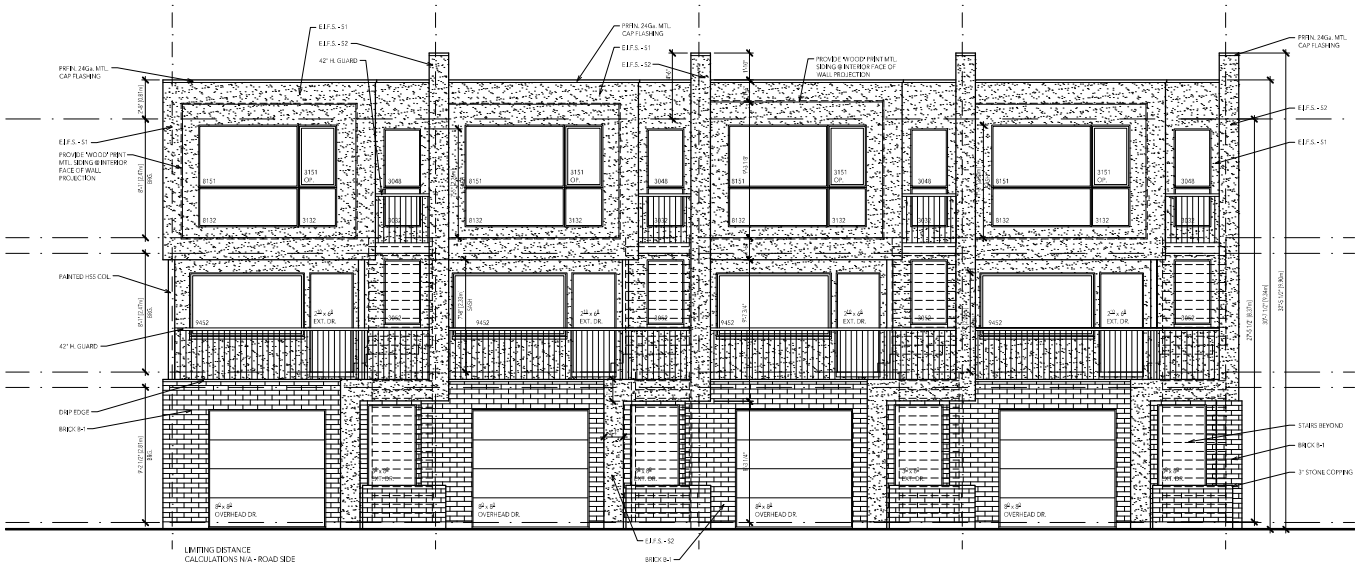
SHEET NUMBER
106

EXTERIOR FINISH SCHEDULE		
S-1		STUCCO #1 DURROCK PRF01001-24QG FLAGSTONE MARBLE TINT/FINISH
S-2		STUCCO #2 DURROCK PRF01001-24-01 KNIGHTS ARMOR MARBLE TINT/FINISH
B-1		BRICK



NORTH SIDE ELEVATION

SCALE 1/4" = 1'-0"



EAST SIDE ELEVATION - PELISSIER FACING

SCALE 1/4" = 1'-0"

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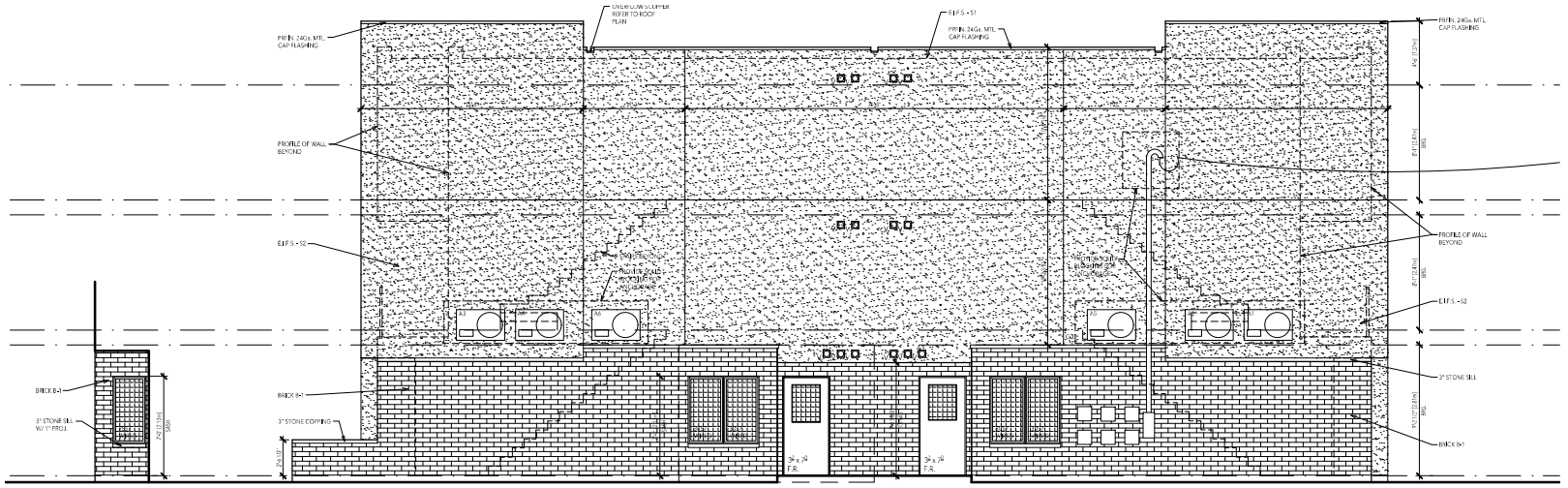
PELISSIER PARK
-
PELISSIER STREET
WINDSOR, ONTARIO

ELEVATIONS

PRELIMINARY
● 2026.02.12
SITPA
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PERMITS
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DATE
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SHEET NUMBER
201

EXTERIOR FINISH SCHEDULE		
1		STUCCO #1 DUROCK PRISTED-64-D FLAGSTONE MARBLE FINE FINISH
2		STUCCO #2 DUROCK PRISTED-64-D MIGHTY ARMOR MARBLE FINE FINISH
3		BRICK



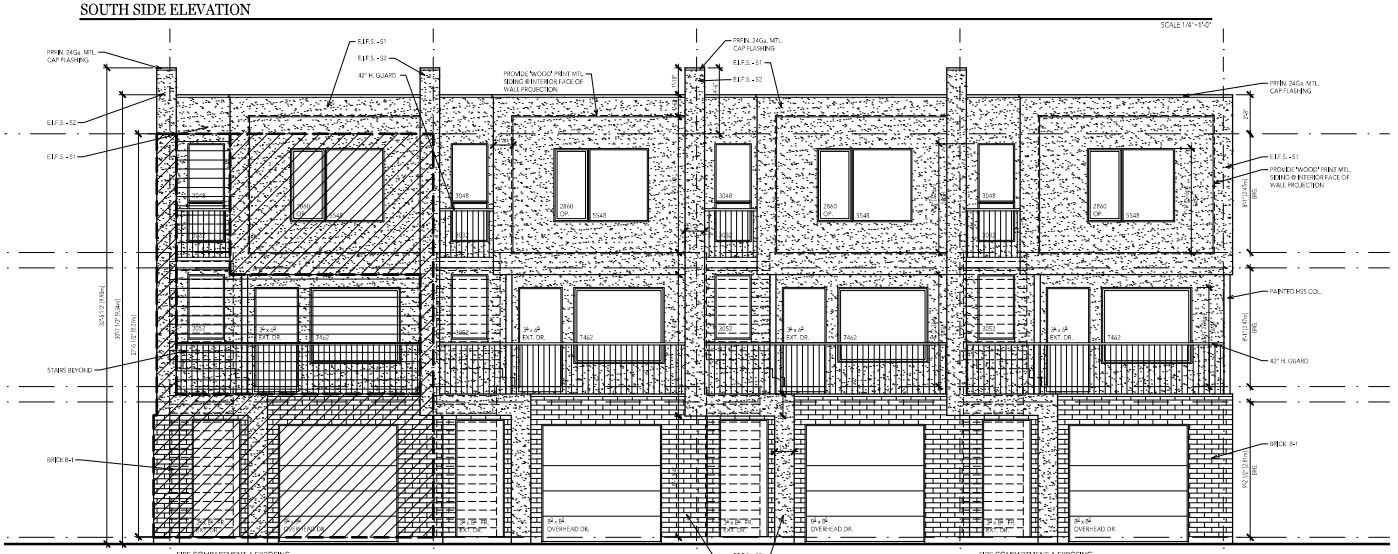
LIMITING DISTANCE
LIMITING DISTANCE PROV'D = 8.33 FT (2.54M)
MAX EXPOSING BUILDING FACE = 1889.3 SQFT (175.5 SQM)
WALL AREA @ FIRST FLOOR UNIT = 133.3 SQFT (12.4 SQM)
UNPROTECTED OPN'G PERMITTED = 12 SQFT (1.1 SQM)
UNPROTECTED OPN'G PROVIDED = 0 SQFT (0SQM)
PROTECTED OPENING (X2 PERMITTED) = 11.8 SQFT /2 (1.0 SQM)
% UNPROTECTED OPN'G = 8.8%
% OPENING PERMITTED = 9%

LIMITING DISTANCE
LIMITING DISTANCE PROV'D = 12.2 FT (3.7M)
MAX EXPOSING BUILDING FACE = 1889.3 SQFT (175.5 SQM)
WALL AREA @ FIRST FLOOR UNIT = 133.3 SQFT (12.4 SQM)
UNPROTECTED OPN'G PERMITTED = 12 SQFT (1.1 SQM)
UNPROTECTED OPN'G PROVIDED = 11.8125 SQFT (1.1SQM)
PROTECTED OPENING (2X PERMITTED) = 2 SQFT /2 (.19 SQM /2)
TOTAL UNPROTECTED OPENING = 12.8125
% UNPROTECTED OPN'G = 9.7%
% OPENING PERMITTED = 10%

10% OF OPEN LIVING AREA = 10% OF 316 SQFT (29.3 SQM)
MIN GLAZING AREA REQUIRED = 31.6 SQFT (2.93 SQM)
GLAZING AREA PROVIDED = 32 SQFT (3 SQM)

SOUTH SIDE ELEVATION

SCALE 1/4"=1'-0"



FIRE COMPARTMENT A EXPOSING BUILDING FACE CALCULATIONS

HATCH DENOTES WALL AREA - A
LIMITING DISTANCE AREA A
LIMITING DISTANCE PROV'D = 18.5 FT (5.6M)
MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM)
WALL AREA = 529.1 SQFT (49.1 SQM)
UNPROTECTED OPN'G = 95.2 SQFT (8.8 SQM)
% UNPROTECTED OPN'G = 17.9%
% OPENING PERMITTED = 18%

HATCH DENOTES WALL AREA - B
LIMITING DISTANCE AREA B
LIMITING DISTANCE PROV'D = 23.5 FT (7.1M)
MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM)
WALL AREA = 529.1 SQFT (49.1 SQM)
UNPROTECTED OPN'G = 79.8 SQFT (7.4 SQM)
% UNPROTECTED OPN'G = 15%
% OPENING PERMITTED = 34%

FIRE COMPARTMENT A EXPOSING BUILDING FACE CALCULATIONS

HATCH DENOTES WALL AREA - A TYP.
LIMITING DISTANCE AREA A
LIMITING DISTANCE PROV'D = 18.5 FT (5.6M)
MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM)
WALL AREA = 529.1 SQFT (49.1 SQM)
UNPROTECTED OPN'G = 95.2 SQFT (8.8 SQM)
% UNPROTECTED OPN'G = 17.9%
% OPENING PERMITTED = 18%

HATCH DENOTES WALL AREA - B TYP.
LIMITING DISTANCE AREA B
LIMITING DISTANCE PROV'D = 23.5 FT (7.1M)
MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM)
WALL AREA = 502 SQFT (46.6 SQM)
UNPROTECTED OPN'G = 79.8 SQFT (49.1 SQM)
% UNPROTECTED OPN'G = 15%
% OPENING PERMITTED = 34%

MINIMUM GLASS SIDE REQUIRED 9.7.2.3.
38 SQFT WINDOW
261 SQFT AREA OF D+L
10% REQUIRED

WEST SIDE ELEVATION - ALLEY FACING

SCALE 1/4"=1'-0"

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ELEVATIONS

PRELIMINARY
● 2026.02.12

SITE
○

PERMITS
○

CONSTRUCTION
○

REVISIONS

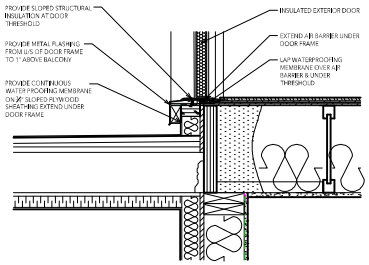
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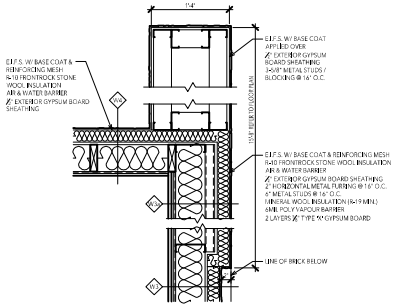
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202



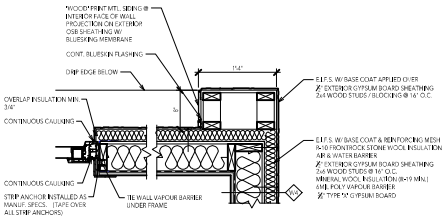
5/301 SILL DETAIL

SCALE 1"=1'-0"



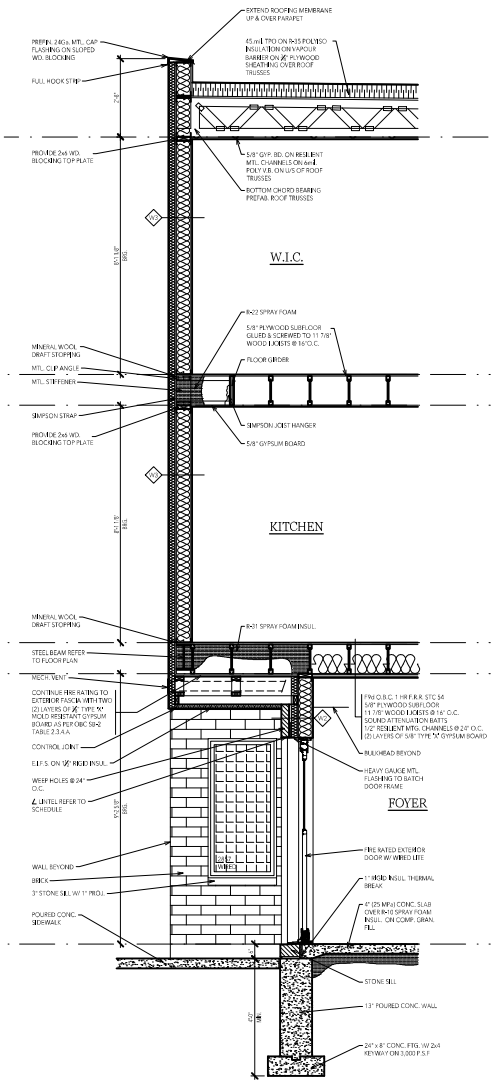
4/301 PLAN DETAIL

SCALE 1"=1'-0"



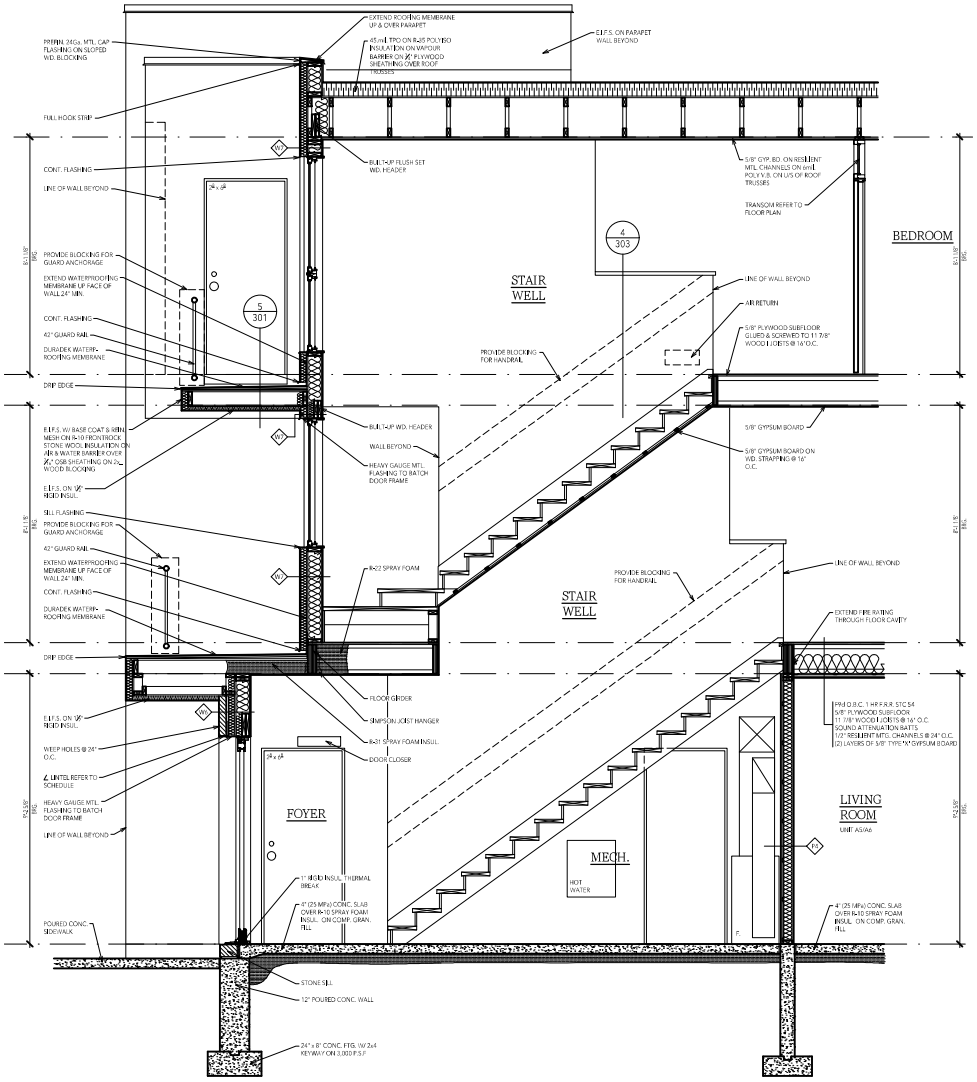
3/301 PLAN DETAIL

SCALE 1"=1'-0"



2/301 SECTION AT SIDE ENTRY

SCALE 1/2"=1'-0"



1/301 SECTION AT STAIR

SCALE 1/2"=1'-0"

PHILIP FERNANDES ◦ CUSTOM ARCHITECTURAL DESIGN

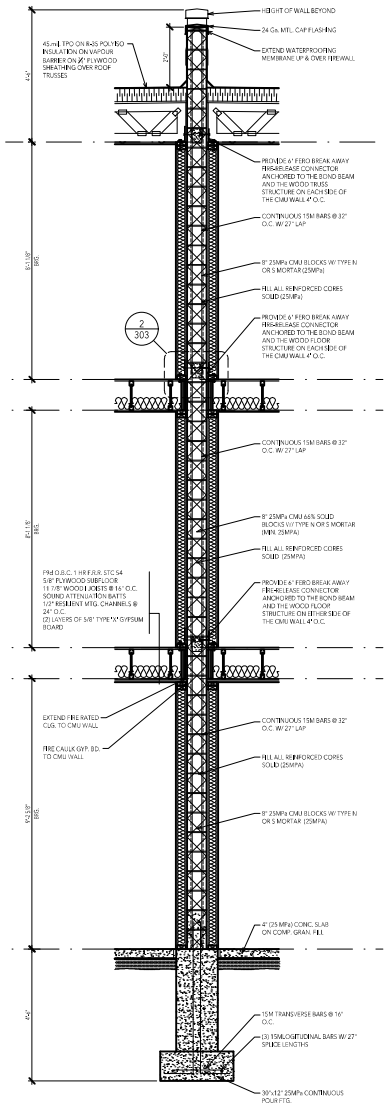
PHILIP FERNANDES
CUSTOM ARCHITECTURAL DESIGN
519.999.9113
PhilipFernandesDesigns.com
PhilipPFernandesDesigns@gmail.com

PELISSIER PARK
-
PELISSIER STREET
WINDSOR, ONTARIO

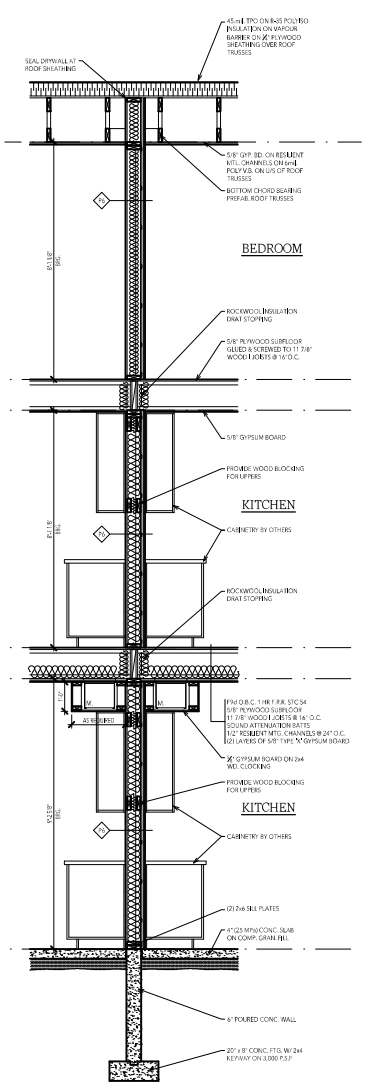
WALL SECTIONS

PRELIMINARY
● 2026 02 12
SITPA
○
PERMITS
○
CONSTRUCTION
○
REVISIONS

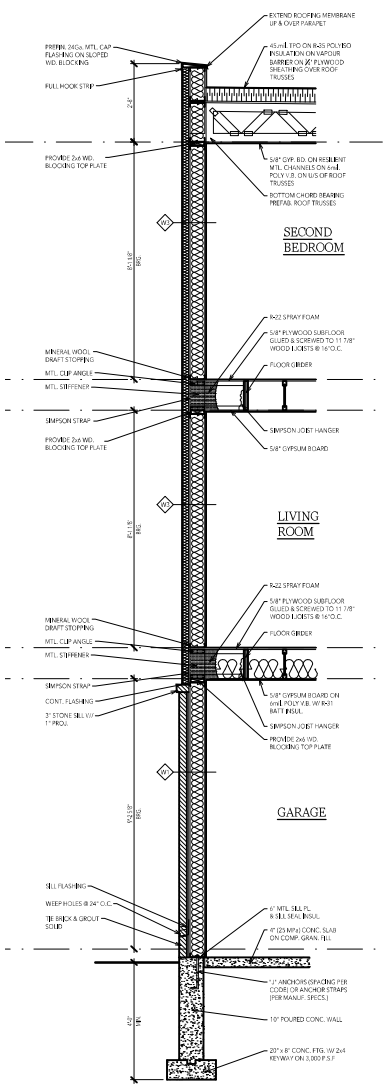
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24-1279
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301



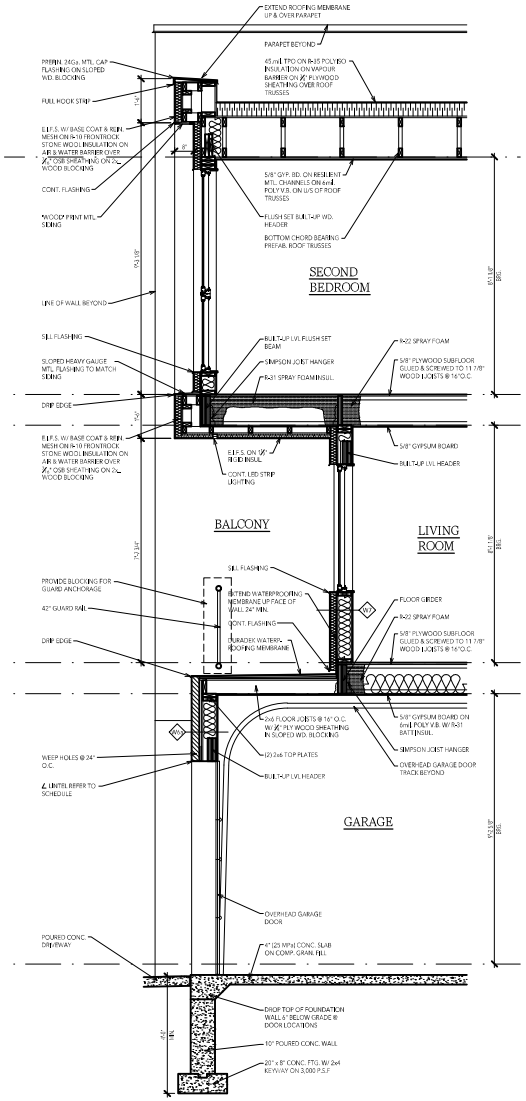
4 / 302 FIRE RATED PARTITION
SCALE 1/2"=1'-0"



3 / 302 FIRE RATED PARTITION
SCALE 1/2"=1'-0"



2 / 302 NON-COMBUSTIBLE WALL SECTION
SCALE 1/2"=1'-0"



1 / 302 SECTION AT GARAGE DOOR
SCALE 1/2"=1'-0"

PHILIP FERNANDES DESIGN
CUSTOM ARCHITECTURAL DESIGN

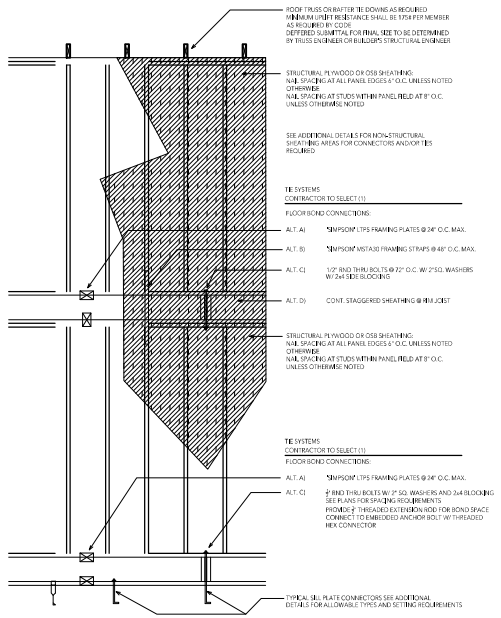
PHILIP FERNANDES
CUSTOM ARCHITECTURAL DESIGN
5 Sunnyvale Crescent
Ottawa, Ontario K2G 3G5
PhilipFernandesDesigns.com
PhilipFernandesDesigns@gmail.com

PELISSIER PARK
-
PELISSIER STREET
WINDSOR, ONTARIO

BUILDING SECTION

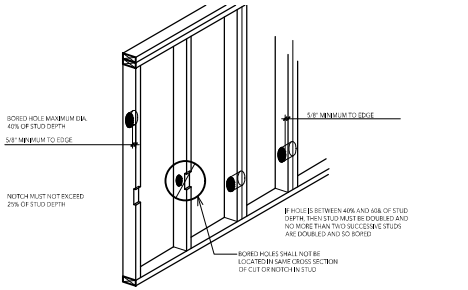
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SITE
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PERMITS
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CONSTRUCTION
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REVISIONS

DRAWN BY
AP
CHECKED BY
PF
JOB NUMBER
24-1279
DATE
2026.04.01
SHEET NUMBER
302



WALL ELEVATION

LOAD PATH TIES AT STRUCTURAL SHEATHING

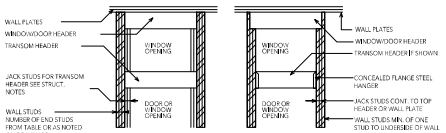


STUD SIZE	NOTCH	HOLE DIAMETER (60%)	(40%)
2x4	7/8"	2"	1 3/8"
2x6	1 3/8"	3"	2 3/16"
2x8	1 3/4"	4 1/4"	2 7/8"

ALL SIZES INDICATED ARE MAXIMUM AND INCLUDE ANY OVER-CUT BEYOND OPENING
*** SEE CURRENT CODE FOR COMPLETE WRITTEN DESCRIPTION OF ALLOWABLE CUTTING & BORING

STUD BORING & CUTTING DETAILS

BEARING WALLS NO SCALE



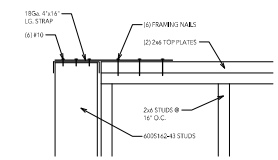
WALL STUDS AT OPENING JAMB

OPENING WIDTH	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"
NUMBER OF STUDS EACH SIDE	1	2	2	3	3	4

*FOR WALL HEIGHTS 10'-0" TO 17'-0"

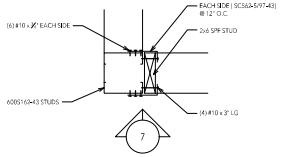
WINDOW/DOOR END STUD DETAIL

A MINIMUM OF ONE WALL STUD SHALL BE CONTINUOUS
TO WALL PLATE AT EACH SIDE OF OPENING



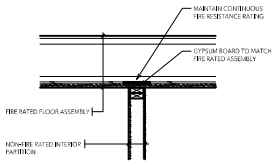
7 303 CONNECTION DETAIL

ELEVATION SCALE 3/4"=1'-0"



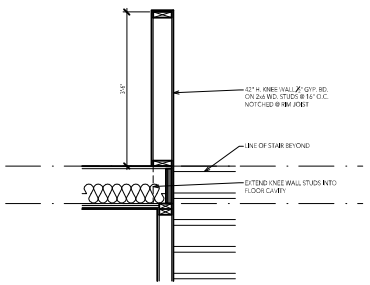
6 303 CONNECTION DETAIL

PLAN SCALE 3/4"=1'-0"



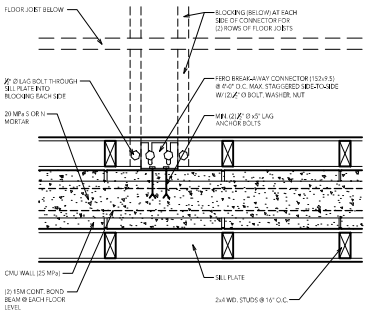
5 303 CONTINUOUS CEILING F.R.R. DETAIL

SCALE 3/4"=1'-0"



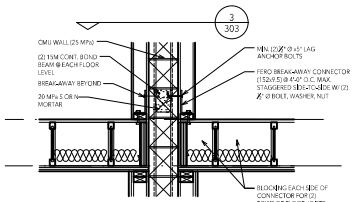
4 303 KNEE WALL SECTION

SCALE 3/4"=1'-0"



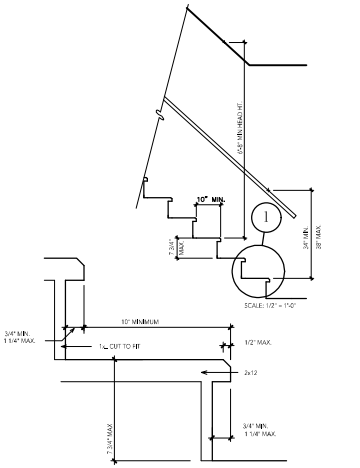
3 303 FIRE WALL LAT. SUPPORT DETAIL

SCALE 3/4"=1'-0"



2 303 FIRE WALL LAT. SUPPORT DETAIL

SCALE 3/4"=1'-0"



1 303 TYPICAL STAIR DETAIL

SCALE 3/4"=1'-0"

PHILIP FERNANDES ◦ CUSTOM ARCHITECTURAL DESIGN

PHILIP FERNANDES
CUSTOM ARCHITECTURAL DESIGN
5 9 9 9 0 9 1 1
PhilipFernandesDesigns.com
PhilipFernandesDesigns@gmail.com

PELISSIER PARK
-
PELISSIER STREET
WINDSOR, ONTARIO

DETAILS

PRELIMINARY
● 2026.02.12
SITE
○
PERMITS
○
CONSTRUCTION
○
REVISIONS

DRAWN BY
AP
CHECKED BY
PF
JOB NUMBER
24-1279
DATE
2026.04.01
SHEET NUMBER
303

APPENDIX “B”

Site Photos (Google Street View - June 2025)



Figure 1 - Looking southwest towards the subject property from Pelissier Street

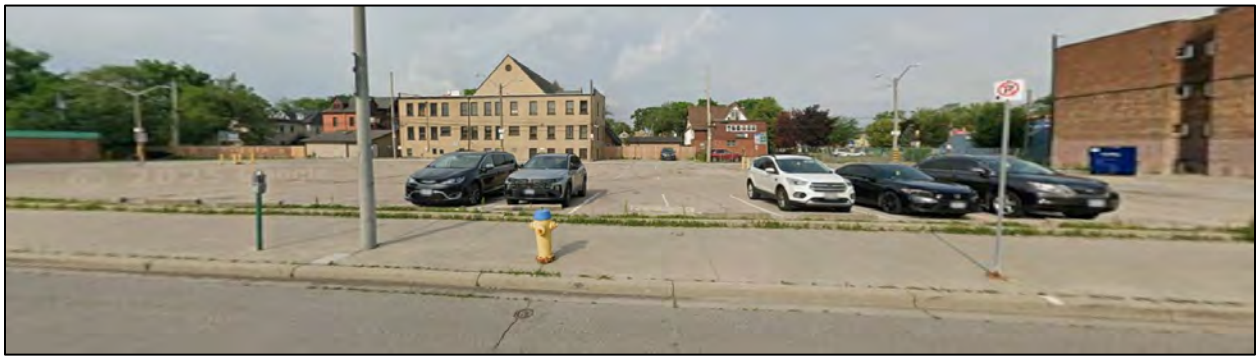


Figure 2 - Looking west towards the subject property from Pelissier Street



Figure 3 - Looking northwest towards the subject property from Pelissier Street

APPENDIX "C"

Excerpts from Provincial Planning Statement 2024 (PPS)

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:
    a. accommodating an appropriate range and mix of land uses, housing options, … to meet long-term needs;
    b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
    c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

    a. permitting and facilitating:

        1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
        2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

    b. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
    c. requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

    a. efficiently use land and resources;
    b. optimize existing and planned infrastructure and public service facilities;
    c. support active transportation;
    d. are transit-supportive, as appropriate; and

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

    a. support the achievement of compact, transit-supportive, and complete communities;

Chapter 3: Infrastructure and Facilities

3.6 Sewage, Water and Stormwater

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

APPENDIX "D"

Excerpts from the Official Plan

3 Development Strategy

3.2.1 Safe, Caring and Diverse Community

NEIGHBOURHOOD HOUSING VARIETY 3.2.1.2 Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives. Residents will have a voice in how this new housing fits within their neighbourhood. As the city grows, more housing opportunities will mean less sprawl onto agricultural and natural lands.

6. Land Use

6.0 Preamble

… This chapter of the Official Plan provides goals, objectives and policies for the land use designations identified on Schedule D: Land Use and Schedule E: City Centre Planning District and should be read in conjunction with the other parts of the Plan.

6.1 Goals

In keeping with the Strategic Directions, Council's land use goals are to achieve:

NEIGHBOURHOODS	6.1.1	Safe, caring and diverse neighbourhoods.
RESIDENTIAL	6.1.3	Housing suited to the needs of Windsor's residents.
MIXED USE	6.1.10	Pedestrian oriented clusters of residential, commercial, employment and institutional uses.
CITY CENTRE PLANNING DISTRICT	6.1.11	The City Centre as the vibrant focal point and symbol of Windsor.
RESIDENTIAL INTENSIFICATION	6.1.14	To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available. **(added by OPA #159 – APPROVED July 11, 2022, B/L# 100-2022)**

6.11 City Centre Planning District

The City Centre Planning District has a special position within Windsor. As the focus of major economic, social and cultural activities, the City Centre is the heart of Windsor. In addition, its function as an international gateway contributes to the City Centre's role as a welcoming arrival point for visitors. To ensure that the City Centre prospers, Council will manage development to promote a diverse mixture of businesses, cultural venues, major government offices, residential neighbourhoods and entertainment venues.

This section of the Official Plan provides objectives and policies provide for the land use designations identified on Schedule E: City Centre Planning District and should be read in conjunction with the other parts of this Plan.

6.11.1 Objectives

Concentration of Uses 6.11.1.1 To encourage a concentration of government institutions, entertainment and retail uses, cultural venues, residences, business headquarters and related offices in the City Centre.

Residential Neighbourhoods 6.11.1.2 To foster livable residential neighbourhoods close to employment, shopping and entertainment opportunities.

Human Scale 6.11.1.7 To enhance the City Centre as a pedestrian friendly district.

6.11.2 General Policies

Schedule E: City Centre Planning District 6.11.2.2 The following City Centre designations shall be identified on Schedule E: City Centre Planning District:

(f) Mixed Use;

(h) Low Profile Area;

6.11.3 Development Profile Area Policies

Development Profile Area Defined 6.11.3.1 For the purpose of this Plan, the development profile areas designated on Schedule E: City Centre Planning District establish the maximum height for buildings within distinct sub-areas of the City Centre. Accordingly, the following development profile areas apply to lands within the City Centre Planning District:

(a) Low Profile Area where development is generally no greater than three (3) storeys in height;

6.11.4 Mixed Use Policies

Permitted Uses 6.11.4.1 Uses permitted in the Mixed Use land use designation identified on Schedule E: City Centre Planning District include:

(a) in the areas also designated Medium Profile Area retail and service commercial establishments, offices, culture, entertainment and open space uses, and residential uses; and

Evaluation Criteria 6.11.4.2 At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Mixed Use development within the City Centre Planning District is:

(a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:

(ii) within a site of potential or known contamination;

(iii) where traffic generation and distribution is a provincial or municipal concern; and

(iv) adjacent to heritage resources.

(c) capable of being provided with full municipal physical services;

(d) provided with adequate off street parking;

(e) compatible with the surrounding area in terms of scale, massing, height, siting, setbacks, parking and landscaped areas; and

(f) provided with residential uses above-grade, where appropriate.

DESIGN GUIDELINES 6.11.4.3 The following guidelines shall be considered when evaluating the design of a proposed Mixed Use development in the City Centre Planning District:

(a) the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan;

(b) the mass and scale of buildings, and the extent to which their orientation, form, and siting help to achieve a compact urban form;

(c) at least one building wall is located on an exterior lot line;

(d) permanent loading, service and parking areas should be located so as not to significantly interrupt the pedestrian circulation or traffic flow on the public right-of-way or within a Mixed Use area;

(e) mid-block vehicular access to properties will generally be discouraged and encouraged via a rear yard service road or alley;

(f) safe and convenient pedestrian access between buildings and public transportation stops, parking areas and other buildings and facilities should be provided;

(g) the public right-of-way should be designed to foster unique area identity and to provide for vehicle use, efficient public transportation service as well as pedestrian and cycling travel; and

(h) integration of the development with the surrounding uses to contribute to the unique character of the area.

SITE PLAN CONTROL 6.11.4.4 Council shall require all Mixed Use development within the City Centre Planning District to be subject to site plan control.

11 Tools

11.6 Zoning

A municipality can regulate the use and development of lands, buildings and other structures under the zoning provisions of the *Planning Act*.

11.6.1 Objectives

COMPATIBLE USES 11.6.1.2 To ensure compatibility between land uses.

11.6.3 Zoning By-law Amendment Policies

AMENDMENTS MUST CONFORM 11.6.3.1 All amendments to the Zoning By-law(s) shall conform with this Plan. The Municipality will, on each occasion of approval of a change to the zoning by-law(s), specify that conformity with the Official Plan is maintained or that the change will be in conformity upon the coming into effect of an amendment to the Official Plan.

REVIEW PROCEDURE 11.6.3.2 All applications for Zoning By-law amendments shall be processed in accordance with the provisions of the *Planning Act*, and regulations pursuant thereto, and the procedural requirements of this Plan. In general, after an applicant's pre-application consultation meeting with municipal staff and submission of an application that is determined to be complete, all applications shall: **Added by OPA 65 – 10/22/2007– By-law 192-2007**

(a) Be circulated to appropriate agencies and those agencies be provided with sufficient time to respond; **Added by OPA 65 – 10/22/2007– By-law 192-2007**

(b) Be advertised and be presented to the public and the views of the public ascertained at a public meeting to be held in accordance with the Planning Act; and **Added by OPA 65 – 10/22/2007– By-law 192-2007**

(c) Be given due and thorough consideration by Council. **Added by OPA 65 – 10/22/2007– By-law 192-2007**

EVALUATION CRITERIA 11.6.3.3 When considering applications for Zoning By-law amendments, Council shall consider the policies of this Plan and will, without limiting the generality of the foregoing, consider such matters as the following:

(a) The relevant evaluation criteria contained in the Land Use Chapter of this Plan, Volume II: Secondary Plans & Special Policy Areas and other relevant standards and guidelines;

(b) Relevant support studies;

(c) The comments and recommendations from municipal staff and circularized agencies;

(d) Relevant provincial legislation, policies and appropriate guidelines; and

(e) The ramifications of the decision on the use of adjacent or similar lands.

APPENDIX "E"

Excerpts from Zoning By-law 8600

City of Windsor Zoning By-law 8600

SECTION 5 – GENERAL PROVISIONS

5.11 CARPORT / GARAGE

5.11.1 Where vehicular entry to a *carport* faces an *exterior lot line*, or a wall of a *garage faces* an *exterior lot line*, vehicular entry to the carport or along said wall of the *garage* shall be setback a minimum of 6.0 m from such *exterior lot line*.

SECTION 12 – RESIDENTIAL DISTRICTS 3. (RD3.)

12.1 RESIDENTIAL DISTRICT 3.1 (RD3.1)

12.1.1 PERMITTED USES

Double Duplex Dwelling
Duplex Dwelling
Lodging House
Multiple Dwelling
Religious Residence
Residential Care Facility
Semi-Detached Dwelling
Single Unit Dwelling (Existing)
Townhome Dwelling
Any use accessory to any of the preceding uses

12.1.5 PROVISIONS

.1	Lot Frontage – minimum	18.0 m
.2	Lot Area – minimum	
	For a *corner lot* having a minimum frontage of 30.0 m on each of the *exterior lot lines*:	
	a) For the first 5 dwelling units	540.0 m^2
	b) For each additional dwelling unit	67.0 m^2 per unit
	For any other *lot*:	
	c) For the first 4 *dwelling units*	540.0 m^2
	d) For each additional *dwelling unit*	85.0 m^2 per unit
.3	Lot Coverage – maximum	35.0%

.4	Main Building Height – maximum	
	Corner Lot	14.0 m
	Interior Lot	10.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum	7.50 m
.7	Side Yard Width – minimum	
	a) Where a *habitable room window* of any *dwelling unit* faces a *side lot line*	6.0 m
	b) Any other side yard	3.0 m
.8	Landscaped Open Space Yard – minimum	35.0% of *lot area*

.50 A *Lodging House* for the accommodation of 10 persons or less, and any use accessory thereto, shall comply with the *Single Unit Dwelling* provisions of Section 10.1.5 and further, the whole of the *building* shall be used for a *Lodging House*, including any *accessory use*.

.55 A *Double Duplex Dwelling*, *Duplex Dwelling*, *Multiple Dwelling* having a maximum of 4 *dwelling units*, *Semi-Detached Dwelling* or *Townhome Dwelling*, or an addition to an existing *Single Unit Dwelling*, and any use accessory thereto, shall comply with the provisions of Section 11.2.5.

SECTION 16 – COMMERCIAL DISTRICTS 3. (CD3.)

16.6 RESIDENTIAL DISTRICT 3.1 (RD3.1)

16.6.1 PERMITTED USES

Bakery
Business Office
Child Care Centre
Commercial School
Confectionery
Food Outlet – Drive-Through
Food Outlet – Take-Out
Medical Office
Medical Appliance Facility
Personal Service Shop
Print Shop
Professional Studio
Repair Shop – Light
Restaurant
Restaurant with Drive-Through
Retail Store
Veterinary Office

Wholesale Store
Workshop
Dwelling Units in a Combined Use Building with any one or more of the above uses
Funeral Establishment
Garden Centre
Hotel
Lodging House
Micro-Brewery
Outdoor Market within a Business Improvement Area
Parking Garage
Place of Entertainment and Recreation
Place of Worship
Public Hall
Public Parking Area
Residential Care Facility
Temporary Outdoor Vendor's Site
Existing Automobile Repair Garage
Existing Gas Bar
Existing Service Station
Any use accessory to the preceding uses. An Outdoor Storage Yard is prohibited, save and except with the following main uses:
Garden Centre, Outdoor Market, Temporary Outdoor Vendor's Site, Existing Automobile Repair Garage.

16.6.5 PROVISIONS

.4	Building Height – maximum		20.0 m
.9	Amenity Area – Per Dwelling Unit – minimum		12.0 m^2
.10	Gross Floor Area – maximum		
	a)	Bakery, Confectionary or Restaurant	500.0 m^2
	b)	Workshop – Percent of the gross floor area of the Retail Store or Wholesale Store	200.0%
.26	A Temporary Outdoor Vendor's Site is prohibited in a Business Improvement Area.		

SECTION 24 – PARKING, LOADING AND STACKING PROVISIONS

24.22 REQUIRED VISITOR PARKING SPACES

.1 For a *Townhome Dwelling* without an attached garage or carport, *Multiple Dwelling* with a minimum of five *dwelling units*, or *Dwelling Units* in a *Combined Use Building*, a minimum of 15 percent of *parking* spaces shall be marked as visitor parking.

24.26 LOCATION OF PARKING, VISITOR PARKING OR ACCESSIBLE PARKING SPACES

.4 A *parking space*, *visitor parking space* or *accessible parking space* is permitted in a *required side* or *rear yard*.

24.40 LOADING SPACE PROVISIONS

24.40.1 REQUIRED LOADING SPACES

.5 For a *Multiple Dwelling* with 9 or more *dwelling units* or a *Residential Care Facility*, the number of *loading spaces* shall be as shown in Table 24.50.1.5:

TABLE 24.40.1.5

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
1,000 m^2 or less	0
Over 1,000 m^2 to 7,500 m^2	1
Over 7,500 m^2 to 15,000 m^2	2
Over 15,000 m^2 to 22,500 m^2	3
Over 22,500 m^2	4

APPENDIX "F"

Consultations

CALDWELL FIRST NATION COMMUNITY

No comments provided

ENGINEERING - DEVELOPMENT

Comments on Stage 1 Planning Consultation Application

Functional Servicing Report, Sanitary Sewer Study, Storm Sewer Study, and Stormwater Retention Scheme are required to be submitted with a Stage 2: Planning Consultation Application and Zoning By-law Amendment Application.

[Rob Perissinotti - Development Engineer]

ENGINEERING - OPERATIONS (TRAFFIC)

Comments on Stage 1 Planning Consultation Application

We do not have any concerns at this moment for the removal of On-Street Parking at the proposed location.

[Ajay Kumar - Transportation Technologist I]

ENGINEERING - R.O.W.

Required Drawing Revisions:

1. Driveway Approaches - Do not conform to City of Windsor Standards.
    - Modify as per Standard Engineering Drawing [AS-221 or AS-222].
    - Driveway length does not conform with City of Windsor Standards; a minimum driveway length of 18 feet is required as per BP2.2.1. Please note that vehicles will not be permitted to park on the driveway with the current design.
    - No parking is permitted on the sidewalk at any time.
    - Remove and restore all redundant curb cuts.
2. Sewer Connections - All existing and proposed storm, sanitary, and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
    - Modify drawings to include all sewer connections and water services.

- Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

3. Alley Paving and Drainage - Proposal includes access off the existing alley.
    - Modify drawings to include alley paving and drainage in the proposal
4. Streetlight Relocation - three streetlights and two streetlight bases on private property must be relocated.
    - Modify drawings to include the removal and relocation of all streetlights in the proposal.
5. Parking Meter Removal - All existing parking meters must be identified on the drawings.
    - Modify drawings to include the removal and relocation of parking meters.
6. Road Sign Removal - All existing road signs must be identified on the drawings.
    - Modify drawings to include removal and relocation of road signs.
7. Curb Bulb-Out Road Drainage and Line Painting - All road drainage required due to the construction of the curb bulb-out and required line painting must be identified on the drawing.
    - Modify drawings to include road drainage required for traffic bulb-out.
    - Modify drawings to include road line painting as required for traffic bulb-out.
8. Curb Bulb-Out - There are operational concerns regarding the curb bulb-out configuration. There are concerns with snow removal, ongoing maintenance, drainage, and painting with the current curb bulb-out design. It is the preferred option of right-of-way and operations that the existing curb be bumped out and extended along the entire length of the subject lands.

Special Provisions (to be included in Site Plan Control Agreement)

The following special provisions will be required prior to submitting a building permit application:

Alley Paving - The owner(s) shall agree to drain and pave at his entire expense the alley abutting the subject lands. The minimum acceptable cross-section will be 300 mm Granular “A” and 100 mm base and surface course asphalt in accordance with Standard City of Windsor Specifications, Selected Granular Base Course (S4) and Hot Mix, Hot Laid Asphaltic Concrete (S-10). The geometrics of the pavement shall comply with City of Windsor Standard Drawing AS-201. All work shall include the full restoration of

affected highway and boulevard areas and compliance with all pre-construction, base, and final inspection and testing requirements as outlined by the City Engineer. All work shall be to the satisfaction of the City Engineer.

Curb Bulb-Out, Road Drainage, Sidewalk and Line Painting - The owner(s) further agrees, at the discretion of the City Engineer, to complete the construction of the proposed curb bulb-out, restoration of any damaged curbs, sidewalks and/or asphalt, installation of road side drainage and the painting of any required line painting at their own expense.

Driveway Approaches - individual driveway permits are required for each property.

Fire Hydrant Relocation - The owner(s) further agrees, at the discretion of the City Engineer, to obtain all applicable permits and approvals to complete the relocation of any affected fire hydrant(s) at their entire expense.

Parking Meter Removal - The owner(s) further agrees, at the discretion of the City Engineer, to obtain all applicable permits and approvals to complete the relocation of any affected parking meter(s) at their entire expense.

Refuse Collection - Refuse bins to be placed on private property for collection as per Bylaw 2-2006.

Road Sign Removal - The owner(s) further agrees, at the discretion of the City Engineer, to obtain all applicable permits and approvals to complete the relocation of any affected road sign(s) at their entire expense.

Sewer Permits - individual sewer permits are required for each property.

Site Plan Control Agreement - The applicant enters into an agreement with the City of Windsor for all requirements under the General Provisions of the Site Plan Control Agreement for the Engineering Department.

Site Restoration - If any portion of the road is damaged during construction, additional restoration and the associated fees will apply.

Streetlight Relocation - The owner(s) further agrees, at the discretion of the City Engineer, to obtain all applicable permits and approvals to complete the relocation of any affected streetlight(s) at their entire expense.

[Lea Marshall - Technologist III]

ENVIRONMENTAL SERVICES

Comments on Stage 1 Planning Consultation Application

February 11, 2026

See attached Appendix A, this is the largest truck we operate for refuse in the City (both us and the private companies).

The turning radius is probably the most important thing for us outside of width and height, and things like parked cars on the entry or exit can cause havoc for us trying to make the turns out of the alleys.

January 27, 2026

No issues from our end, but this specific area of the City is collected on midnights for refuse in the alley that should be clearly identified somewhere, and recycling still goes to the curb.

I have actually spoken to Chris (the Applicant) directly about this project, and he is aware of the midnight collection as well.

[Jim Leether - Senior Manager Environmental Services]

ENWIN UTILITIES LTD. - HYDRO ENGINEERING

Comments on Stage 1 Planning Consultation Application

No objection provided that clearances are maintained from our distribution infrastructure.

Please note the following distribution and services:

- Overhead duplex streetlight servicing multiple City of Windsor streetlights on the above-noted property.
- Overhead 120/240V Secondary Triplex distribution across the street to the East of the above-noted address, servicing multiple addresses.
- Overhead 120/208V Secondary quadruplex distribution, across the street to the East of the above-noted address, servicing multiple addresses
- Overhead 120/240V Secondary Triplex distribution across the alleyway to the West of the above-noted address, servicing multiple addresses.

Proposed buildings and/or building additions must have adequate clearance requirements from all hydro distribution and services.

We recommend referring to the Occupational Health and Safety Act for minimum safe limits of approach during construction and the Ontario Building Code for adequate clearance requirements for New Buildings and/or Building Additions.

[Tia McCloskey - Hydro Engineering Technologist]

ENWIN UTILITIES LTD. - WATER ENGINEERING

Comments on Stage 1 Planning Consultation Application

ENWIN Water has no objections.

[Bruce Ogg - Water Project Review Officer]

PLANNING DEPARTMENT - SITE PLAN CONTROL

Comments on Stage 1 Planning Consultation Application

The Downtown Windsor Enhancement Strategy and Community Improvement Plan offer grants to encourage projects that will enhance downtown. The program offers grants to convert existing upper-storey space into new residential units, **develop new residential units**, enhance retail spaces, and improve building facades.

For information, please refer to:

- CIPs Poster Layout- June 2018
- DWCIP-Guide-07.22.24.pdf (Pages 21-23)
- DWCIP application

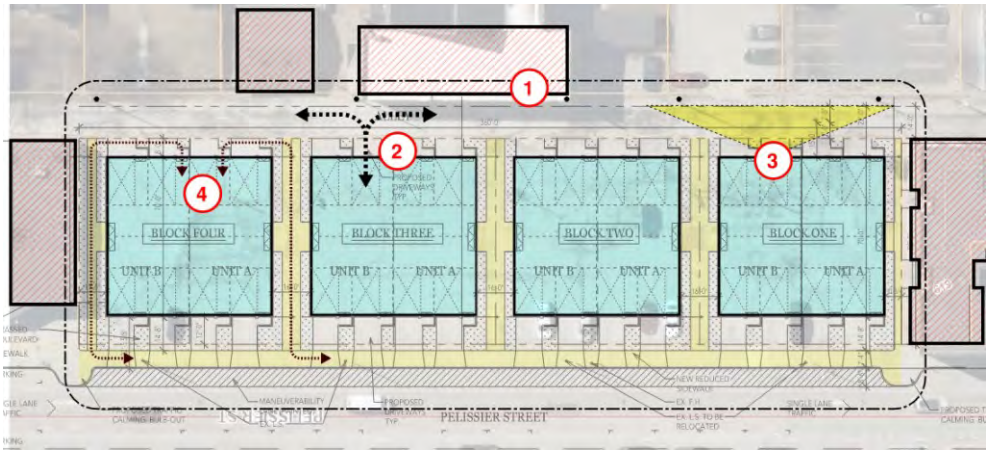
To make an application, please get in touch with Simona Simion, Planner III - Economic Development at ssimion@citywindsor.ca or (519) 255-6543 ext. 6449 with any questions.

[Simona Simion - Planner III Economic Development]

PLANNING DEPARTMENT - SITE PLAN CONTROL

Comments on Stage 1 Planning Consultation Application

General Review Comments



1. Provide a Topographic Plan of Survey that captures existing conditions within the adjacent Pelissier Street and Alley right-of-ways. Identify existing buildings, utility poles, overhead conductors, curb cuts, light poles, signage, parking meters, etc.... Ensure subsequent submissions of the Site Plan drawing incorporate the Topographic Plan of Survey as an underlay.
2. Provide turning templates depicting vehicular swept path movements demonstrating ingress & egress manoeuvres between the alley and residential unit garages. Demonstrate safe movement at the most constrained conditions using the 75th percentile of average vehicle sizing.
3. Provide line-of-sight analysis with respect to reverse egress manoeuvres from parking garages. Demonstrate the extent of the line-of-sight limitation where the 75th percentile of average vehicle sizing enters the alley right-of-way.
4. Interior alley-facing residential units shall be provided with pedestrian-oriented exterior paths of travel that do not require pedestrians to traverse within the active vehicular-oriented alley.
5. Provide clarification and identify the location of building utilities, specifically:

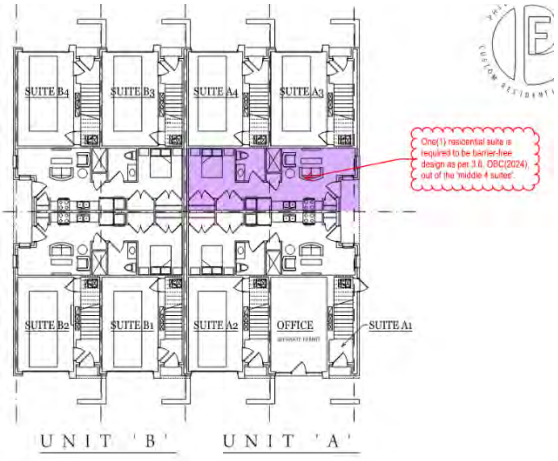
    a. Will gas be provided? If so, where will gas meters be located?
    b. What type of mechanical system will be used to provide air conditioning to residential units? Where will the mechanical system be located?
    c. Identify the location of proposed overhead conductors and connections to the building.

6. Review comments from the Building Department. Building comments are 'per building' related.

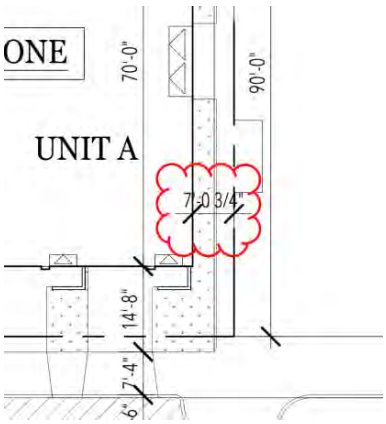
    a. Please revise the site plan to indicate the following:

        - Location of firewall(s), if applicable.
        - Our review and approvals are limited to the requirements of the fire access to a building(s) and provisions for firefighting. All other requirements of the Ontario Building Code and applicable municipal bylaws shall be met and will be reviewed in the construction permit issuance process.

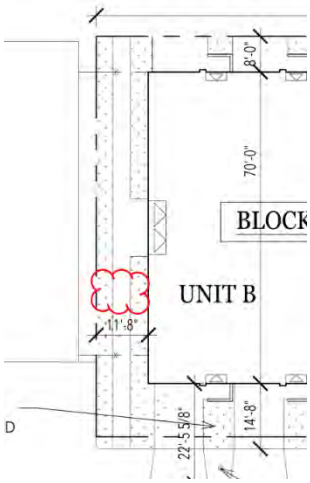
- Please note the following:
    - Balcony level elevation is required to be on the third floor level due to egress requirements
    - One (1) barrier-free residential suite is required in the 'middle section' (between the front townhouse 4-pack and the rear townhouse 4-pack).



7. Exterior walkways to be AODA compliant.
    a. The walkway along the north side of Unit A in Block One does not comply.



    b. Confirm walkway width along the south side of Unit B in Block Four.



8. Clarify refuse/recycling collection strategy.

[Kareem Kurdi - Planner III - Site Plan Approval Officer]

TRANSPORTATION PLANNING

Comments on Stage 1 Planning Consultation Application

Planning - Site Plan Control comments capture Transportation Planning's comments.

Comments on Stage 2 Planning Consultation Application

May 20, 2026

Transportation Planning has reviewed the submitted swept path and sightline analysis and has no concerns. Detailed comments for the 0 Pelissier application have been provided through Cloudpermit.

May 13, 2026

Land Conveyance

- Not applicable.

Corner Cut-Off

- Not applicable.

Sidewalk

- A minimum clear sidewalk is required.

Parking

- All parking must comply with ZBL 8600.

Transportation Impact Study

- Not applicable.

Access

- All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

Exterior Path

- All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Should you have any further questions or concerns, please get in touch with Aashvi Sarvaiya of this department at tda@citywindsor.ca

[Aashvi Sarvaiya - Transportation Planner I]

WALPOLE ISLAND FIRST NATION

No comments provided

WINDSOR FIRE

Comments on Stage 1 Planning Consultation Application

WFRS has no issue with the fire hydrant being moved, provided the new location meets the requirements of the OBC. I do not see the new location of the hydrant on the drawing. I see the existing fire (EX. F.H.) hydrant's location appears to be clear of any garage entrance.

The alley does not provide the required width for fire truck access, but does allow firefighters to reach the rear of the building. This appears to be the same as the sides of the building.

[John Smith - Chief Fire Prevention Officer]

WINDSOR POLICE SERVICE

Comments on Stage 1 Planning Consultation Application

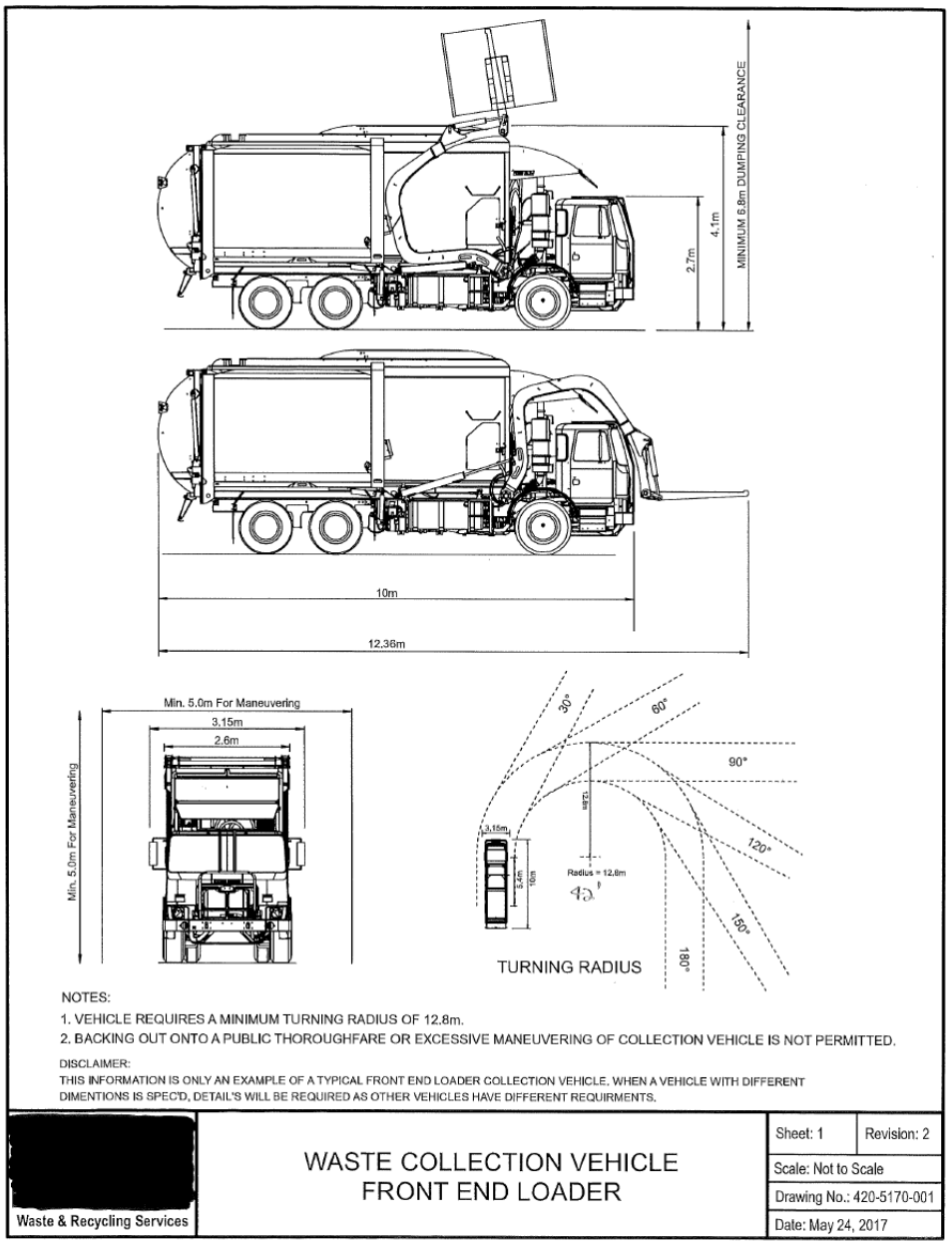
The Windsor Police Service has no concerns or objections with the proposed application to amend the Zoning By-law, to allow the construction of four three-storey

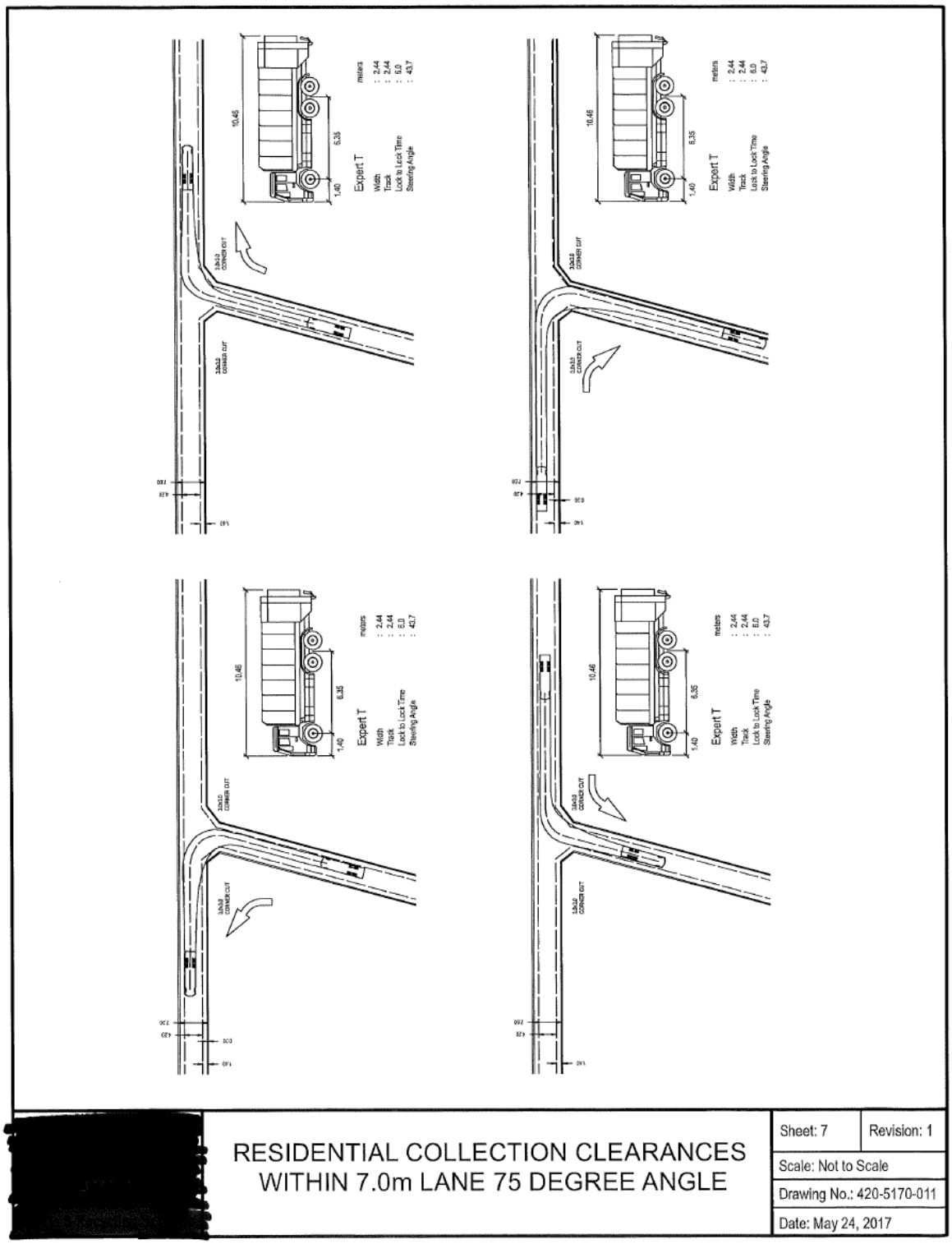
multiple residential dwellings on the subject property. In reviewing the conceptual site plan for the former surface parking lot, the design offers proper vehicular and pedestrian access capability from both the front and back, thus ensuring that police emergency incident response and general service delivery capability can be achieved. This is critically important for a redevelopment of this nature. All issues and requirements associated with ensuring a proper degree of public safety and security will be addressed during the site plan review and photometric plan review stages of the development process, a bit further down the road.

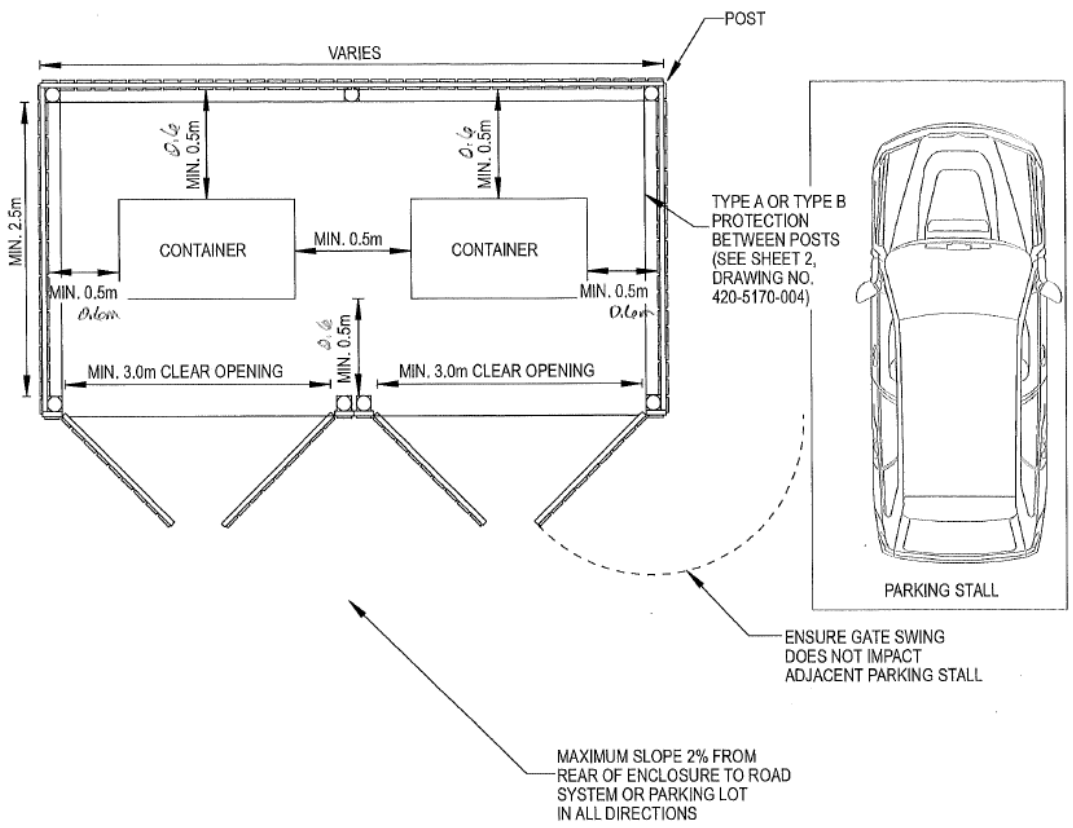
[Barry Horrobin - Director of Planning & Physical Resources]

Appendix A

Refuse Collection Truck Specifications



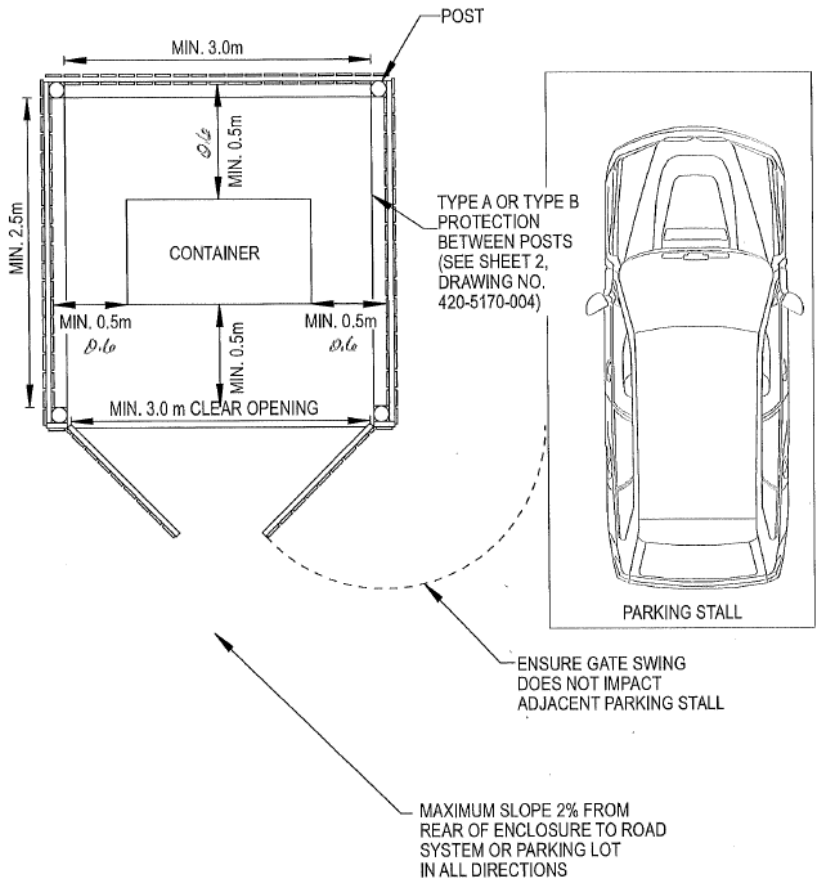

Expert T
Width : 2.44
Track : 2.44
Lock to Lock Time : 6.0
Steering Angle : 43.7
meters
10.46
6.35
1.40
13x13 CORNER CUT
RESIDENTIAL COLLECTION CLEARANCES
WITHIN 7.0m LANE 75 DEGREE ANGLE
Sheet: 7
Revision: 1
Scale: Not to Scale
Drawing No.: 420-5170-011
Date: May 24, 2017



NOTES

1. THE EXTERIOR FINISH OF THE WASTE & RECYCLING STORAGE FACILITY MUST ADHERE TO THE LAND USE BYLAW. CONTACT PLANNING FOR FURTHER DETAILS.
2. ENCLOSURES WITH GATES SHALL BE EQUIPPED WITH A POSITIVE LATCH MECHANISM TO HOLD GATES OPEN AND CLOSED.
3. ALL CONCRETE AND ASPHALTIC PAVEMENT (PADS, APRONS, APROACH AREAS AND PARKING STRUCTURES)WITHIN THE COLLECTION ROUTE, COLLECTION AREA AND STAGING AREAS MUST HAVE SUFFICIENT CAPACITY TO SUPPORT A MINIMUM WEIGHT OF A 25,000 KG COLLECTION VEHICLE.

[redacted] Waste & Recycling Services	EXAMPLE OF A DOUBLE ENCLOSURE DETAIL	Sheet: 4	Revision: 3
		Scale: Not to Scale	
		Drawing No.: 420-5170-006	
		Date: May 24, 2017	



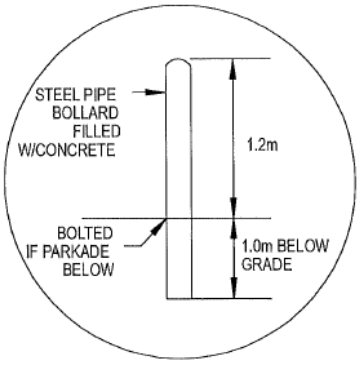
NOTES

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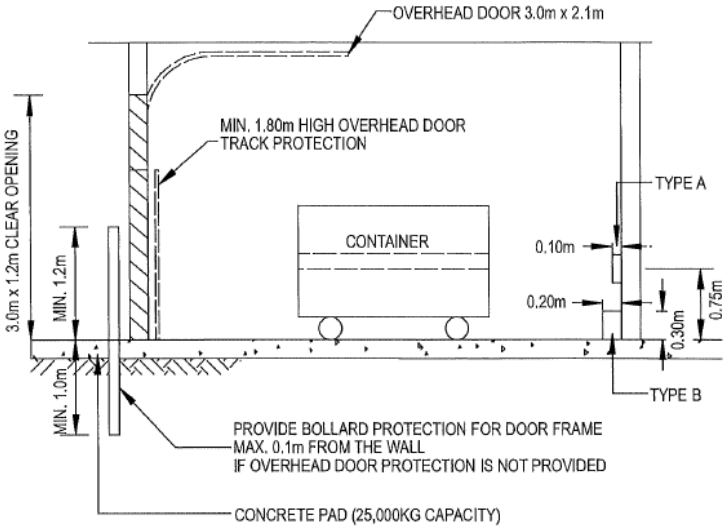
[redacted]
Waste & Recycling Services

EXAMPLE OF A SINGLE ENCLOSURE DETAIL

Sheet: 3	Revision: 3
Scale: Not to Scale	
Drawing No.: 420-5170-005	
Date: May 24, 2017	



BOLLARD DETAIL EXAMPLE



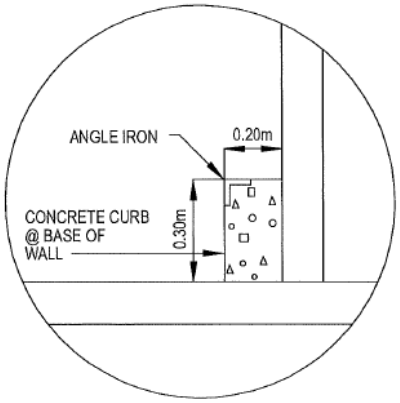
LOCATIONS OF DIFFERENT TYPES OF PROTECTION

TYPE A: (WALL PROTECTION) OPTIONS

1. STEEL CHANNEL, 0.1m FROM THE WALL, OVER A CONTINUOUS HORIZONTAL SOLID WOOD BLOCKING WITH A SOLID WOOD BLOCKING BEHIND THE FRAME WALL.
2. REBAR OR HSS, 0.1m FROM EACH WALL/SIDE ATTACHED:
   - TO THE WALL
   - TO THE POSTS HOLDING UP THE SIDES OF THE ENCLOSURE
   - TO BOLLARDS WITHIN THE ENCLOSURE/ROOM
3. ANYTHING ELSE ABLE TO WITH STAND THE IMPACT OF A FULLY LOADED CONTAINER WITHOUT DAMAGE.

TYPE B: (FLOOR PROTECTION) OPTIONS

1. A CONCRETE CURB, 0.3m TALL AND 0.2m WIDE LOCATED AROUND THE INTERIOR PERIMETER OF THE FACILITY WITH AN ANGLE IRON CAPPING THE CONCRETE CORNER/EDGE.
2. WHEEL STOPS THAT ARE A MINIMUM OF 0.3m TALL AND 0.2m WIDE AND ATTACHED TO THE GROUND.
3. BOLLARDS SPACED SO THE CONTAINER CANNOT HIT THE WALL EITHER STRAIGHT ON OR DIAGONALLY WHEN ON WHEELS.



TYPE B EXAMPLE

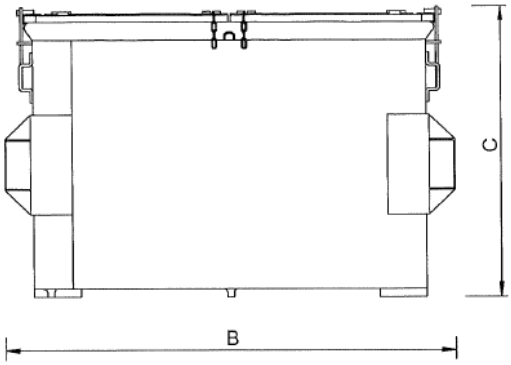
NOTE:

1. EITHER TYPE A OR TYPE B PROTECTION IS REQUIRED TO ENSURE THAT THE CONTAINER(S) DO NOT COME INTO CONTACT WITH THE ADJACENT WALLS OF THE ENCLOSURE / ROOM.

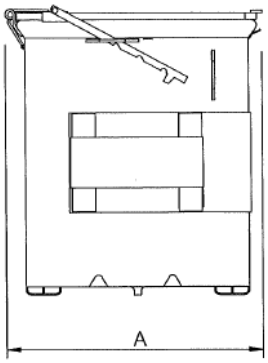
Calgary
Waste & Recycling Services

EXAMPLES OF PROTECTION DETAILS

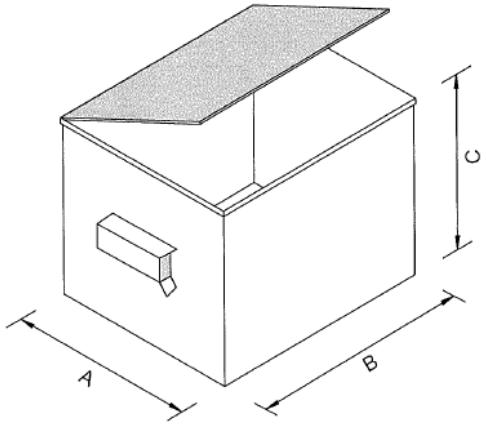
Sheet: 2	Revision: 2
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Drawing No.: 420-5170-004	
Date: May 24, 2017	



Top View



Side View



Size of Container / Roll-off	A Depth	B Width with Sleeves	C Height
2 yd³/ 1.5m³	40"	80"	38"
	1.02m	2.03m	0.97m
	3' 4"	6' 8"	3' 2"
3 yd³/ 2.3m³	44"	80"	48"
	1.12m	2.03m	1.22m
	3' 8"	6' 8"	4' 0"
4 yd³/ 3.1m³	56"	80"	60"
	1.42m	2.03m	1.52m
	4' 8"	6' 8"	5' 0"
6 yd³/ 4.6m³	66"	80"	72"
	1.68m	2.03m	1.83m
	5' 6"	6' 8"	6' 0"
8 yd³/ 6.1m³	66"	80"	80"
	1.68m	2.03m	2.03m
	5' 6"	6' 8"	6' 8"

Calgary
Waste & Recycling Services

COMMON CONTAINER SPECIFICATIONS
(MAY VARY BETWEEN COMPANIES)

Sheet: 5 | Revision: 2
Scale: Not to Scale
Drawing No.: 420-5170-013
Date: May 24, 2017

APPENDIX "G"

Draft Amending By-law

BY-LAW NUMBER -2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the day of , 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law," passed the 31st day of March 1986, as heretofore amended:

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

1. That Section 91.10 of said by-law is amended by adding the following clause:

30. **WEST SIDE OF PELISSIER STREET BETWEEN WYANDOTTE STREET WEST AND ELLIOTT STREET WEST**

For the lands comprising Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), for a Multiple Dwelling, the following additional provisions shall apply:

a) *Lot Area*: Per Multiple Dwelling: *minimum* 752.5 m^2

b) *Lot Coverage*: *maximum* 64.0%

c) *Front Yard* Depth: *minimum* 3.7 m

d) *Rear Yard* Depth: minimum 2.44 m

e) *Side Yard* Width: *minimum* 2.5 m

f) *Landscaped Area: minimum* 25.0% of *lot area*

g) *Dwelling Units*: Per *Multiple Dwelling*: *maximum* 12

h) Notwithstanding Section 5.11.1, where vehicular entry to a *carport* faces an *exterior lot line*, or a wall of a *garage* faces an *exterior lot line*, vehicular entry to the *carport* or along said wall of the *garage* shall be setback a minimum of 3.7 m from such *exterior lot line*.

i) Section 24.22.1.1 shall not apply.

j) Notwithstanding Section 24.26.4, a *parking space*, *visitor parking space,* or *accessible parking space* is prohibited in a *required rear yard*.

k) Section 24.40.1.5 shall not apply.

l) When a *lot* on which a *Multiple Dwelling* has been erected is subsequently divided in compliance with Part VI of the *Planning Act* by a common *interior lot line* that separates the *Multiple Dwelling* into two *Multiple*

Dwellings, for each *Multiple Dwelling,* the following additional provisions shall apply:

1. *Lot Width*: *minimum*: equal to the width of the *multiple dwelling* plus any *exterior side yard* as existing at the time of the lot division
2. *Lot Area*: *minimum*: as existing at the time of the lot division
3. *Lot Coverage*: Total: *maximum*: 64% of *lot area*
7. An interior *side yard* shall not be required along the common *interior lot line* for that part of the *multiple dwelling* lawfully existing at the time of the lot division.
14. *Dwelling Units*: Per *Multiple Dwelling*: *maximum*: 6
18. For a *Multiple Dwelling*, a door that opens to the *rear yard* shall be located a minimum of 0.22 m from the centreline of the common wall between the *Multiple Dwellings*.

m) For a *Multiple Dwelling*, the total area of the *required front yard* occupied by a hard surface for a walkway, driveway, *access area*, *parking space,* or any combination thereof shall not exceed 63% of the *required front yard* area.

[ZDM 7; ZNG/7374]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 4 to that shown in Column 5:

1. Item Number	2. Zoning District Map	3. Lands Affected	4. Current Zoning Symbol	5. New Zoning Symbol
1	7	Lots 34 to 45, Plan 381; PIN 01191-0253 LT; located on the west side of Pelissier Street between Wyandotte Street West and Elliott Street West; Roll No 040-300-04100)	CD3.6	RD3.1x(30)

DREW DILKENS, MAYOR

CLERK

First Reading , 2026
Second Reading , 2026
Third Reading , 2026

SCHEDULE 2

1. By-law _____ has the following purpose and effect:

   The proposed amendment applies to lands located on the west side of Pelissier Street, between Wyandotte Street West and Elliott Street West, legally described as Lots 34 to 45, Plan 381 (PIN 01191-0253 LT).

   The application seeks to permit the development of four three-storey multiple dwellings, each containing 12 dwelling units. Each building is proposed to include eight individual driveways with attached garages, with four garages facing Pelissier Street and four oriented toward the rear alley.

   The implementing zoning by-law amendment would rezone the subject lands to Residential District 3.1 (RD3.1), with a site-specific zoning exception. The exception is intended to provide relief from several standard zoning provisions, including:

   - Minimum lot area
   - Maximum lot coverage
   - Required building setbacks
   - Minimum landscaped open space
   - Select parking requirements

   In addition, the zoning exception would establish site-specific provisions to:

   - Regulate the maximum number of dwelling units per multiple dwelling
   - Limit the maximum percentage of front yard paving within the required front yard
   - Address provisions related to the potential subdivision of a multiple dwelling

2. Key map showing the location of the lands to which the By-law _____applies.



PART OF ZONING DISTRICT MAP 7

N.T.S.

SCHEDULE 2

Applicant: 2695185 Ontario Ltd.

SUBJECT LANDS

PLANNING & BUILDING DEPARTMENT

DATE : MAY, 2026
FILE NO. : Z-013/26, ZNG/7374

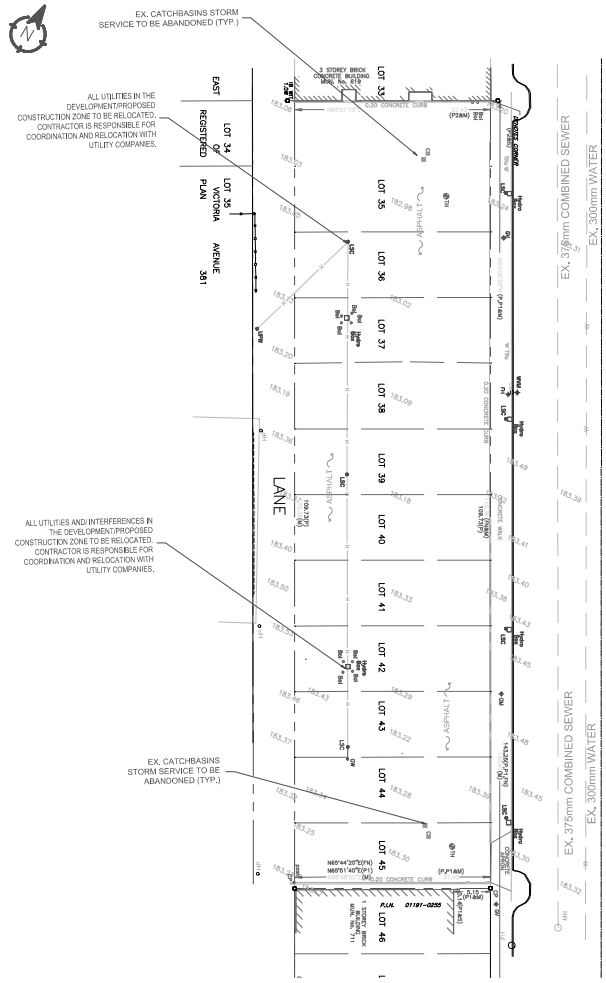
GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. IN THE EVENT CONDITIONS AND MEASUREMENTS DIFFER FROM DESIGN DRAWINGS, THE ENGINEER IS TO BE NOTIFIED.
2. UTILITY LOCATIONS AS SHOWN ON THE CORRESPONDING DRAWINGS ARE NOT EXACT, THE ONUS LIES UPON THE TENDERER (AND AFTER ACCEPTANCE OF TENDER, THE CONTRACTOR) TO PROVIDE AT THEIR OWN EXPENSE THE LOCATION OF EACH UTILITY (THAT MAY OR MAY NOT BE PRESENT ON THE DESIGN DRAWINGS). NO EXTRA OR CLAIM FOR COMPENSATION WILL BE ALLOWED IF IT IS DISCOVERED THAT ANY UTILITY DIFFERS IN LOCATION, IS ACTUALLY LOCATED ON THE SITE, AND/OR IS IN CONFLICT WITH PROPOSED WORK.
3. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO CONTACT VARIOUS UTILITY COMPANIES FOR LOCATES AND TO REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED TO THESE UTILITIES OR TO THE OTHER THIRD PARTIES ARISING OUT OF ANY ACT OR NEGLIGENCE BY THE CONTRACTOR, OR ANYONE ACTING UNDER THEIR AUTHORITY, DURING THE COURSE OF WORK. THE CONTRACTOR AGREES TO INDEMNIFY THE ENGINEER AGAINST THE CONTRACTOR'S ACTIONS.
4. ALL SIGNS, BARRICADES, FENCES, AND LIGHTS SHALL BE MAINTAINED BY THE CONTRACTOR.
5. THE CONTRACTOR AND ALL WORKERS SHALL UNDERTAKE WORK WHILE FOLLOWING AND UNDER COMPLIANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS", ONT. REG. 213/91
6. ALL WORK INSIDE PROPERTY SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY. FOLLOW BEST ENGINEERING PRACTICES. FOLLOW ALL STANDARD DETAILS PRODUCED BY TECUMSEH, AND FOLLOW RELEVANT DEVELOPMENT STANDARD MANUAL.
7. ALL DIMENSIONS SHOWN IN THE PLAN ARE IN METRIC UNITS, UNO.
8. ALL ELEVATIONS SHOWN ARE AT EDGE OF PAVEMENT.
9. LIMITS OF EXCAVATION AND GRANULAR BASE INSTALLATION SHALL BE 150mm BEYOND EDGE OF PAVEMENT OR BACK OF CURB.
10. SUBGRADE SHALL BE SHAPED TO SPECIFIED GRADE AND HEAVILY PROOF-ROLLED TO DETERMINE THE PRESENCE OF ANY SOFT SPOTS (IN THE PRESENCE OF A GEOTECHNICAL ENGINEER, IF REQUIRED)
11. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
12. GRANULAR BASE SHALL BE GRANULAR 'A' MATERIAL CONFORMING TO OPSS 1010, MECHANICALLY COMPACTED TO 100% S.P.M.D.D. BASE THICKNESS SHALL BE MIN. 300mm.
13. TRENCHES UNDER PAVEMENTS, SIDEWALKS, AND 5' BEHIND CURBS TO BE BACKFILLED W/ GRANULAR 'A' CONFORMING TO OPSS 1010 MECHANICALLY COMPACTED TO 100% S.P.M.D.D. UNDER GRASSED AREA, BACKFILL W/ NATIVE MATERIAL, COMPACTED TO 90% S.P.M.D.D STORM DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 410,
14. BENCHING NOT REQUIRED IN STORM MANHOLES. PROVIDE A MIN. OF 300mm AND A MAX. OF 450mm DEEP SUMP.
15. ALL CATCHBASINS AND MH SHALL BE INSTALLED IN ACCORDANCE W/ OPSS 407 AT ANY LOCATIONS INDICATED. CATCH BASIN FRAME AND COVER SHALL CONFORM TO OPSD 400.020. CATCHBASINS TO HAVE 600mm SUMPS.
16. ANY SUBDRAINS AND/OR TILE DRAINS TO BE 100mm DIA. BIG 'O' WRAPPED WITH FILTER FABRIC SOCK AND BACKFILLED WITH 19mm CLEAR STONE. SLOPE 100mm DIA. BIG 'O' MIN. 0.2%. BIG 'O' SUBDRAINS SHALL BE INSTALLED UNDER CURBS AND CONNECTED TO NEAREST CATCHBASIN.
17. CONCRETE FOR BARRIER CURBS, SIDEWALKS, AND DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 32MPa AT 28 DAYS W/ 6% TO 8% AIR ENTRAINMENT.
18. THE CONTRACTOR SHALL SUPPLY, PLACE, AND COMPACT HOT-MIX, HOT-LAID ASPHALTIC CONCRETE IN ACCORDANCE W/ OPSS 310 "HOT MIX ASPHALT"
19. SURFACE COURSE ASPHALT SHALL BE HL3 AND BASE COURSE ASPHALT SHALL BE HL4. ASPHALTIC MIXTURES SHALL BE MANUFACTURED IN ACCORDANCE WI THE REQUIREMENMTS SET OUT IN OPSS 1150.
20. PAVEMENTS MARKINGS SHALL BE PLACED ON CLEAN SURFACES. TRAFFIC PAINT SHALL BE WATER BASED LATEX TRAFFIC PAINT YELLOW IN COLOUR.
21. ALL EXISTING GRASS AREAS DISTURBED DURING CNSTRUCTION SHALL BE RESTORED W/ A MIN. OF 100mm TOPSOIL, GRASS SEED, AND HYDRO MULCH.
22. PROVIDE ALL CONCRETE PAVED SURFACES, SIDEWALKS, AND DRIVES W/ CRYSTAL-LOK BY IMCO

LEGEND

- 185.69 — EXISTING SPOT ELEVATIONS
- G — EX. GASLINE
- W — EX. WATERMAIN
- S — EX. SANITARY SEWER
- S — EX. SANITARY SEWER
- OH — EX. OVERHEAD LINE
- EP — EX. FIBRE/CABLE LINE
- EP — EDGE OF PAVEMENT

THE CONTRACTOR IS TO NOTIFY THE CITY OF WINDSOR AND ANY PERTAINING GOVERNING BODIES OF ANY WORK PERFORMED WITHIN THE RIGHT-OF-WAY. SUFFICIENT NOTICE SHALL BE PROVIDED, IN ORDER TO PROVIDE TIME FOR SCHEDULING NECESSARY INSPECTIONS INCLUDING INSTALLATION, BACKFILLING, RESTORATION, AND TRAFFIC CONTROL



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1650 Shawnee Rd.
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J. J. KING
100507968
2026/05/18
PROVINCE OF ONTARIO

Project: 0 PELISSIER
Open: EXISTING PLAN

WK	ISSUE	DATE	BY
1	COMMENTS	2026/05/18	JJK

Des. JJK | Chkd. | Drawn | Appd.

Sheet Title: EXISTING PLAN

Project No.: 26-004

Drawing No.: E-1 | Rev.: 1

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. IN THE EVENT CONDITIONS AND MEASUREMENTS DIFFER FROM DESIGN DRAWINGS, THE ENGINEER IS TO BE NOTIFIED.
2. UTILITY LOCATIONS AS SHOWN ON THE CORRESPONDING DRAWINGS ARE NOT EXACT, THE ONUS LIES UPON THE TENDERER (AND AFTER ACCEPTANCE OF TENDER, THE CONTRACTOR) TO PROVIDE AT THEIR OWN EXPENSE THE LOCATION OF EACH UTILITY (THAT MAY OR MAY NOT BE PRESENT ON THE DESIGN DRAWINGS). NO EXTRA OR CLAIM FOR COMPENSATION WILL BE ALLOWED IF IT IS DISCOVERED THAT ANY UTILITY DIFFERS IN LOCATION, IS ACTUALLY LOCATED ON THE SITE, AND/OR IS IN CONFLICT WITH PROPOSED WORK.
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22. PROVIDE ALL CONCRETE PAVED SURFACES, SIDEWALKS, AND DRIVES W/ CRYSTAL-LOK BY IMCO

SEDIMENT CONTROL MEASURES

1. CITY OF WINDSOR RESERVES THE RIGHT TO IMPLEMENT ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY DURING CONSTRUCTION
2. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION, AND PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION,
3. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE.
4. ALL COLLECTED SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED AND APPROPRIATE LOCATION.
5. AREAS DISTURBED DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM, AND RESTORED LIKE OR BETTER.
6. ALL DEWATERING SHALL BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
7. THE CONTRACTOR SHALL PROTECT ALL CATCHBASINS, MANHOLES, AND PIPE ENDS FROM SEDIMENT INTRUSION WITH FILTER CLOTH OR OTHER APPROVED METHODOLOGY,
8. ALL SUMPS SHALL BE KEPT CLEAN DURING CONSTRUCTION.
9. CONTRACTOR TO PREVENT, TO THE BEST OF THEIR ABILITY, WIND BLOWN DUST.
10. STRAW BALES MAY BE USED DURING CONSTRUCTION, AS REQUIRED.

WATERMAIN NOTES

1. CONTRACTOR TO PERFORM ALL WORKS AND PROVIDE MATERIALS IN ACCORDANCE WITH THE LATEST VERSION OF WATER STANDARDS.
2. ALL WATER SERVICES 50 MM OR LESS SHALL BE MUNICIPEX OR AQUA PURE.
3. A LICENSED WATER OPERATOR FROM THE CITY OF WINDSOR MUST BE ON SITE AT ALL TIMES WHEN WATERMAIN AND/OR SERVICE CONNECTION WORK IS BEING PERFORMED.
4. CONTRACTOR TO PROVIDE A THIRD PARTY TO PERFORM A LIVE TAP OF THE EXISTING WATERMAIN, AND ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE TOWN OF TECUMSEH STANDARDS AND SPECIFICATIONS.
5. ALL UNDERGROUND MATERIALS THAT MAY BE SUBJECT TO CORROSION SHALL BE WRAPPED WITH DENSO PASTE, FILLER, AND/OR WRAP.
6. WATER VALVES SHALL ONLY BE OPERATED BY THE CITY OF WINDSOR WATER SERVICES.
7. ALL WATERMAINS AND SERVICES SHALL HAVE A MINIMUM COVER OF 1.5 M.
8. ALL CURB STOPS SHALL BE LOCATED AT THE PROPERTY LINE.
9. A MINIMUM OF TWO (2) BUSINESS DAYS' NOTICE SHALL BE PROVIDED TO THE WATER SERVICES DIVISION PRIOR TO THE COMMENCEMENT OF ANY WATER WORK.
10. A WATER PERMIT AND ALL ASSOCIATED FEES ARE REQUIRED WITH THE SUBMISSION OF FINAL WATER DRAWINGS THAT HAVE BEEN APPROVED BY THE TOWN WATER DEPARTMENT
11. WATERMAIN STOPS SHALL BE SIZED IN ACCORDANCE WITH THE SERVICE PIPE SIZE. MAIN STOPS SHALL BE BRASS BALL STYLE WITH INLET AWWA THREAD AND COMPRESSION. MAIN STOPS SHALL OPERATE AT 150 PSI.

WATERMAIN TESTING REQUIREMENTS:

1. CONTRACTOR SHALL PROVIDE ALL REQUIRED MATERIALS (I.E. CHLORINE, DECHLORINATION MATERIALS, LEAK-FREE HOSES, ETC.).
2. ALL FLUSHING, BACTERIOLOGICAL, AND PRESSURE TESTING, INCLUDING SAMPLING, SHALL BE COMPLETED BY THE TOWN OF TECUMSEH.
3. CONTRACTOR SHALL PROVIDE SAFE, CLEAN, AND UNRESTRICTED ACCESS TO THE WORK AREA FOR THE DURATION OF THE TESTING PERIOD.

ADDITIONAL NOTES:

1. PROVIDE A 100mm ORIFICE PLATE AT ALL DOWNSTREAM CATCH BASINS, AFFIXED PERMANENTLY, TO RESTRICT OUTLET FLOW.
2. PROVIDE STORM AND SANITARY CLEANOUTS AT PROPERTY LINE.
3. ALL SUMP PUMPS TO EJECT TO EXTERIOR SWALES AND/OR STORM CONNECTIONS.
4. ALL UTILITIES IN THE DEVELOPMENT/PROPOSED CONSTRUCTION ZONE TO BE RELOCATED. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND RELOCATION WITH UTILITY COMPANIES.
5. ALL NEW SERVICES TO BE BORED UNDER ROADWAY (PER CITY OF WINDSOR, OPEN TRENCHING IS NOT PERMITTED)

CITY OF WINDSOR STANDARD DRAWINGS APPLICABLE TO THIS CONTRACT (BUT NOT LIMITED TO):

UTILITY RESTORATION FOR CONCRETE PAVEMENT (AS-207A & 207-B) (AS-222)
STANDARD GOSS GULLY TRAP (AS-307)
CLASS B BEDDING DETAIL (COMBINED SEWER TRENCH) (AS-310B)
CLEANOUT AT PROPERTY LINE (AS-325)
RESIDENTIAL CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER (AS-401A)
SUBDRAIN AT CATCHBASIN (AS-415)
WYE CONNECTION TO COMBINED SEWERS (AS-556)
STORM AND SANITARY CONECTIONS (AS-566)
T-Y TRAP AND CLEAN OUT (BO-402)

CITY OF WINDSOR ENGINEERING BEST PRACTICES APPLICABLE TO THIS CONTRACT (BUT NOT LIMITED TO):

CONNECTIONS TO COMBINED SEWERS (BP1.1.1)
ABANDONMENT OF PRIVATE DRAIN CONNECTIONS (BP1.3.3)
DRIVEWAY APPROACHES (BP2.3.1)
ALLEY ACCESS (BP2.3.2)

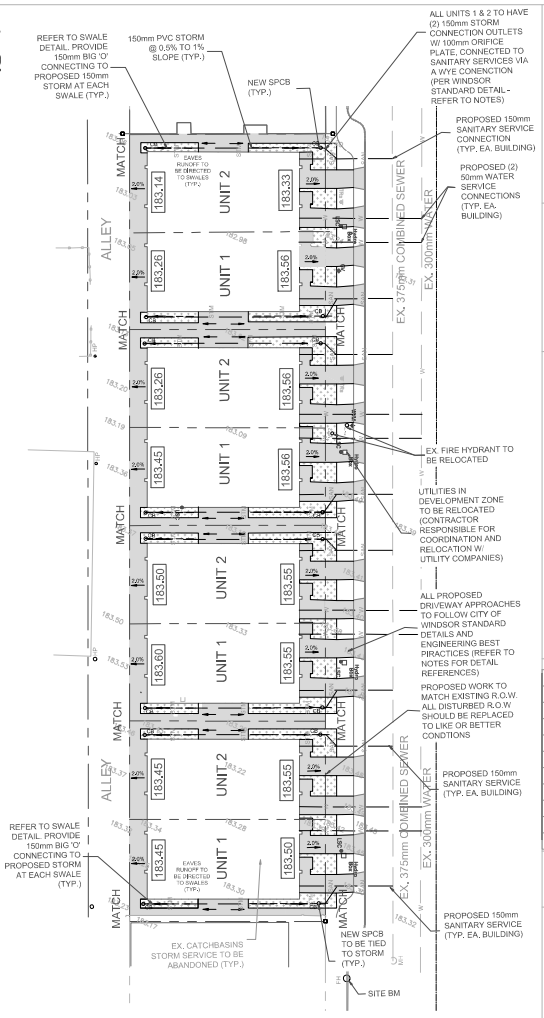
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SITE BENCHMARK

184.11m TOP NUT OF FIRE HYDRANT, LOCATED 8.2m FROM SUBJECT PROPERTY'S EAST PROPERTY CORNER, ON THE WEST SIDE OF FEUSSIER (BENCHMARK OBSERVED MARCH 21, 2026)

LEGEND

- (184.20) PROPOSED GRADE
- (184.20) EXISTING GRADE AT GROUND LEVEL
- 184.00 PROPOSED GRADE AT SWALE
- 183.69 PROPOSED SPOT ELEVATIONS
- (183.69) EXISTING SPOT ELEVATIONS
- PROPOSED PAVING
- PROPOSED LANDSCAPE
- SUMP/DI CATCHBASIN (CB) (MIN. 18"x24" - SEE DETAIL)
- 1200mm MH (PER OPSD 701.01)
- PROPOSED STORM SEWER
- GAS EX. GASLINE
- W EX. WATERMAIN
- S EX. SANITARY SEWER
- OH EX. OVERHEAD LINE
- EX. FENCEABLE LINE
- EP EDGE OF PAVEMENT
- HP HYDRO POLE



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J. J. KING
100507968
PROVINCE OF ONTARIO

Project: 0 PELISSIER
Title: LOT GRADE & SERVICE PLAN

NO.	ISSUE	DATE	BY
0	FOR REVIEW	2025/10/08	JJK
1	COMMENTS	2026/05/18	JJK
2	REVISION	2026/06/23	JJK

Des. JJK | Chkd.
Drawn JJK | Appd.

Sheet Title: LOT GRADE & SERVICE PLAN

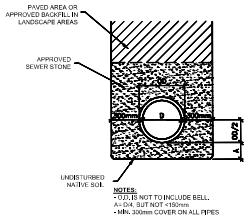
Project No.: 26-004

Drawing No.: LG-1 | Rev.: 2

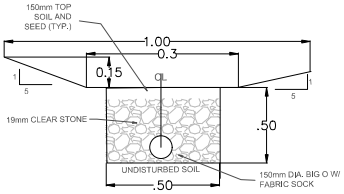
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(AS-222)
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CLEANOUT AT PROPERTY LINE (AS-325)
RESIDENTIAL CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER (AS-401A)
SUBDRAIN AT CATCHBASIN (AS-515)
WYE CONNECTION TO COMBINED SEWERS (AS-556)
STORM AND SANITARY CONECTIONS (AS-566)
T-Y TRAP AND CLEAN OUT (BD-02)

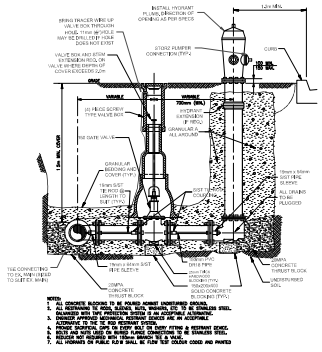
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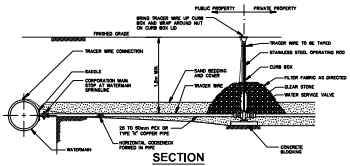
TYP. SEWER BEDDING DETAIL
NTS



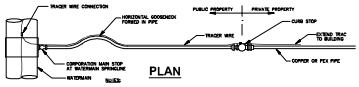
TYPICAL SWALE DETAIL
NTS



TYP. HYDRANT DETAIL
NTS



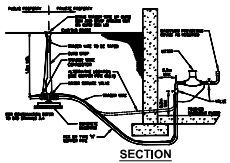
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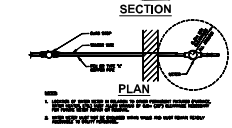
PLAN

NOTES:
1. ALL SERVICES TO BE AT 90° TO THE WATERMAIN UNLESS OTHERWISE SPECIFIED.
2. SERVICE TO BE TAPPED AT LEAST 300mm BELOW THE BOTTOM OF THE STOCK.
3. SERVICE NOW TO BE PUT TO PAVED GRADE.
4. NO SHORT TAPPING OF PVC WATERMAINS. ALL CONNECTIONS TO PVC PIPE TO BE MADE WITH A FULL DIAMETER TAPPING SADDLE OR SLEEVE.
5. TRACER WIRE TO BE INSTALLED AS PER TOWN STANDARDS.
6. ALL WATER SERVICE MATERIALS SHALL BE STORED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

TYP. SERVICE CONNECTION (MAIN TO PROPERTY LINE)
NTS



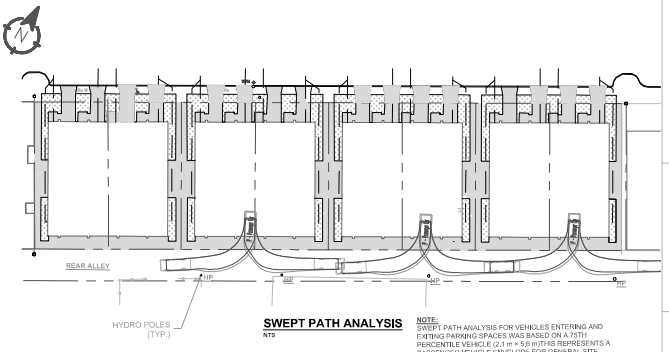
SECTION



PLAN

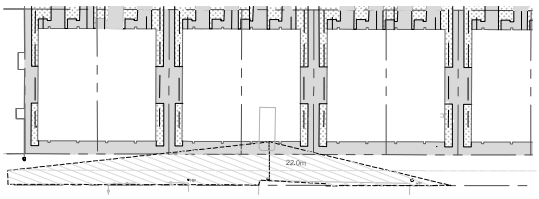
NOTES:
1. LOCATION OF WATER SERVICE IS SUBJECT TO APPROVAL BY THE CITY OF WINDSOR WATER DEPARTMENT AT THE TIME OF APPLICATION FOR WATER SERVICE.
2. WATER SERVICE SHALL NOT BE CONNECTED UNTIL THE CITY OF WINDSOR WATER DEPARTMENT IS SATISFIED THAT ALL CITY PLUMBING REGULATIONS HAVE BEEN COMPLIED WITH.

TYP. SERVICE & METER CONNECTION
NTS



SWEPT PATH ANALYSIS
NTS

NOTE:
SWEPT PATH ANALYSIS FOR VEHICLES ENTERING AND EXITING PARKING SPACES WAS BASED ON A 75TH PERCENTILE VEHICLE (2.1 m × 5.6 m)THIS REPRESENTS A PASSENGER VEHICLE ENVELOPE FOR GENERAL SITE ACCESS AND MANEUVERING ASSESSMENT AT THE MOST CONSTRAINED LOCATION(S).



NOTE:
- SIGHT DISTANCE TO THE NORTH IS LIMITED TO 22 m DUE TO GARAGE WING/BUILDING. FULL VISIBILITY TO THE SOUTH OF APPROX. 41 m IS PROVIDED.

LINE OF SIGHT ANALYSIS
NTS

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Seal

J. J. KING
100507968
2026/05/18
PROVINCE OF ONTARIO

Project
0 PELISSIER
DETAILS
Client

MK	ISSUE	DATE	BY
0	FOR REVIEW	2025/10/08	JJK
1	COMMENTS	2026/05/18	JJK

Des. JJK
Chkd.
Drawn JJK
Appd.

Sheet Title
DETAILS

Project No.
26-004

Drawing No.
LG-2

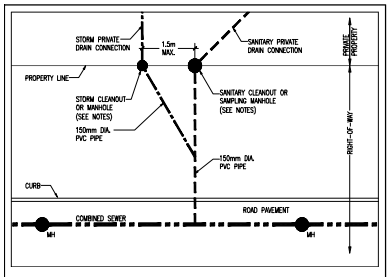
Rev.
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SUBDRAIN AT CATCHBASIN (AS-515)
WYE CONNECTION TO COMBINED SEWERS (AS-556)
STORM AND SANITARY CONECTIONS (AS-566)
T-Y TRAP AND CLEAN OUT (BD-02)

CITY OF WINDSOR ENGINEERING BEST PRACTICES APPLICABLE TO THIS CONTRACT (BUT NOT LIMITED TO):
CONNECTIONS TO COMBINED SEWERS (BP1.1.1)
ABANDONMENT OF PRIVATE DRAIN CONNECTIONS (BP1.3.3)
DRIVEWAY APPROACHES (BP2.2.1)
ALLEY ACCESS (BP2.3.2)

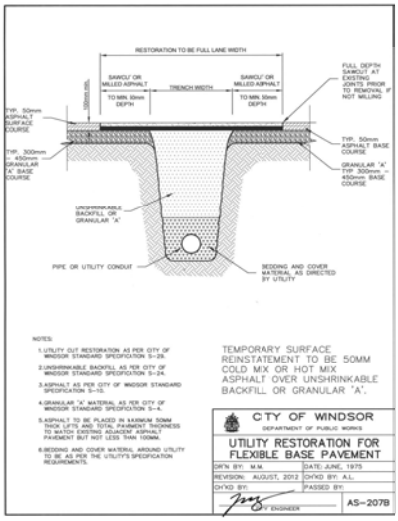
NOTE:
CITY OF WINDSOR STANDARD DRAWINGS/DETAILS INCLUDED WITHIN THIS PACKAGE ARE PROVIDED FOR REFERENCE AND CLARITY OF THE PROPOSED DESIGN ONLY. THESE STANDARD DETAILS REMAIN THE PROPERTY AND AUTHORSHIP OF THE City of Windsor AND WERE NOT PREPARED BY THE ENGINEER OF RECORD.



NOTES:
1. STORM AND SANITARY CLEANOUTS TO BE INSTALLED AT THE PROPERTY LINE FOR ALL RESIDENTIAL DEVELOPMENTS.
2. AT THE DISCRETION OF POLLUTION CONTROL, A 1200mm DIAMETER SANITARY SAMPLING MANHOLE SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL COMMERCIAL SANITARY PRIVATE DRAIN CONNECTIONS.
3. SANITARY SAMPLING MANHOLE AS PER CITY OF WINDSOR ENGINEERING BEST PRACTICE BP1.1.2.
4. PRIVATE DRAIN CONNECTIONS AS PER CITY OF WINDSOR STANDARD DRAWINGS AS-313, CLEANOUTS AS PER CITY OF WINDSOR STANDARD DRAWING AS-325.
5. THE WYE'D SECTION OF THE CONNECTION SHALL BE LOCATED WITHIN THE BOULEVARD BETWEEN THE EDGE OF PAVEMENT AND THE PROPERTY LINE AS SHOWN.
6. WHERE POSSIBLE, THE WYE SECTION SHALL NOT BE LOCATED BENEATH A SIDEWALK, DRIVEWAY OR OTHER HARD SURFACE.
7. PIPE MATERIAL AND FITTINGS SHALL BE SMOOTH WALL PVC SDR 28 CONFORMING TO CSA B182.2. PRIVATE DRAIN CONNECTION AND CLEANOUT PIPES SHALL BE 150mm DIAMETER AND COLOUR CODED TO AVOID CROSS CONNECTIONS. ALL SANITARY PRIVATE DRAIN CONNECTIONS SHALL BE GREEN PVC AND ALL STORM PRIVATE DRAIN CONNECTIONS SHALL BE WHITE PVC. THE COMBINED PRIVATE DRAIN CONNECTION BETWEEN THE WYE AND COMBINED SEWER SHALL BE GREEN PVC.
8. TO BE READ IN CONJUNCTION WITH CITY STANDARD SPECIFICATION S-1 AND S-26.

NOT TO SCALE

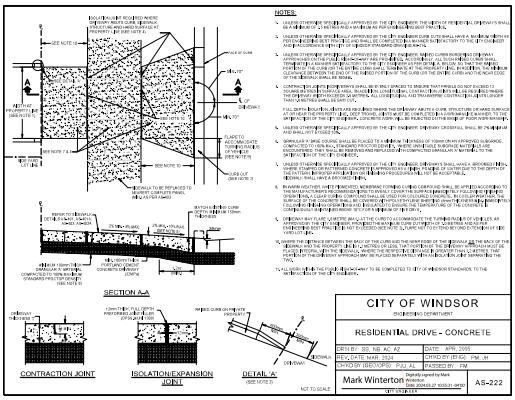
CITY OF WINDSOR	
ENGINEERING DEPARTMENT	
WYE CONNECTIONS TO COMBINED SEWERS	
DRN. BY: AG, AZ	DATE: FEB, 2001
REV. DATE: JAN, 2004	CHKD: RYZNIC/PH, JH
CHKD BY(SD/SP):PJJ, AL	PASSED BY: FM
Mark Winterton	AS-566
CITY ENGINEER	



NOTES:
1. UTILITY CUT RESTORATION AS PER CITY OF WINDSOR STANDARD SPECIFICATION S-29.
2. UNSHRINKABLE BACKFILL AS PER CITY OF WINDSOR STANDARD SPECIFICATION S-24.
3. ASPHALT AS PER CITY OF WINDSOR STANDARD SPECIFICATION S-15.
4. GRANULAR 'A' MATERIAL AS PER CITY OF WINDSOR STANDARD SPECIFICATION S-4.
5. ASPHALT TO BE PLACED IN MINIMUM 50MM THICK LIFTS AND TOTAL PAVEMENT THICKNESS TO MATCH EXISTING ADJACENT ASPHALT PAVEMENT BUT NOT LESS THAN 100MM.
6. BEDDING AND COVER MATERIAL AROUND UTILITY TO BE AS PER THE UTILITY'S SPECIFICATION REQUIREMENTS.

TEMPORARY SURFACE REINSTATEMENT TO BE 50MM COLD MIX OR HOT MIX ASPHALT OVER UNSHRINKABLE BACKFILL OR GRANULAR 'A'.

CITY OF WINDSOR	
DEPARTMENT OF PUBLIC WORKS	
UTILITY RESTORATION FOR FLEXIBLE BASE PAVEMENT	
DRN BY: M.M.	DATE: JUNE, 1975
REVISION: AUGUST, 2012	CHKD BY: A.L.
CHKD BY:	PASSED BY:
CITY ENGINEER	AS-207B



NOTES:

CITY OF WINDSOR	
ENGINEERING DEPARTMENT	
RESIDENTIAL DRIVE - CONCRETE	
DRN BY: SS, NB, AC, AZ	DATE: APR, 2009
REV. DATE: MAR, 2014	CHKD BY (SD &/or): PM, JH
CHKD BY (SD/VDP/S): PJJ, AL	PASSED BY: FM
Mark Winterton	AS-222
CITY ENGINEER	

NOT TO SCALE

KING ENGINEERING DESIGN
1650 Shawnee Rd.
Tecumseh, ON.
N8N 1S5

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Seal

J. J. KING
100507968
2026/05/18
PROVINCE OF ONTARIO

Project: 0 PELISSIER
Client: DETAILS

NO.	ISSUE	DATE	BY
0	FOR REVIEW	2025/10/08	JJK
1	COMMENTS	2026/05/18	JJK

Des. JJK | Chkd.
Drawn JJK | Appd.

Sheet Title: DETAILS

Project No.: 26-004

Drawing No.: LG-3 | Rev.: 1

Committee Matters: SCM 235/2026

Subject: Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4

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

Decision Number: **DHSC 833**

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

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**
For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Child Care Centre:*
a) *Parking Area* separation from an *interior lot line: minimum* 0.67 m

[ZDM 7; ZNG/7372]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block C, Registered Plan 1475, known municipally as 1785 Turner Road (Roll No. 020-240-02900), situated at the northwest corner of Turner Road and Mohawk Street from CD1.4 to CD1.4x(29).

III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner's contribution toward future construction of sidewalks on Turner Road and Mohawk Street (as described in the comments attached as Appendix C) as part of the Right of Way Enhanced Permit, if the Owner elects not to construct the sidewalks.

Carried.

Report Number: S 57/2026
Clerk's File: Z/15179

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 7.2 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4

Reference:

Date to Council: July 6, 2026
Author: Averil Parent
Planner II - Development Review
519-255-6543 x6397
aparent@citywindsor.ca

Planning & Building Services
Report Date: 5/28/2026
Clerk's File #: Z/15179

To: Mayor and Members of City Council

Recommendation:

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

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**

For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Child Care Centre:*

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Executive Summary:

N/A

Background:

Application Information:

Municipal Address: 1785 Turner Road

Roll Number: 020-240-02900

Ward: 4 **Planning District:** South Walkerville **Zoning District Map**: 7

Applicant/Agent: Dillon Consulting Limited (Amy Farkas)

Owner: The Delta Chi Beta Early Childhood (Windsor) Inc. (Cheryl Sprague)

Proposal:

The applicant proposes retrofitting an existing building to accommodate a child care centre, which will include an outdoor play area and associated parking. Six classrooms and teaching areas are proposed. The parking area is existing. Minor re-painting will be completed to comply with accessible parking space requirements. Twenty-nine parking spaces will be provided. Access to the property is provided by two driveways off Turner Road.

Requested Amendment: The applicant is requesting a site-specific amendment to the existing Commercial District 1.4 (CD1.4) zoning to permit a Child Care Centre as an additional permitted use. No additional provisions are being requested.

Submission Documents: Application for Zoning By-law Amendment, Conceptual site plan (Appendix A), Planning Rational Report (PRR, Appendix B), Noise Impact Study, as well as ownership information. All documents with the exception of ownership information are available on the City's website.

The development as proposed is not subject to Site Plan Control. All plans, elevations and renderings are conceptual and subject to change.

Site Information:

OFFICIAL PLAN	ZONING	CURRENT USE	PREVIOUS USE
Residential	Commercial District 1.4 (CD1.4)	Vacant existing business office	Business Office
LOT WIDTH	**LOT DEPTH**	**LOT AREA**	**LOT SHAPE**
33.5 m	60.4 m	2,024.1 m^2	Rectangular
All measurements are provided by the agent and are approximate.			

Neighbourhood:

The subject parcel is located in an area bordered by Walker Road, Tecumseh Road East, and the Essex Terminal Railway. See the PRR (Appendix B) for site images. Commercial and light industrial uses are present along Turner Avenue, as well as to the east along Walker Road. South of the property is the Tecumseh and Walker Road intersection, with commercial uses along the Tecumseh Road corridor. To the west is a residential neighbourhood with predominantly single unit dwellings as well as Stodgell Park.

The parcel is located at the corner of Turner Avenue and Mohawk Street, which are both classified as Local Roads as per Official Plan Schedule F: Roads and Bikeways. Both Turner Road and Mohawk Street have curb and gutter infrastructure, however both currently lack sidewalks. Hydro poles with streetlights are present on the east side of Turner Avenue, and parking is not permitted on either side of the street. Alternate parking is permitted along Mohawk Street. The property is serviced by a combined sanitary and storm sewer located in the right-of-way behind the property. A watermain is available within the Turner Avenue right-of-way.

The closest existing transit route to this property is the Transway 1C. The Transway 1C has an existing weekday peak frequency of 10 minutes. The Transway 1C will be replaced by a new primary route known as Route 110 as part of Transit Windsor's City Council approved 2023 Service Plan. Route 110 will have a peak weekday frequency of 10 minutes. Route 110 will be implemented in conjunction with the completion of Transit Windsor's new east end terminal, which is estimated to be completed in 2026. The closest existing bus stop to this property is located on Tecumseh at Turner northeast corner. This bus stop is approximately 330 metres from this property falling within Transit Windsor's walking distance guidelines of 400 metres to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

Public Open House:

An Open House was held on April 23rd, 2026 at St. Vladimir's Ukrainian Cultural Centre located at 2000 Tecumseh Road East and via zoom where members of the public could attend either in person or online. Notification of this meeting was distributed to residents and property owners within 200m of the subject site. In addition to the Applicant and City Staff, 2 residents attended the open house.

The discussion was limited to the operation of the child care centre, with questions regarding the number of children and staff. No broader planning-related concerns were raised. Details of the Open House are summarized in Section 3.5.1 of the PRR.

Anticipated Change Based on Recommendations:

EXISTING CONDITIONS / PERMISSIONS	PROPOSED / RECOMMENDED	CHANGE	STUDY / REPORT SUBMITTED
Land Use			
Commercial uses (business, medical, veterinary office, professional studio)	Minor Institutional (Child Care Centre)	Vacant commercial building to Child Care Centre	**YES** (Planning Rationale Report)
Transportation			
Commercial building	Child Care Centre	No significant change in vehicle trips	**NO** (Transportation Impact Study not required)
Parking			
The existing parking lot has 30 spaces	• 1.5 spaces per classroom will require 9 parking spaces • Minor re-painting to comply with Accessible parking space requirements	Parking requirement is satisfied	**NO**
Sanitary Sewer and Stormwater Management			
Commercial	Child Care Centre	No significant change in sanitary use. Drainage requirements fulfilled at building permit.	**NO**

Figure 1: Key Map



KEY MAP - Z-012/26, ZNG/7372

SUBJECT LANDS

Figure 2: Neighbourhood Map



Figure 3: Rezoning



Discussion:

Planning Rationale Report (Dillon Consulting – April 2026)

Planning and Development Services concurs with the overall analysis completed in the Planning Rationale Report (PRR) submitted by the applicant and attached as Appendix B. The PRR concludes that "*the proposed development is consistent with the PPS, conforms to the intent and purpose of the City of Windsor Official Plan, and represents good planning."*

Noise Impact Study (Dillon Consulting – April 2026)

As described in the Noise Impact Study, a transportation noise assessment and a stationary noise assessment was completed to assess potential noise impacts from Walker Road and Tecumseh Road as well as the surrounding commercial and industrial lands. It was determined that predicted noise levels on the proposed development are below the applicable criteria. No mitigation measures are required.

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land in Ontario.

Appendix A of the PRR provides a summary of the key policy considerations of the PPS as it relates to the proposed development. The PRR states that "*The proposed development aligns with complete community principles by introducing a mix of land uses in an existing residential neighbourhood and providing a supportive institutional use that will benefit current and future residents"*. The agent also states that "*the proposed child care centre involves the adaptive reuse of an existing structure, making it inherently compatible with the neighbourhood's built form…. And represents a modest, well-integrated development compatible with the surrounding residential context".* Planning and Development Services concurs with the PPS 2024 analysis in the PRR.

City of Windsor Official Plan

The subject parcel is designated Residential under *Schedule D – Land Use* of the Official Plan (OP). Appendix B of the PRR provides a summary of the key policy considerations of the OP as it relates to the proposed development. The PRR states that "*The proposed child care centre is a permitted use under the Residential land use designation provisions, as it is classified as an ancillary Minor Institutional use".* The development proposal "*contributes to a mix of complementary land uses and will be fully serviced by existing municipal infrastructure".*

The proposal satisfies the Evaluation Criteria for a Neighbourhood Development Pattern. The proposal satisfies the Design Guidelines for Minor Institutional uses with the exception of (d) *pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safe and convenient*. Both Turner Road and Mohawk Street currently lack sidewalks. As per Official Plan policy 7.2.3.2, residential streets require a sidewalk on at least one side. The applicant will be required to either construct municipal sidewalks along both property frontages or provide a cash contribution to the City for their future construction.

This requirement will be fulfilled through the Right-of-Way permitting process. This requirement would typically be implemented as a condition of Site Plan Control (SPC), however since this is not applicable, the City Engineer should require the construction of sidewalks or the payment of cash in lieu as part of the Enhanced Permit.

The agent concludes their analysis by stating "*The proposed development of the subject site is consistent with the Provincial Planning Statement (2024) and the City of Windsor Official Plan policies by transitioning the subject site from a vacant property into a neighbourhood supportive minor institutional use that will benefit current and future residents. The proposed development is compatible with the surrounding land uses and will serve as an ancillary institutional use for current and future residents of the surrounding neighbourhood".* Planning and Development Services concurs with the analysis in the PRR and that the recommended amendment to Zoning By-law 8600 conforms to the overall policy direction of the OP.

Zoning By-Law 8600

The subject land is zoned Commercial District 1.4 (CD1.4) which only permits office related commercial uses. The applicant is requesting a rezoning to permit a Child Care Centre as an additional permitted use. A review of the proposal conducted by administration noted additional relief required for decreased minimum parking area separation from an interior lot line. This is reflected in the recommendations of this report. The proposed development meets all other zoning provisions of the CD1.4 Zone, specifically lot frontage, lot area, building height and setbacks, and landscaped open space.

As per the Zoning By-law, 1.25 parking spaces are required for each classroom located in a Child Care Centre. This proposal meets the parking requirement as the required nine (9) parking spaces are provided. Minor re-painting will be done to ensure accessible parking requirements comply.

The Applicant's request for a change in zoning with one site-specific provision is supported in principle. Planning and Development Services is of the opinion that there are no adverse impacts as a result of the proposed development.

Site Plan Control

The proposed Child Care Centre is not subject to Site Plan Control.

Risk Analysis:

Timing Risk: There is a timing risk associated with this application. The proposed daycare at the subject property has been awarded funding through the Canada-Wide Early Learning and Child Care (CWELCC) federal-provincial funding program administered in Ontario by the Ministry of Education, with municipalities acting as service system managers and intermediaries. Funding is time-limited, with current CWELCC capital and infrastructure funding extended until **December 2026**, requiring all construction and licensing approvals to be completed within that timeframe.

A draft by-law is attached as Appendix D, which Council may adopt at the same meeting it considers the recommendations in Report S 57/2026. Assuming the Development and Heritage Standing Committee does not object to the requested

rezoning, this would expedite the formal approvals process by approximately seven weeks.

Climate Change Risks

Climate Change Mitigation:

The subject land is located within an existing neighbourhood containing existing municipal services, therefore reducing the impacts of climate change by locating within the existing built-up area. In general, adaptive reuse of existing buildings minimizes the impact on community greenhouse gas emissions as these developments create complete communities and neighbourhoods while using available infrastructure such as roads, sewers, and public transit.

Climate Change Adaptation:

The existing building may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, internal renovations would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The proposed adaptive reuse of an existing building provides an opportunity to increase resiliency for the development and surrounding area through supporting a new use that is near existing and future transit and active transportation options.

Financial Matters:

N/A

Consultations:

Comments received from municipal departments and external agencies are attached as Appendix C. Statutory notice was advertised in the Windsor Star. A courtesy notice was mailed to property owners within 200m of the subject lands. Submitted documents were posted on the City of Windsor website.

Conclusion:

The *Planning Act* requires that a decision of Council in respect of the exercise of any authority that affects a planning matter, *"shall be consistent with"* Provincial Planning Statement 2024. Based on the supporting documents submitted by the Applicant and the analysis in this report, it is my opinion that the requested amendment to Zoning By-law 8600 is consistent with the PPS 2024 and is in conformity with the City of Windsor Official Plan.

The proposed amendment would allow for adaptive reuse of an existing vacant building which is compatible with existing uses in the surrounding neighbourhood.

The recommendation to amend Zoning By-law 8600 constitutes good planning. Staff recommend approval.

Planning Act Matters:

Averil Parent

Planner II – Development Review

I concur with the above comments and opinion of the Professional Planner.

Greg Atkinson, MCIP, RPP *Neil Robertson, MCIP, RPP*

Deputy City Planner - Development City Planner

I am not a registered Planner and have reviewed as a Corporate Team Leader

JP RM

Approvals:

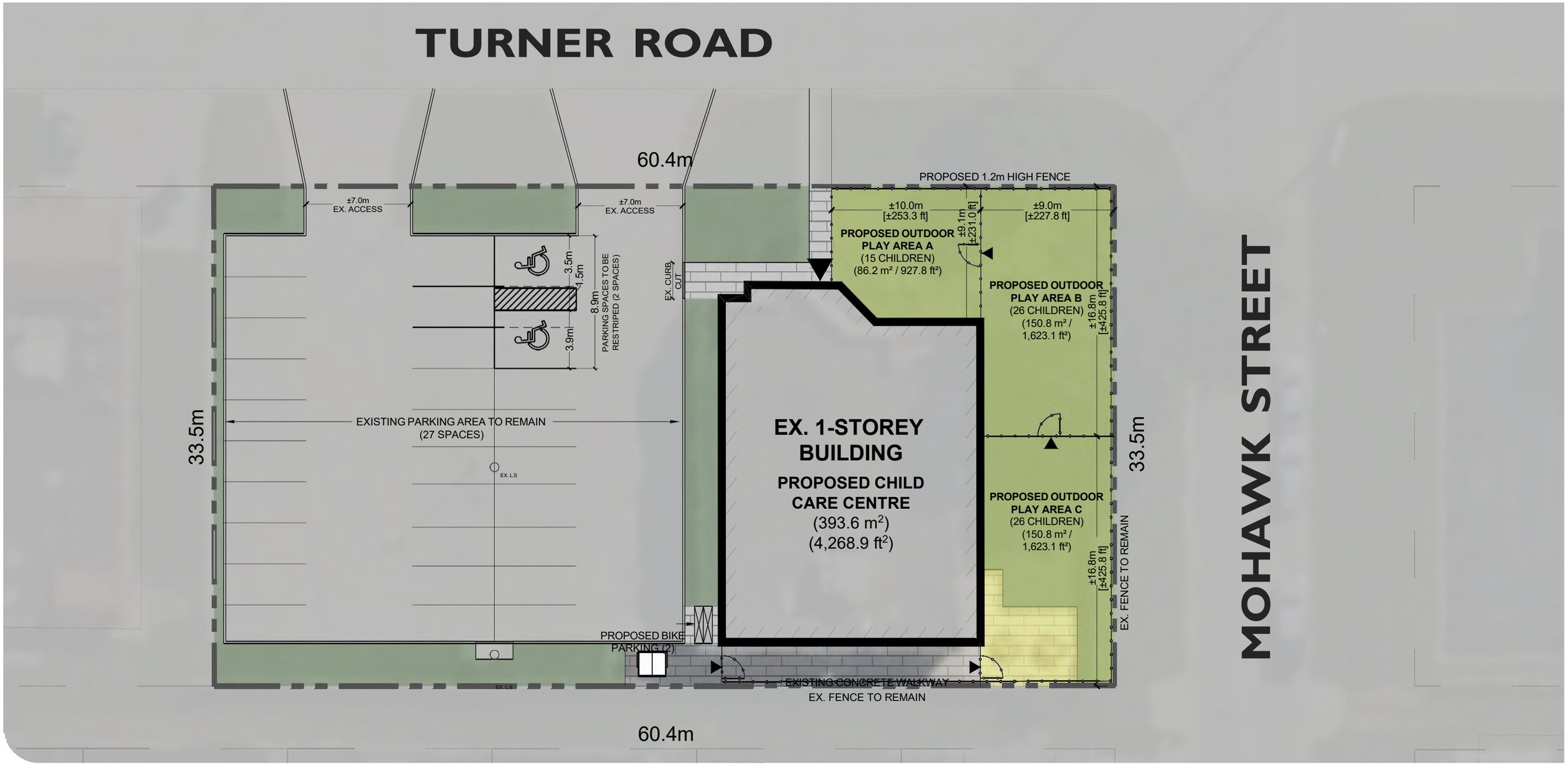
Name	Title
Averil Parent	Planner II – Development Review (A)
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal and Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

Appendix A – Conceptual Site and Floor Plans
Appendix B – Planning Rational Report
Appendix C – Consultations
Appendix D – Draft Zoning By-law



DELTA CHI EARLY CHILDHOOD CENTRES
1785 TURNER ROAD

SUBJECT SITE (±0.20ha / 0.50ac)
EXISTING BUILDING
PROPOSED OUTDOOR PLAY AREA (FENCED)
EXISTING FENCE
PROPOSED FENCE

COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

DEVELOPMENT CONCEPTUAL PLAN
FIGURE 1.0

File Location:
c:\pw working directory\projects 2025\dillon_31rr\dms79672\25-2569 - base site plan.dwg
May, 26, 2026 11:11 AM

SOURCE: CITY OF WINDSOR INTERACTIVE MAPPING (2026)

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY.
ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: RR
CHECKED BY: AMF
DESIGNED BY: RR

SCALE: 1:250 (11x17)

PROJECT: 25-2569
STATUS: FINAL
DATE: 05/26/2026

COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

Delta Chi Early Childhood Centre (Windsor) Inc.

PLANNING JUSTIFICATION REPORT

1785 Turner Road, Windsor, ON

April 2026 – 25-2569

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APPENDICES

Appendix A – Response to the Provincial Planning Statement (2024) Policies

Appendix B – Response to the City of Windsor Official Plan Policies

Appendix C – Public Open House Notice & Boards

1.0 INTRODUCTION

1.1 PURPOSE

Dillon Consulting Limited (Dillon) has been retained by Delta Chi Early Childhood Centre (Windsor) Inc. (Applicant) to provide support for the proposed site-specific Zoning By-law Amendment (ZBA) for the property located at 1785 Turner Road, within the City of Windsor (subject site) (refer to **Figure 1: Location Map**).

The proposed site-specific Zoning By-law Amendment (ZBA) seeks to add a 'child care centre' as a permitted use on the subject site. This application will help facilitate the adaptive reuse of the existing building for the purpose of a child care centre to accommodate 88 children and 14 staff members, including the provision of an associated outdoor play area and 29 on-site parking spaces. (Refer to **Figure 4: Conceptual Development Plan**).

Figure 1: Location Map



Source: City of Windsor Online Mapping (2024)

1.2 PLANNING POLICIES

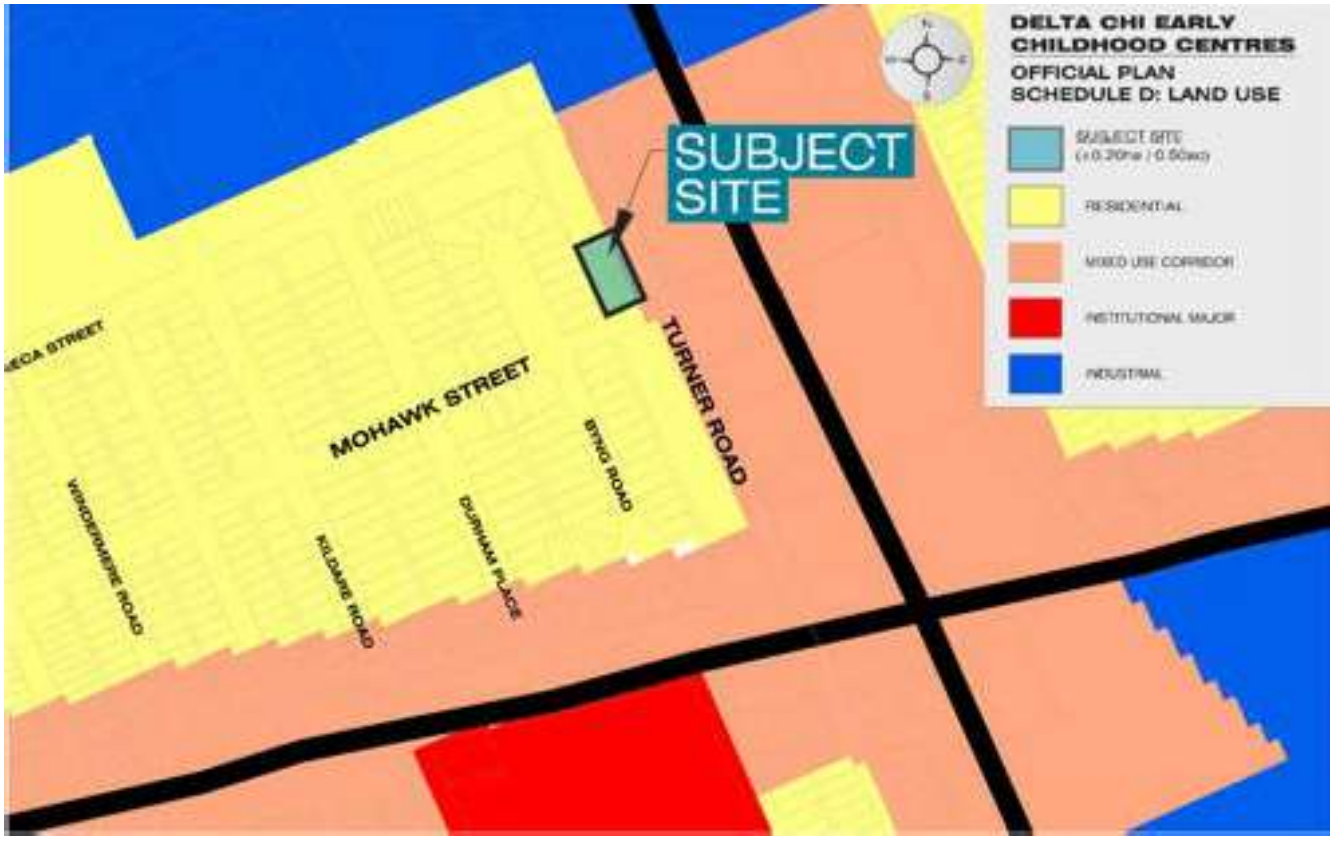
As indicated on **Figure 2: City of Windsor Official Plan Designation**, the subject site is designated "Residential" under the City's Official Plan (OP).

City of Windsor Official Plan – Schedule D: Land Use

- Residential

As per Section 6.3.2.2 of the OP, minor institutional uses are permitted in the Residential land use designation, including child care centres (defined as day nurseries), to facilitate a "diverse and self-sufficient neighbourhood." Further examination is provided in the Planning Analysis section of this report on how the proposed development meets the criteria under Policy 6.3 – 'Residential' and is consistent the intent of the Official Plan (OP).

Figure 2: City of Windsor Official Plan Designation



Source: City of Windsor Official Plan Schedule 'D'

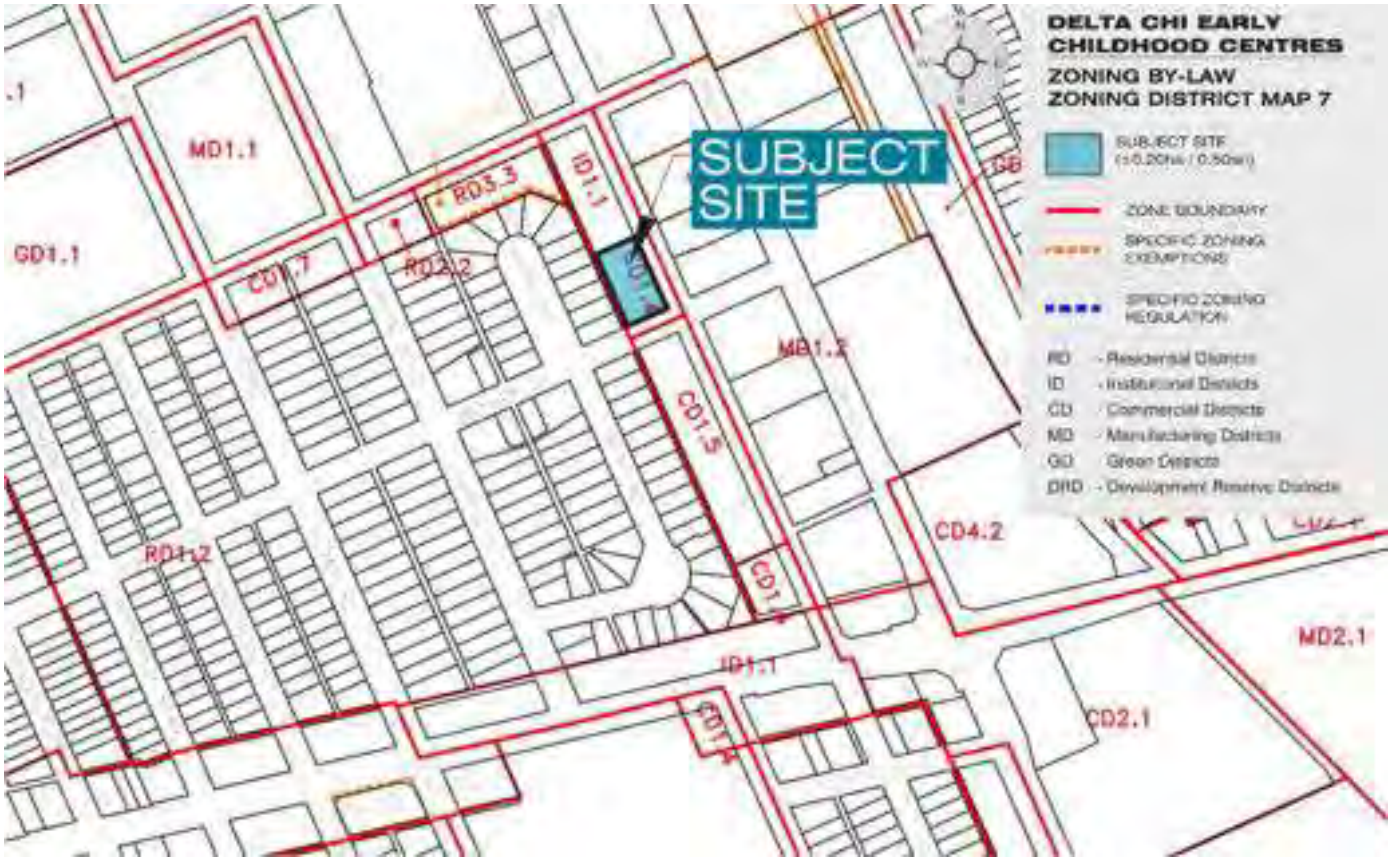
As shown on **Figure 3: City of Windsor Zoning By-law 8600 Zone Boundary,** the subject site is zoned Commercial District 1.4 (CD1.4) in the City of Windsor Zoning By-law 8600.

City of Windsor Zoning By-law 8600 – Schedule A: Zoning District Map 7

- Commercial District 1.4 (CD1.4)

The current zoning does not permit the proposed child care centre use. As such, the applicant is requesting that Council approve a site-specific Zoning By-law Amendment (ZBA) to the City of Windsor Zoning By-law 8600 to add 'child care centre' as a permitted use to the current CD1.4 zone, enabling the adaptive reuse of the existing building. The proposed use is consistent with the intent of the Official Plan and supports a complete community by introducing a complementary use within the surrounding residential neighbourhood.

Figure 3: City of Windsor Zoning By-law 8600 Zone Boundary



Source: City of Windsor Zoning by-law 8600, Zoning District Map 7

1.3 PROPOSED DEVELOPMENT

The subject site is located at the northwest corner of Turner Road and Mohawk Street at 1785 Turner Road in the City of Windsor (refer to **Figure 1: Location Map**). The subject site is legally described as:

- Plan 1475; Part of Block C in The City of Windsor.

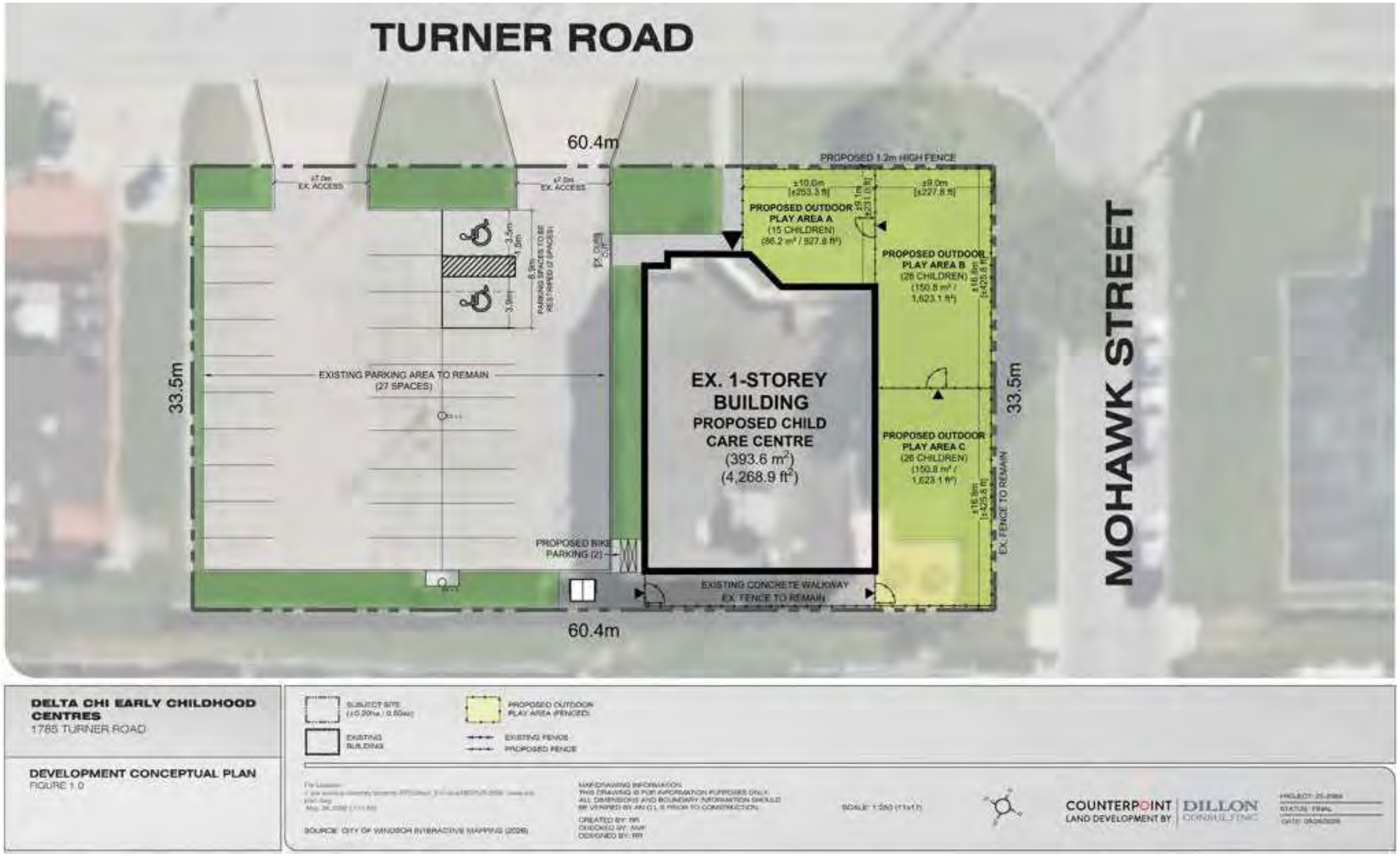
The subject site has a total area of ±2,024.12m² (21,786.9ft²), with ±33.5m (109.9ft) of frontage along Mohawk Street and ±60.38m (198.1ft) along Turner Road, both of which are local roads within an established low-density residential neighbourhood.

The proposed development consists of the adaptive reuse of the existing, vacant, one-storey building, with a gross floor area of ±393.6 m² (±4,268.9 ft²), to accommodate the proposed child care centre for 88 children and 14 staff members. It will also include approximately ±387.8 m² (4,174.0 ft²) of designated outdoor play areas, enclosed by a 1.2m high fence. The existing parking area and access will be retained, providing 29 parking spaces and maintaining on-site circulation. Additional site improvements include the provision of bicycle parking (2 spaces), maintenance of existing fencing where appropriate, and integration with the existing concrete walkway network. Overall, the proposed development represents an efficient reuse of an underutilized site through the introduction of an institutional use within an existing building.

1.4 PROPOSED APPLICATION

As identified in the Stage 1 Planning Consultation letter (PC-008/26), dated February 25, 2026, a site-specific Zoning By-law Amendment (ZBA) to the City of Windsor Zoning By-law 8600 is required to add a child care centre as an additional permitted use to the existing Commercial District 1.4 (CD1.4) zone. As demonstrated in Section 3.0 of this report, the proposed child care centre use, categorized as a minor institutional use, is consistent with the policies of the Provincial Planning Statement (2024), the City of Windsor Official Plan, and the City of Windsor Zoning By-law 8600. While the proposed development includes minor landscaping improvements and the establishment of an outdoor play area, there are no proposed alterations to the existing building footprint or parking area. All other provisions of the CD1.4 Zone are maintained.

Figure 4: Conceptual Development Plan



2.0 EXISTING LAND USES

2.1 SUBJECT SITE

The physical attributes of the subject site are as follows:

- A total site area of 0.20 hectares (0.50 ac);
- Rectangular shape;
- Frontage on both Turner Road and Mohawk Street;
- Vehicular Access is provided via Turner Road;
- Currently occupied by the vacant 393.6 m^2 (4,268.9 ft^2) building and 30 parking spaces; and
- Access to existing municipal services.

2.2 SURROUNDING LAND USES

The surrounding land uses are varied as shown in **Figure 9: Surrounding Land Uses** and are described as follows:

North

- **Existing Uses:** Institutional (Croatian St. Francis of Assisi Church), low density residential (i.e. semi-detached dwellings) and vacant lots;
- **Official Plan Designation(s):** Residential
- **Zone:** Institutional District 1.1 (ID1.1)

East

- **Existing Uses:** Institutional (Canadian College of Health Science & Technology – Windsor) and vacant office;
- **Official Plan Designation(s):** Mixed Use Corridor
- **Zone:** Manufacturing District 1.2 (MD1.2)

South

- **Existing Uses:** Parking area associated with office use (Unifor Local 444) and commercial uses;
- **Official Plan Designation(s):** Residential and Mixed Use Corridor (Tecumseh Road East)
- **Zone:** Commercial District 1.5 (CD1.5)

West

- **Existing Uses:** Low-density residential (i.e. single detached dwellings)
- **Official Plan Designation(s):** Residential
- **Zone:** Residential District 1.2 (RD1.2)

Figure 5: Northerly Neighbouring Use to the Subject Site



Source: 2026 Google Street View – Image Capture (June 2025)

Figure 6: Southerly Neighbouring Use to the Subject Site



Source: 2026 Google Street View – Image Capture (June 2025)

Figure 7: Easterly Neighbouring Use to the Subject Site



Source: 2026 Google Street View – Image Capture (June 2025)

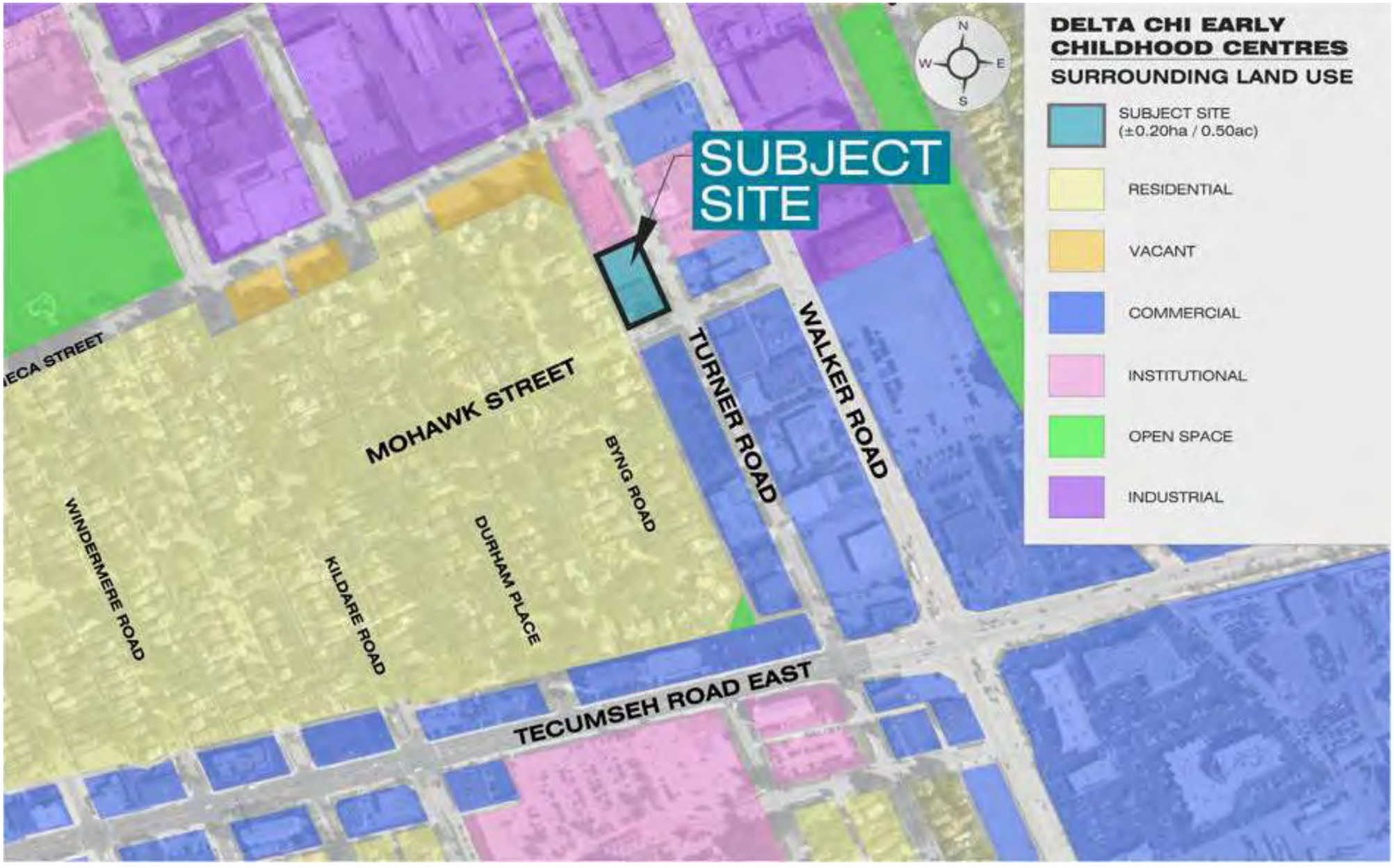
Figure 8: Westerly Neighbouring Use to the Subject Site



Source: 2026 Google Street View – Image Capture (June 2025)

Overall, the subject site is situated within an area characterized by residential, commercial and institutional uses, providing an appropriate context for a child care centre. The proximity to established residential neighbourhoods, nearby institutional uses, and employment areas supports the provision of a child care facility as a compatible and complementary use that meets local community needs.

Figure 9: Surrounding Land Uses



3.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Planning Statement (2024);
- City of Windsor Official Plan policies and criteria; and
- City of Windsor Zoning By-Law 8600 regulations.

Recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria to identify and evaluate the compliance and/or potential planning and land use related issues associated with the proposed child care centre development.

3.1 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (the "PPS") is a consolidated land use planning policy framework that guides decision-making on growth, development, and resource management across the province. It emphasizes flexibility and local autonomy while maintaining provincial interests in building strong, healthy communities. Key priorities include developing complete communities, increasing housing supply, supporting economic development, protecting the environment and agricultural lands, and ensuring infrastructure and public service facilities are available to meet current and future needs. The PPS promotes a balanced approach to intensification, greenfield development, and rural growth, aligning planning decisions with long-term sustainability goals. All decisions affecting planning matters shall be consistent with the revised Provincial Planning Statement (refer to **Appendix A – Response to Provincial Planning Statement (2024) Policies**).

3.2 CITY OF WINDSOR OFFICIAL PLAN

The local policy context is provided in the City of Windsor Official Plan (the "OP") which contains a holistic set of goals, objectives, and policies to manage and direct growth in the municipality. The primary goals of the City of Windsor OP include:

- Fostering safe, inclusive communities by promoting diverse housing, vibrant neighborhood centers, and active citizen participation while preserving neighborhood character;
- Supporting sustainable economic growth through compact, residential developments, revitalization, and efficient infrastructure to strengthen the City Centre and employment hubs; and
- Promoting environmental sustainability by encouraging energy-efficient designs, expanding green spaces, and integrating sustainable transportation for a healthy urban environment.

The subject site is currently designated as Residential in the Official Plan. The proposed development is in conformity with the basic land use policies outlined in the existing OP (refer to **Appendix B – Response to City of Windsor Official Plan Polices**).

3.3 CITY OF WINDSOR ZONING BY-LAW 8600

The City of Windsor's Zoning By-Law 8600 classifies the subject lands Commercial District 1.4 (CD1.4). As mentioned in Section 2 of this report, the current zoning on the subject site does not permit the proposed child care centre development. As such, the applicant is requesting that Council approve a Zoning By-law Amendment to the City of Windsor Zoning By-law 8600 to permit a child care centre as an additional permitted use within the existing CD1.4 zone on the subject site. The proposed development meets all other zoning provisions of the CD1.4 Zone, specifically lot frontage, lot area, building height, and landscaped open space.

Additionally, Table 24.20.5.1 of the Zoning By-law states that a minimum of 1.5 parking spaces for each classroom or teaching area is required for any day nursery (child care centre) use. The proposed development will include six classrooms and teaching areas (two pre-school rooms, two toddler rooms, one infant room, and one craft room), constituting the requirement for a minimum of nine (9) parking spaces on the subject site. The proposed development will retain the existing 27 parking spaces and provide two (2) barrier free parking spaces, for a total of 29 spaces. This exceeds the minimum parking requirement for the subject site. As such, the proposed development is also consistent with the parking standards of Zoning By-law 8600. The proposed reuse of the subject site for the purpose of a child care centre is consistent with the intent of the applicable PPS and OP policies pertaining to the subject site by contributing to the establishment of a complete community, provide a needed ancillary use to an existing residential neighbourhood, and reflect sustainable infill through the retrofitting and repurposing of the existing building, and utilize existing municipal infrastructure. The proposed development will support the future growth of the existing neighbourhood and provide a greater diversity of uses in the area. The proposed development is compatible with, and complementary to, the surrounding land uses.

3.4 PLANNING ANALYSIS AND CONSIDERATIONS

The proposed development of the subject site is consistent with the Provincial Planning Statement (2024) and the City of Windsor Official Plan policies by transitioning the subject site from a vacant property into a neighbourhood supportive minor institutional use that will benefit current and future residents. The proposed development is compatible with the surrounding land uses and will serve as an ancillary institutional use for current and future residents of the surrounding neighbourhood. A comprehensive policy response matrix is included in **Appendix A – Response to Provincial Planning Statement (2024) Policies** and **Appendix B – Response to City of Windsor Official Plan Policies**.

3.4.1 Site Suitability

The subject site is ideally suited for the proposed child care centre for the following reasons:

- The existing building on the subject site is currently vacant, which represents a unique opportunity for adaptive reuse and scaled infill. The proposed development seeks to retain the existing building and parking configuration while contributing to a mix of complementary land uses within an existing residential neighbourhood (PPS 2.1.6; OP 3.2, 4.2.1.2, 4.2.1.6, 4.2.3.1, 4.2.3.5, 4.2.4.2, 6.3.1.2, 6.3.1.5). The existing building is already in keeping with the OP's urban design characteristics and zoning standards of the existing CD1.4 zone (OP 8.3.1, 8.4.2.4, 8.5.2.8, 8.7.1.2, 8.7.2.1, 8.7.2.3).
- The subject site is located in proximity to Transit Windsor bus stops on Walker Road and Tecumseh Road East, as well as bike facilities on Kildare Road, allowing for future users to avoid car dependency and utilize active or public transit (PPS 2.1.6, 2.3.1.2, 2.9.1, 3.2.2, 3.2.3; OP 7.2.1.2, 7.2.1.4, 7.2.1.5, 7.2.1.12).
- The proposed development meets and exceeds the parking area requirements, as per Zoning By-law 8600, with vehicular access and circulation remaining unchanged from current conditions (OP 3.2, 6.3.2.5, 6.6.2.5, 7.2.1.9, 7.2.6.18).
- The conversion of the former financial institution into a child care centre supports the development of a 'complete community.' This minor institutional use is designed to be scale-appropriate, providing an essential service that supports the long-term needs of the surrounding neighborhood and the broader community (PPS 2.1.6; OP 3.2, 4.2.1.2, 4.2.1.6, 4.2.3.1, 4.2.3.5, 4.2.4.2, 6.3.1.2, 6.3.1.5).
- The proposed development will be fully serviced by existing municipal infrastructure, including water, sanitary, and stormwater systems, without requiring major upgrades or extensions (PPS 3.1.1, 3.1.2, 3.6.1, 3.6.2; OP 7.3.1.1, 7.3.1.3, 7.3.2.3).
- The proposed development implements the PPS and OP goals to facilitate a complete and healthy community and implement a desired mix of land uses (PPS 2.1.6; OP 3.2).

In summary, the proposed development presents a unique infill opportunity to allow for the development of a child care centre in an existing neighbourhood.

3.4.2 Land Use Considerations

The proposed development is permitted within the existing Residential land use designation of the City of Windsor's OP and will allow for an adaptive reuse of a currently vacant property in an established residential neighbourhood (PPS 2.1.6; OP 3.2). The proposed child care centre is appropriate in this location given the

residential nature of the surrounding neighbourhood and its subsequent convenience for current and future residents.

The proposed Zoning By-law Amendment will permit the proposed child care centre as an additional permitted use on the subject site and retain all other provisions of the current CD1.4 Zone, considering that the proposed development meets all other zoning requirements of the CD1.4 Zone, including parking requirements.

Please refer the full planning justification located in **Appendix A – Response to Provincial Planning Statement (2024) Policies** and **Appendix B – Response to City of Windsor Official Plan Policies** of this report.

3.4.3 Compatibility

The proposed child care centre involves the adaptive reuse of an existing structure (PPS 3.1.2; OP 8.5.2.8), making it inherently compatible with the neighbourhood's built form by maintaining the established scale, massing, and height of the neighbourhood (PPS 2.3.1.3; OP 6.3.2.5, OP 8.7.2.3). It preserves the existing streetscape character and retains adequate on-site parking (OP 6.3.2.5), while incorporating appropriate landscaping and buffering for outdoor amenity areas to protect adjacent residential uses (OP 6.3.2.10, 8.5.2.5). As a low-impact minor institutional use (PPS 2.1.6; OP 6.6.2.7, OP 6.6.2.8), it is not expected to generate adverse effects related to noise, traffic, or odour (OP 6.3.2.5), and therefore represents a modest, well-integrated development compatible with the surrounding residential context (PPS 2.1.6, 2.3.1.2; OP 6.6.1.4).

3.4.4 Social and/or Economic Considerations

The proposed child care centre will deliver social and economic benefits by providing a much needed child care centre in the City of Windsor. Furthermore, the proposed development will provide child care spaces in an established residential neighbourhood and will result in new employment opportunities in the City. The provision of a child care centre contributes to the quality of a complete and healthy community by providing an institutional use which is appropriate located in a residential neighbourhood and being accessible for current and future residents (PPS 2.1.6; OP 4.2.3.5, 4.2.4.2, 6.3.2.2).

3.4.5 Natural Environment Impacts

The proposed development is not anticipated to result in any significant negative impacts to the natural environment. The subject site consists of previously developed lands associated with the existing building and surface parking area and does not contain any identified significant natural heritage features.

3.4.6 Municipal Service Impacts

The proposed development will be fully serviced by existing municipal infrastructure, including water, sanitary, and stormwater systems, without requiring major upgrades or extensions. The adaptive reuse of the currently vacant building represents an efficient, cost-effective, and sustainable optimisation of land, resources, and existing public service facilities over their life cycle, while also directly supporting municipal goals for energy conservation through building conversion and the generation of new local employment

opportunities (PPS 3.1.1, 3.1.2; OP 4.2.6.1, 8.5.2.8). This demonstrates a coordinated and efficient servicing strategy that aligns with City standards and supports the continued use of existing municipal infrastructure.

3.4.7 Good Planning

The proposed child care centre represents an appropriate and desirable redevelopment that aligns with the policy direction of the Provincial Planning Statement (2024) and the City of Windsor Official Plan. By facilitating the adaptive reuse of a vacant building, the proposal brings a vital, neighbourhood-serving institutional use into an established residential area. The site's existing configuration—including parking and municipal services—requires no significant upgrades, ensuring a sustainable and efficient use of land. Furthermore, the development maintains land use compatibility by utilizing the existing built form and implementing appropriate buffering to mitigate operational impacts. By providing essential childcare services and local employment through the efficient use of land, the proposal supports 'complete community' objectives and represents good planning.

Refer to **Appendix A – Response to Provincial Planning Statement (2024) Policies** and **Appendix B – Response to City of Windsor Official Plan Policies** of this report.

3.5 BACKGROUND STUDIES

As identified in the Stage 1 Planning Consultation letter (PC-008/26), dated February 25, 2026, the following supporting studies are required in support of the proposed site-specific ZBA application.

3.5.1 Public Open House

A Public Open House was held on Thursday, April 23, 2026, at St. Vladimir's Ukrainian Cultural Centre from 5:30 PM to 7:00 PM. The meeting was offered in a hybrid format to support both in-person and virtual participation. However, no requests for virtual attendance were received and the virtual component was not held. The Public Open House Notice was issued on April 13, 2026, providing residents and stakeholders the opportunity to learn about, ask questions, and provide feedback on the proposed child care centre. A two-week comment period was also provided following the meeting, with comments accepted via email, mail, and phone until May 7, 2026. One representative from the City of Windsor's Planning department attended in person, along with two members of the public who did not sign in. The discussion was limited to the operation of the child care centre, with questions regarding the number of children and staff. No broader planning-related concerns were raised. (Refer to **Appendix C: Public Open House Notice & Boards)**

3.5.2 Environmental Site Assessment (Phase 1)

A Phase One Environmental Site Assessment (ESA) was prepared by Dillon Consulting Limited in accordance with Ontario Regulation 153/04 (April 2026), to support a future Record of Site Condition (RSC) for Institutional use. The assessment confirmed that no Potentially Contaminating Activities (PCAs) exist on the subject site. Although several off-site PCAs were identified within the 250m study area, they were determined to pose low risk and were not carried forward as Areas of Potential Environmental Concern (APECs). Accordingly, a Phase Two ESA is not required, and the site is suitable for RSC filing based on the findings of the Phase One ESA.

3.5.3 Noise Impact Study

A Noise Impact Study, prepared by Dillon Consulting Limited (April 2026), assessed potential transportation and stationary noise impacts on the proposed child care centre from nearby roadways (Walker Road and Tecumseh Road East). The analysis determined that noise levels and surrounding commercial/industrial uses are within applicable MECP guidelines. No mitigation measures, warning clauses, or specialized building design requirements are required. The proposed outdoor play areas also meet acceptable noise thresholds. Overall, the study concludes that the site is suitable for the proposed sensitive use of a child care centre.

3.5.4 Summary

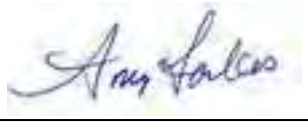
The supporting background studies prepared in support of the site-specific Zoning By-law Amendment (ZBA) demonstrate that the proposed child care centre is appropriate and feasible for the subject site.

4.0 CONCLUSION

The proposed site-specific Zoning By-law Amendment (ZBA) to add 'Child Care Centre' as a permitted use is appropriate, justified, and represents good planning. The amendment will facilitate the adaptive reuse of an existing building within an established, well-serviced neighbourhood, to bring a much-needed service to the community. The proposed application should be approved by the City of Windsor Council as it:

- Is consistent with the Provincial Planning Statement (2024), supporting efficient land use, infrastructure optimization, and complete communities;
- Conforms to the intent and purpose of the City of Windsor Official Plan, particularly policies related to compatibility and neighbourhood-supportive uses;
- Represents appropriate adaptive reuse of a vacant building and will provide an essential service to an existing residential neighbourhood;
- Is physically suitable, with existing servicing, access, and parking to support the proposed use without the need for upgrades;
- Is compatible with surrounding residential uses, maintaining existing built form and minimizing potential impacts;
- Will provide a valuable community service that supports local families and enhances neighbourhood livability;
- Is proximate to the existing multimodal transportation network (i.e. sidewalks, cycling infrastructure, and nearby transit);
- Supports the continued function of municipal services and infrastructure without requiring upgrades; and
- Will generate positive social and economic benefits through efficient land use and the provision of essential community infrastructure.

For the above reasons, it would be appropriate for the City of Windsor Council to provide support for the site-specific Zoning By-Law Amendment (ZBA) to allow for the proposed child care centre. This report demonstrates that the proposed development is consistent with the PPS, conforms to the intent and purpose of the City of Windsor Official Plan, and represents good planning.



Amy Farkas, MCIP, RPP
Associate & Planner

APPENDIX A

RESPONSE TO PROVINCIAL PLANNING STATEMENT POLICIES (PPS 2024)

PROVINCIAL PLANNING STATEMENT (PPS 2024)

The following table provides a summary of the key policy considerations of the Provincial Planning Statement as it pertains to the proposed re-use of the subject site. Our analysis concludes that the proposed development is consistent with the policies included below:

PPS POLICY	POLICY	RESPONSE
2.0 Building Homes, Sustaining Strong and Competitive Communities		
2.1 Planning for People and Homes		
2.1.6	Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.	The proposed development aligns with complete community principles by introducing a mix of land uses in an existing residential neighbourhood and providing a supportive institutional use that will benefit current and future residents. The child care use is complementary to the existing residential nature of the surrounding neighbourhood and will allow for an improved quality of life for residents of all ages by connecting parents and children with child care support.
2.3 Settlement Areas and Settlement Area Boundary Expansions		
2.3.1 General Policies for Settlement Areas		
2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The subject site is located within a designated Settlement Area per Schedule "A" of the City of Windsor Official Plan, and represents appropriate adaptive reuse within an established neighbourhood.

PPS POLICY	POLICY	RESPONSE
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.	The proposed development is an efficient use of land and existing infrastructure since it will utilize an existing building and existing municipal services. The proposed development will constitute an adaptive reuse of an existing building and reintegrate the subject site into the neighbourhood. The subject site is also proximate to existing bus stops at the intersection of Walker Road and Tecumseh Road East.
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The proposed development represents an infill opportunity that will result in a complete community by providing a supportive use to an existing residential neighbourhood. Please see responses to Policies 2.1.6 and 3.2.1.2 above.
2.9 Energy Conservation, Air Quality and Climate Change		
2.9.1	Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the *impacts* of a *changing climate* through approaches that: a) support the achievement of compact, *transit-supportive*, and *complete communities*; b) incorporate climate change considerations in planning for and the development of *infrastructure*, including stormwater management systems, and *public service facilities*; c) support energy conservation and efficiency; d) promote *green infrastructure*, *low impact development*, and *active transportation*, protect the environment, and improve air quality; and e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the *impacts of a changing climate*.	Please see responses to Policies 2.3.1.2, 3.6.1, and 3.9.1 below regarding servicing and green infrastructure.
3.0 Infrastructure and Facilities		

PPS POLICY	POLICY	RESPONSE
3.1 General Policies for Infrastructure and Public Service Facilities		
3.1.1	*Infrastructure* and *public service facilities* shall be provided in an efficient manner while accommodating projected needs. Planning for *infrastructure* and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they: a) are financially viable over their life cycle, which may be demonstrated through asset management planning; b) leverage the capacity of development proponents, where appropriate; and c) are available to meet current and projected needs.	The proposed development will be serviced by existing water, sanitary, and stormwater infrastructure, requiring no major upgrades.
3.1.2	Before consideration is given to developing new *infrastructure* and *public service facilities*: *a)* the use of existing infrastructure and public service facilities should be optimized; and *b)* opportunities for adaptive re-use should be considered, wherever feasible.	The project avoids new infrastructure construction by optimizing existing municipal systems and access road (Turner Road), reflecting responsible infill planning.
3.1.3	*Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.	The development is in a fully serviced, accessible area, with adequate street access for emergency vehicles, thereby supporting public safety and operational readiness.
3.2 Transportation Systems		
3.2.1	*Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.	The proposed development supports a safe, efficient, and multimodal transportation system by providing new bicycle parking stalls, and leveraging existing transit infrastructure within the immediate area. Specifically, the subject site is within walking distance of several high-frequency bus routes (Routes 1C and 418X). The proposed bicycle parking encourages both reduced car dependency and the use of zero- and low-emission travel. By intensifying within a well-serviced neighbourhood, the development maximizes the use of existing infrastructure and reinforces
3.2.2	Efficient use should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.	

PPS POLICY	POLICY	RESPONSE
		connectivity across transportation modes.
3.6 Sewage, Water and Stormwater		
3.6.1	Planning for *sewage* and *water services* shall: a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing *municipal sewage services* and *municipal water services* and existing *private communal sewage services* and *private communal water services*; b) ensure that these services are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their life cycle; 3. protects human health and safety, and the natural environment, including the *quality* and *quantity of water*; and 4. aligns with comprehensive municipal planning for these services, where applicable. c) promote water and energy conservation and efficiency; d) integrate servicing and land use considerations at all stages of the planning process; e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.	The proposed development will utilize existing municipal water and sanitary services, reflecting an efficient use of land and optimization.
3.6.2	*Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. For clarity, *municipal sewage services* and *municipal water services*	Please see responses to Policy 3.6.1 above.

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PPS POLICY	POLICY	RESPONSE
	include both centralized servicing systems and decentralized servicing systems.	
3.6.8	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of *green infrastructure*; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and *low impact development*; and align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a *watershed scale*.	Please see responses to Policy 3.6.1 above.
3.9 Public Spaces, Recreation, Parks, Trails and Open Space		
3.9.1	Healthy, active, and inclusive communities should be promoted by: a) planning public streets, spaces, and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate *active transportation* and community connectivity; b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails, and linkages, and, where practical, water-based resources;	The proposed development supports healthy, inclusive communities fronting onto public streets, and providing access to the existing neighbourhood services (houses and parks). It fosters active transportation through the provision of bicycle parking spaces and supports social interaction for residents of all ages by providing child care services that will benefit both the children and parents of the surrounding neighbourhood.

APPENDIX B

RESPONSE TO THE CITY OF WINDSOR OFFICIAL PLAN POLICIES

CITY OF WINDSOR OFFICIAL PLAN

The following table provides a summary of the key policy considerations of the City of Windsor Official Plan as it pertains to the proposed re-use of the subject site. Our analysis concludes that the proposed development is consistent with the policies included below:

OP POLICY	POLICY	RESPONSE
2.0 Glossary		
Minor Institutions	Minor Institutions include elementary schools, day nurseries and places of worship.	The proposed child care centre is defined as a Minor Institution under the City's OP.
3.0 Development Strategy		
3.2	The policies of this Plan are directed toward accommodating the projected growth through practical and efficient land use management strategies that promote a compact pattern of development and balanced transportation system. Compatible residential, commercial and employment growth will be directed to appropriate locations within existing and planned neighbourhoods to reduce development and infrastructure costs and provide opportunities to live, work and shop in close proximity. Mixed use developments will be encouraged with strong pedestrian orientations and to support public transit. This concept will enable Windsor to continue its growth and foster a vibrant economy, while ensuring a safe, caring and diverse community and a sustainable, healthy environment. In order to manage growth consistent with the community vision, the following key policy directions are provided for in the other chapters of this Plan.	The proposed development supports a complete community and efficient growth by providing an institutional use (child care centre) that is complementary to the surrounding residential neighbourhood. The proposed development will also optimize land use and existing infrastructure by retrofitting an existing building to accommodate the proposed use, utilize the existing parking area, and be serviced by existing municipal infrastructure. The subject site's proximity to transit, and bicycle infrastructure on Kildare Road all contribute to a complete community model that is aligned with the City's growth vision.
3.2.1.1	Windsorites want to be a part of neighbourhoods that meet their needs as places to live, shop and play. Each neighbourhood will have a central area that provides a focus for activities and is within a convenient walking distance. Here, people will find shops, jobs, neighbourhood based services, public places that are safe	

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OP POLICY	POLICY	RESPONSE
	and inviting, and a place to meet with neighbours and join in community life. The neighbourhood centre will provide a variety of housing types for all ages and incomes.	
4.0 Healthy Community		
4.2.1.2	To provide for activities and facilities which will foster an active lifestyle to improve community health.	The proposed development supports active lifestyles by situating a new child care centre within walking and cycling distance of the existing residential community. The subject site is also proximate to bus stops at the intersection of Walker Road and Tecumseh Road East to encourage public transit use for future employees and users.
4.2.1.6	To provide for pedestrian scale neighbourhood centres that serve the day-to-day needs of the local residents.	Please see responses to Sections 3.2 and 3.2.1.1 above.
4.2.3.1	To encourage a mix of uses.	
4.2.3.5	To encourage community services at appropriate locations throughout Windsor.	
4.2.4.2	To encourage development that fosters the integration of all residents into the community.	
4.2.4.3	To encourage developments that adapt to changing resident needs.	
6.0 Land Use		
6.3 Residential		
6.3.1 Objectives		
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The proposed development introduces a minor institutional use to provide accessible child care options for current and future residents of the local community. The proposed development is complementary to the existing neighbourhood fabric as the built form which currently exists on the subject property will remain. The proposed outdoor play area and landscaping improvements will increase the urban design of the subject property to further align with Windsor's goals for complete, resilient residential communities.
6.3.1.5	To provide for complementary services and amenities which enhance the quality of residential areas.	
6.3.1.7	To ensure that a sufficient land supply for residential and ancillary land uses is available to accommodate market demands over the 20 year period of this Plan.	

OP POLICY	POLICY	RESPONSE
6.3.2 Policies		
6.3.2.2	In addition to the uses permitted above, Council will encourage the achievement of diverse and self-sufficient neighbourhoods by permitting the following ancillary uses in areas designated Residential on Schedule D: Land Use without requiring an amendment to this Plan: […] (e) Minor Institutional uses subject to the provisions of Section 6.6.	The proposed child care centre is a permitted use under the Residential land use designation provisions, as it is classified as an ancillary Minor Institutional use.
6.3.2.5	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust; (iii) within a site of potential or known contamination; (iv) where traffic generation and distribution is a provincial or municipal concern; and (v) adjacent to heritage resources. (b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; (c) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas; In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas. In Mature Neighbourhoods as shown on Schedule A-1, compatible with the surrounding area, as noted above, and consistent with the streetscape, architectural style and materials, landscape character and setback between the	The proposed development is consistent with the criteria of the neighbourhood development pattern due to the adaptive reuse of an existing building and parking area. There will be no changes to the footprint or parking/access configuration. The urban design/built form is compatible with the existing neighbourhood, and will utilize existing municipal services. The proposed land use is also complementary the principles of a complete and healthy community. Furthermore, the proposed development is consistent with the overall intent of all other land use policies of the PPS and OP and has been determined to be feasible from an environmental and noise impact perspective, as described in Sections 3.5.2 and 3.5.3 in this report.

OP POLICY	POLICY	RESPONSE
	buildings and streets; (d) provided with adequate off street parking; (e) capable of being provided with full municipal physical services and emergency services; and (f) Facilitation a gradual transition from Low Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.	
6.6 Institutional		
6.6.2.5	The following guidelines shall be considered when evaluating the proposed design of a Major Institutional development: (a) the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan; (b) the profile of the development results in a gradual transition from lower profile buildings to higher profile buildings and vice versa, both on site and as it relates to adjacent buildings; (c) vehicle access is oriented in such a manner that major institutional traffic will be discouraged from using Local Roads where other alternatives exist; (d) pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safe and convenient; (e) the development design facilitates access via public transportation; (f) the development design provides a street presence and neighbourhood focal point; and (g) the provision of appropriate landscaping or other buffers to enhance: (i) all parking lots, and outdoor loading and service areas; and (ii) the separation between the use and adjacent sensitive uses, where appropriate.	Please see response to Section 6.3.2.5 above. Furthermore, the proposed development is consistent with the urban design policies of the OP through retaining the existing built form and implementing minor landscaping improvements. There are no proposed changes to the existing parking and vehicular access configuration, ensuring an efficient utilization of land and the adaptive reuse of the existing site layout.
6.6.2.7	For the purpose of this Plan, Minor Institutional uses include elementary schools, day nurseries and places of worship.	The proposed child care centre is a permitted use under the Residential land use designation provisions, as it is classified as an ancillary Minor Institutional use. Please see response to Section 6.3.2.5 above. The
6.6.2.8	Council may permit Minor Institutional uses in areas designated as Residential on	

OP POLICY	POLICY	RESPONSE
	Schedule D: Land Use provided that the evaluation criteria contained in policy 6.3.2.5 is satisfied.	proposed development conforms to all applicable criteria.
6.6.2.10	When evaluating the proposed design of a Minor Institutional uses, policy 6.6.2.5 shall be used with the exception of (c).	Please see response to Section 6.6.2.5 above. The proposed development conforms to all applicable criteria.
7.0 Infrastructure		
7.1.2	Optimal use of existing infrastructure.	The proposed development will utilize existing municipal water and sanitary services, reflecting an efficient use of land and optimization. Furthermore, the proposed development supports a multimodal transportation system by providing new bicycle parking stalls, , utilizing existing parking areas and road access on the subject site, and leveraging the site's proximity to existing transit infrastructure. The subject site is within walking distance of several high-frequency bus routes (Routes 1C and 418X). By intensifying within a well-serviced neighbourhood, the development maximizes the use of existing infrastructure and reinforces connectivity across transportation modes.
7.1.3	An accessible, affordable and available transportation system.	
7.2.1.2	To make efficient use of existing and planned transportation infrastructure.	
7.2.1.4	To provide a system with functional connectivity and interconnectedness.	
7.2.1.5	To promote a land use pattern, density and mix of uses that reduces vehicle trips and supports alternative transportation modes including public transit.	
7.2.1.9	To provide for adequate off-street parking facilities and restrict on-street parking to appropriate areas.	
7.2.1.12	To restrict driveway access based on road classification and minimize the number of driveway access points.	
7.2.1.13	To establish and maintain a city-wide walking and cycling network.	
7.2.2.5	Council shall promote development patterns that support an increase in walking, cycling and public transportation in accordance with the Land Use and Urban Design chapters of this Plan.	
7.2.2.17	Council shall make provision for bicycle parking spaces by requiring bicycle spaces at all developments.	
7.2.3.1	Council shall require all proposed developments and infrastructure undertakings to provide facilities for pedestrian movements wherever appropriate by: (a) Requiring safe, barrier free, convenient and direct walking conditions for persons of all ages and abilities; (b) Ensuring that all residents have	

OP POLICY	POLICY	RESPONSE
	access to basic community amenities and services and public transit facilities without dependence on car ownership; and (c) Providing a walking environment within public rights-of-ways that encourages people to walk to work or school, for travel, exercise, recreation and social interaction.	
7.2.6.18	Council shall encourage the development of a peaceful atmosphere in residential areas by: (a) Maintaining an adequate system of Collector and Arterial roads to serve residential areas; (b) Requiring the provision of appropriate noise control measures and off-street parking; (c) Locating medium and high density residential development along Collector and Arterial roads; and (d) Requiring the construction of sidewalks in accordance with policy 7.2.3.2; (e) Requiring that traffic calming devices be included in the road design of any new residential subdivision in accordance with the Traffic Calming Policy; (f) Applying the principles of the Traffic Calming Policy to existing roads in residential areas by ensuring that traffic calming is considered as part of any neighbourhood management plan and that traffic calming devices are placed where deemed to be necessary; and (g) Requiring that the impact of noise and the feasibility of achieving noise control objectives must be considered as factors in determining the design of residential areas and that noise barriers be considered only when it has been demonstrated that alternate noise abatement solutions are not feasible.	Please see response to Section 7.1.2 above. Furthermore, the Noise Impact Study prepared by Dillon Consulting Limited (April 2026) confirms that there are no adverse effects from transportation or stationary noise sources in the immediate area. As such, the proposed development will complement the existing conditions and contribute to a peaceful atmosphere in the established neighbourhood.
7.3.1.1	To provide infrastructure in a coordinated, efficient and cost-effective manner to accommodate projected needs.	Please see response to Section 7.1.2 above.
7.3.1.3	To maximize and optimize the use of existing infrastructure and corridors prior to the extension and creation of new ones.	
7.3.2.3	Council shall require all new developments to have full municipal infrastructure available, or agreements in place to provide	

OP POLICY	POLICY	RESPONSE
	such infrastructure, as a condition of approving a development proposal.	
8.0 Urban Design		
8.3.1	To achieve maximum user comfort in the design of new development; To foster development that provides a pedestrian scale; and To foster a sense of place within Windsor and its neighbourhoods.	Please see responses to Sections 3.1.2 and 7.1.2 above.
8.4.2.4	Council will ensure that retrofitting with barrier-free features is not detrimental to the architectural, historical and aesthetic value of heritage resources and buildings.	The proposed development will retrofit and existing building that has previously been established into the existing neighbourhood. The existing building footprint, building facade, and site parking and vehicle circulation will remain unchanged to the current conditions. The proposed outdoor play area is complementary of the general nature of the surrounding residential neighbourhood. Please see responses to Sections 3.1.2, 6.3.2.5, 6.6.2.5, and 7.1.2 above.
8.7.1.2	To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.	
8.7.2.1	Council will ensure that the design of new development (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance; (b) provides links with pedestrian, cycle, public transportation and road networks; and (c) maintains and enhances valued heritage resources and natural area features and functions. (d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities.	
8.7.2.3	Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for: (a) massing; (b) building height; (c) architectural proportion; (d) volumes of defined space; (e) lot size; (f) position relative to the road; and (g)	

OP POLICY	POLICY	RESPONSE
	building area to site area ratios. (h) the pattern, scale and character of existing development; and, (i) exterior building appearance; (j) Council adopted Design Guidelines that will assist in the design and review of applications for development in accordance with the policies noted above.	

APPENDIX C
PUBLIC OPEN HOUSE NOTICE & BOARDS

ZONING BY-LAW AMENDMENT (ZBA) – 1785 Turner Road, Windsor

Dillon Consulting Limited, on behalf of The Delta Chi Beta Early Childhood Centre, is hosting both in-person and virtual Public Open House sessions to present a proposed Zoning By-law Amendment (ZBA) for the property located at 1785 Turner Road, Windsor.

PURPOSE OF THE APPLICATION:

- **To permit a Child Care Centre as an additional permitted use in the existing Commercial District 1.4 (CD1.4) Zone.**

WHAT TO EXPECT:

During this session, attendees will be able to:

- Review Project Information; and
- Discuss comments and questions relating to the proposed application.

This engagement forms part of the ongoing planning approvals process in advance of the Statutory Public Meeting required under the Planning Act.

SESSION FORMATS (simultaneous)**:**

- **In-person Open House:** Drop-in format with displays and project team available to discuss the proposed development; and
- **Virtual Open House:** Drop-in format with project materials available for review & comments.

We are looking forward to your input and comment.

Thursday, April 23rd, 2026

5:30 pm to 7:00pm

In Person Open House Venue:

Virtual Open House Registration

THE PLANNING PROCESS:

WE ARE HERE

Application Review by City of Windsor

Development & Heritage Standing Committee

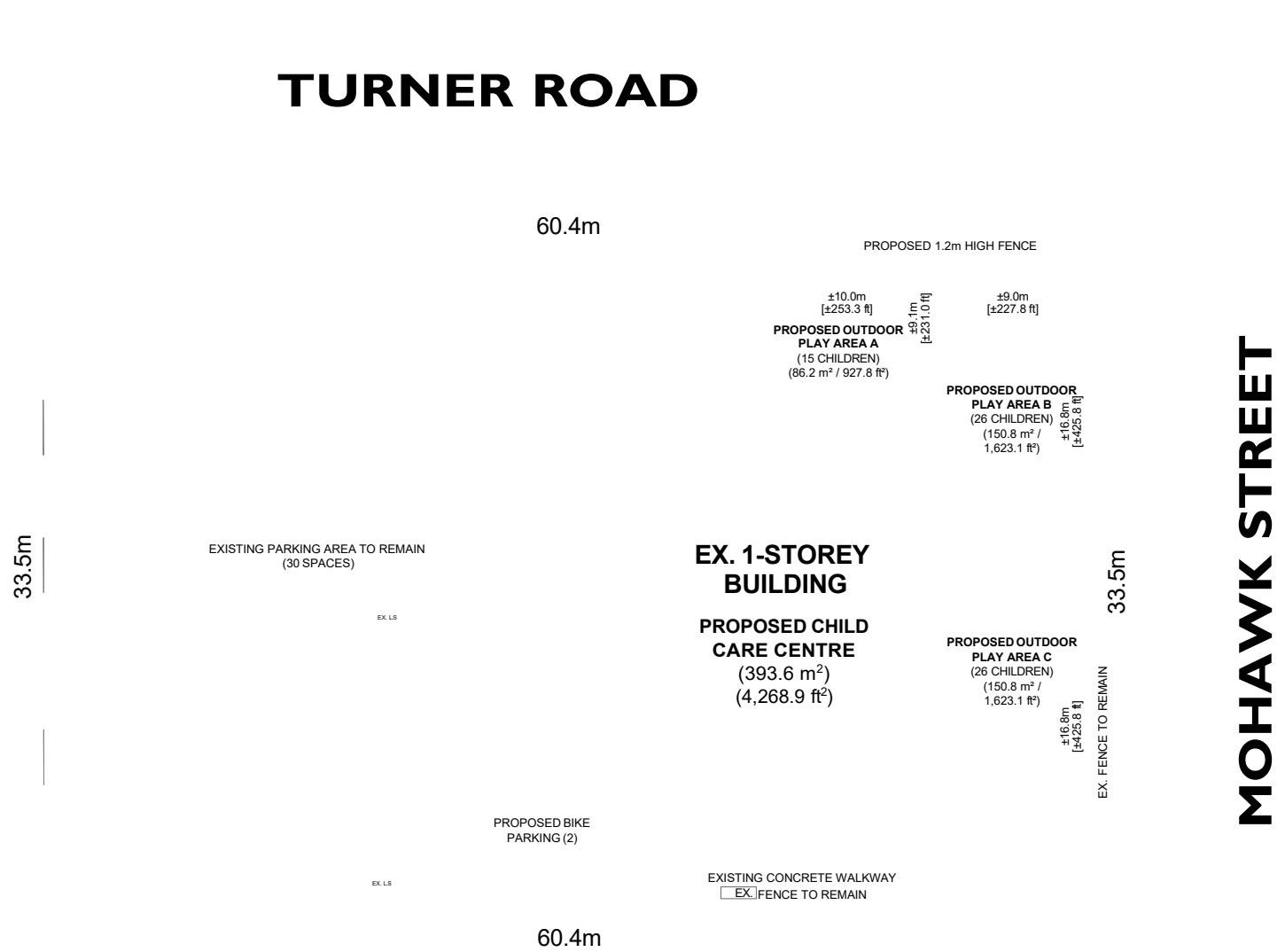
Council Meeting

Project Email: turner@dillon.ca

Submit written comments via mail or email by May 7th, 2026.



COUNTERPOINT LAND DEVELOPMENT BY DILLON CONSULTING



DELTA CHI EARLY CHILDHOOD CENTRES
1785 TURNER ROAD

CONCEPTUAL DEVELOPMENT PLAN
FIGURE 1.0

SUBJECT SITE
(±0.20ha / 0.50ac)

EXISTING
BUILDING

PROPOSED OUTDOOR
PLAY AREA (FENCED)

EXISTING FENCE
PROPOSED FENCE



COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

COUNTERPOINT
LAND DEVELOPMENT BY | DILLON CONSULTING

Welcome!
Thank you for joining us.

1785 Turner Road – Proposed Child Care Centre

Zoning By-Law Amendment (ZBA)

April 23rd, 2026
5:30 pm – 7:00 pm
St. Vladimir's Ukrainian Cultural Centre

PUBLIC OPEN HOUSE

1785 Turner Road

The Public Open House is being hosted to present the proposed Zoning By-law Amendment (ZBA), which seeks to add ‘Child Care Centre’ as a permitted use to the existing Commercial District 1.4 (CD1.4) Zone.

The Public Open House is being hosted in a “drop-in” format with representatives available to take comments and answer questions.

The goals of the Public Open House are as follows:

1. Provide Information on the planning process and development approvals process;
2. Provide information on the proposed development;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the proposed development as it continues through the approvals process.

Collecting Feedback

Comment Forms available for attendees to complete

Submit comments via mail or email by **May 7th, 2026.**

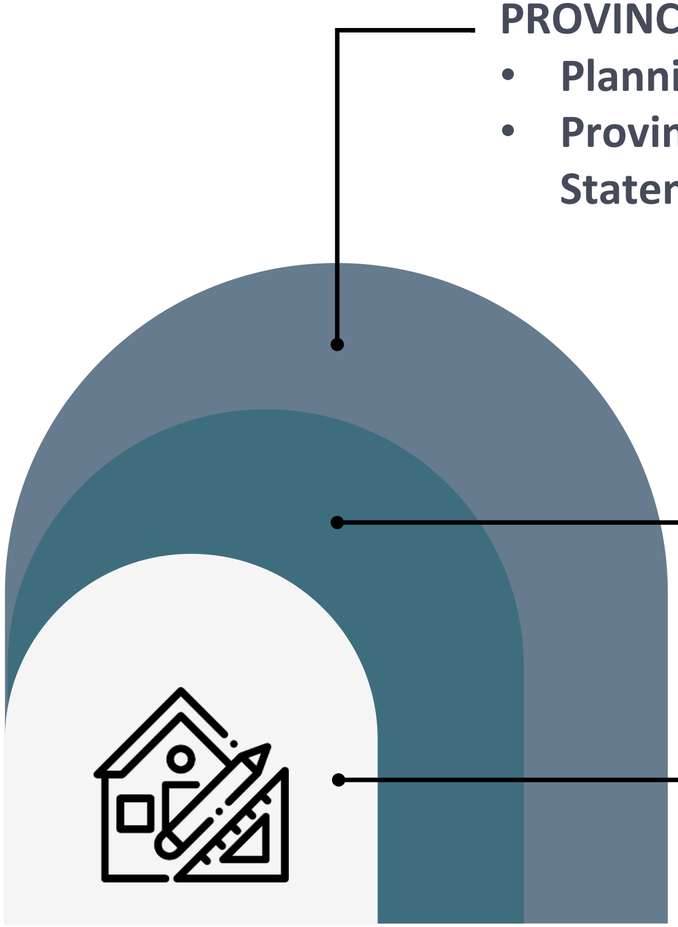
Project Email: **turner@dillon.ca**

Mailing Address:
ZBA – Proposed Child Care Centre
Dillon Consulting Limited
1 Riverside Drive, 12th Floor, Windsor ON, N9A 5K8

To Submit Comments: turner@dillon.ca

COUNTERPOINT LAND DEVELOPMENT BY DILLON CONSULTING

PLANNING PROCESS & OVERVIEW



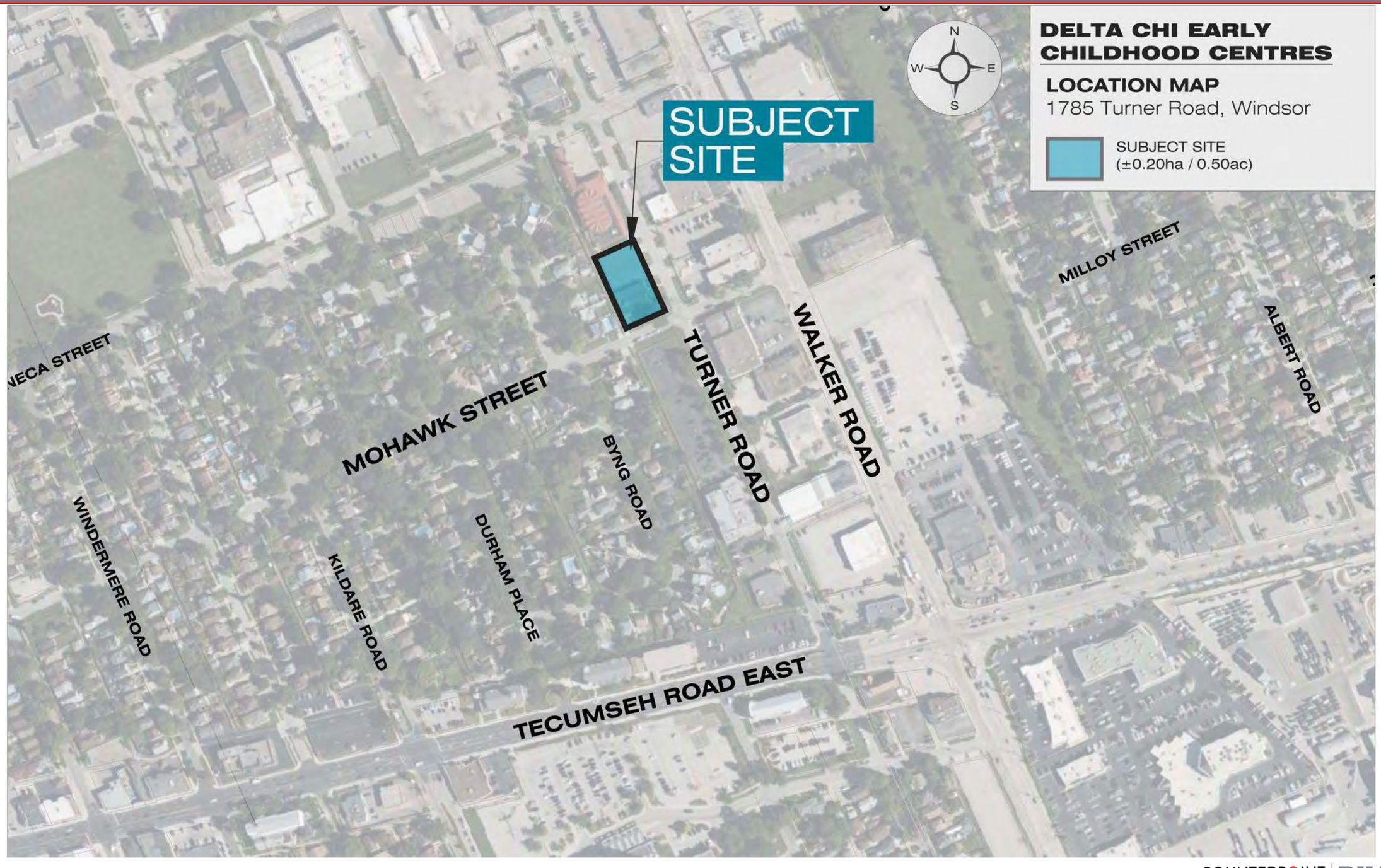
PROVINCIAL POLICIES
- Planning Act
- Provincial Planning Statement (PPS 2024)

CITY OF WINDSOR OVERARCHING POLICIES
- Official Plan

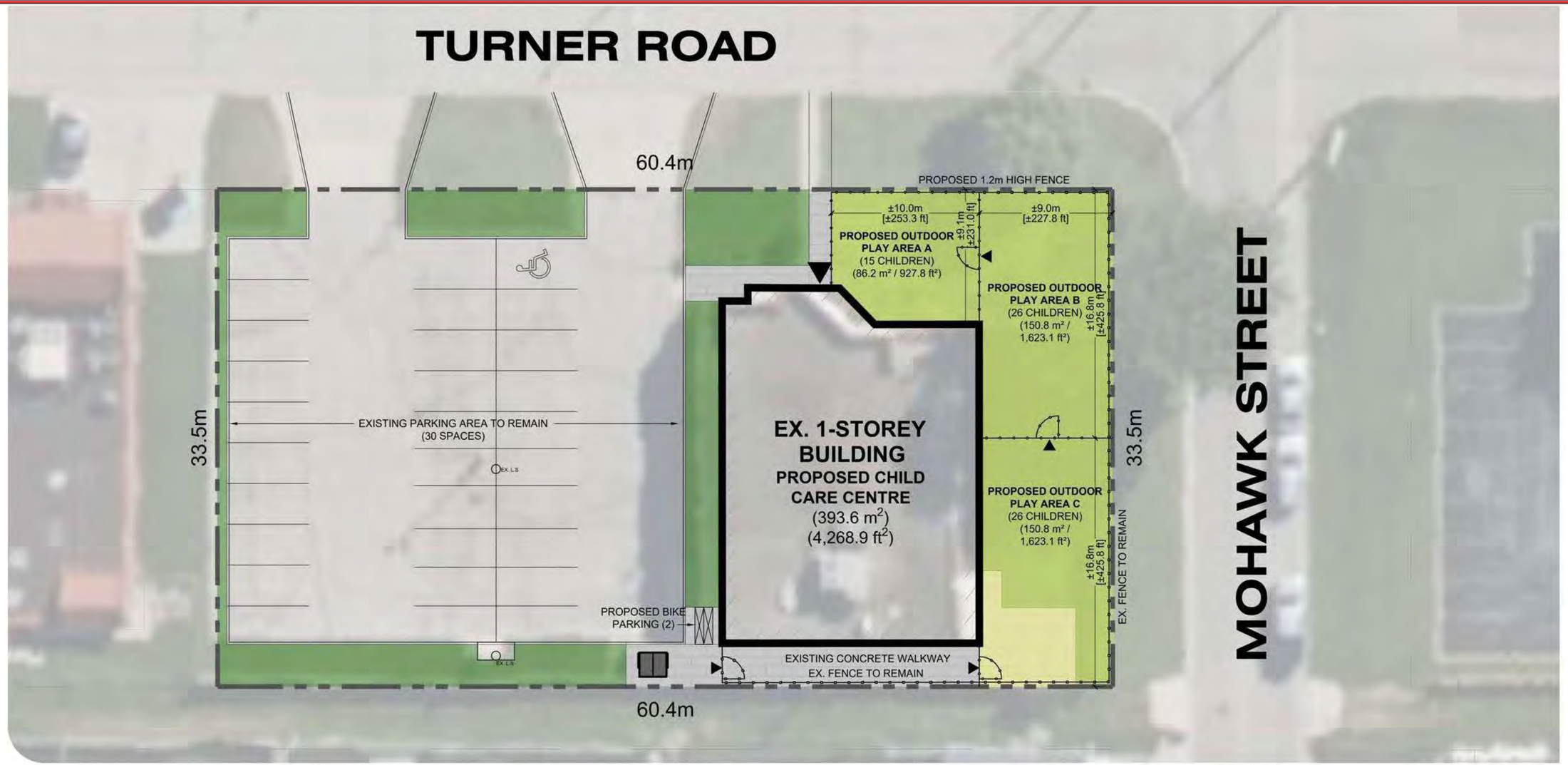
CITY OF WINDSOR SITE SPECIFIC POLICIES
- Zoning By-law 8600
- Design Guidelines



PROJECT LOCATION



CONCEPTUAL DEVELOPMENT PLAN



DELTA CHI EARLY CHILDHOOD CENTRES
1785 TURNER ROAD

CONCEPTUAL DEVELOPMENT PLAN
FIGURE 1.0

SUBJECT SITE (±0.20ha / 0.50ac)
EXISTING BUILDING
PROPOSED OUTDOOR PLAY AREA (FENCED)
EXISTING FENCE
PROPOSED FENCE

File Location:
c:\pw working directory\projects 2025\dillon_31rr\dms79672\25-2569 - base site plan.dwg
January, 29, 2026 10:03 AM

SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2025)

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY.
ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

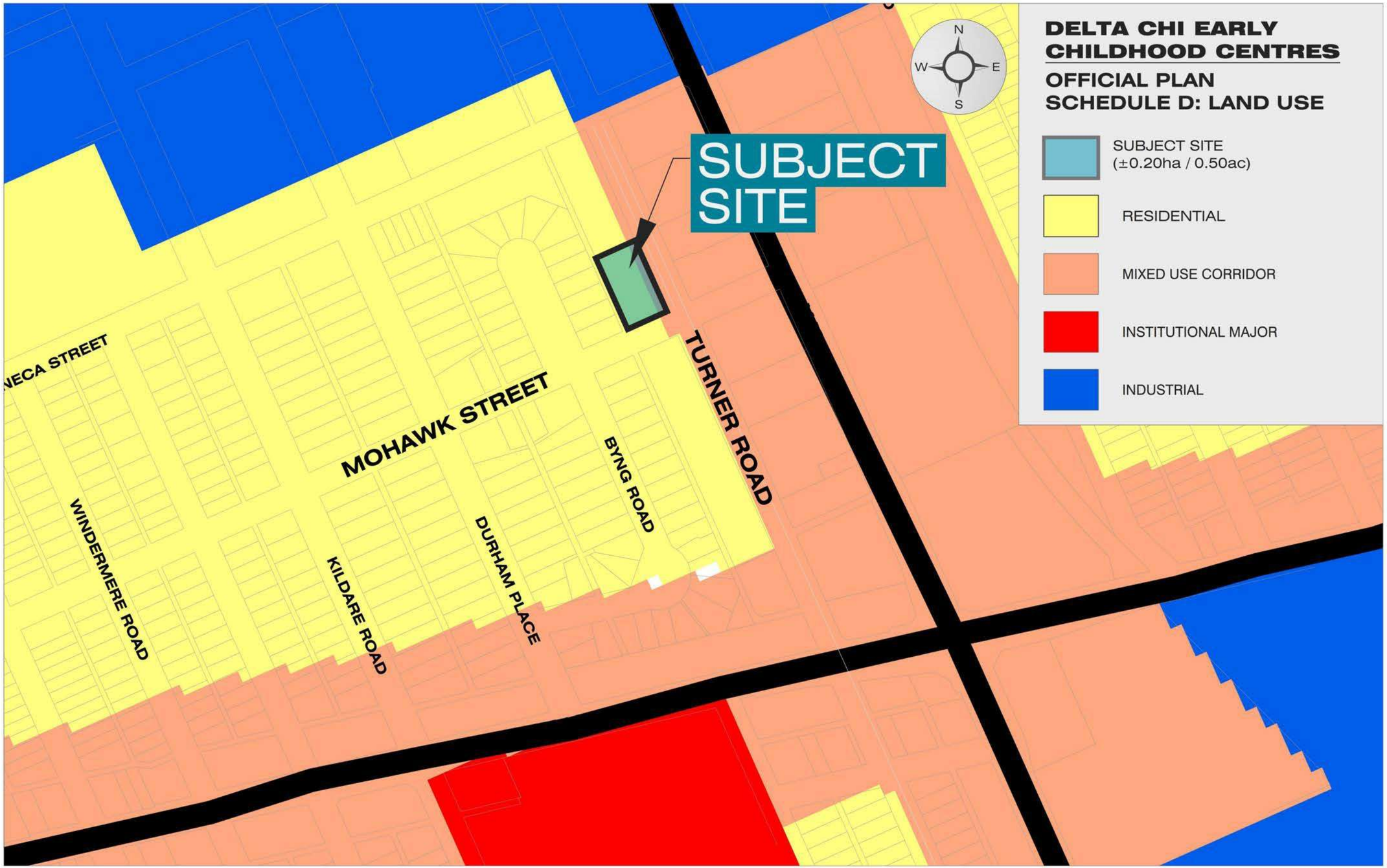
CREATED BY: RR
CHECKED BY: AMF
DESIGNED BY: RR

SCALE: 1:250 (11x17)

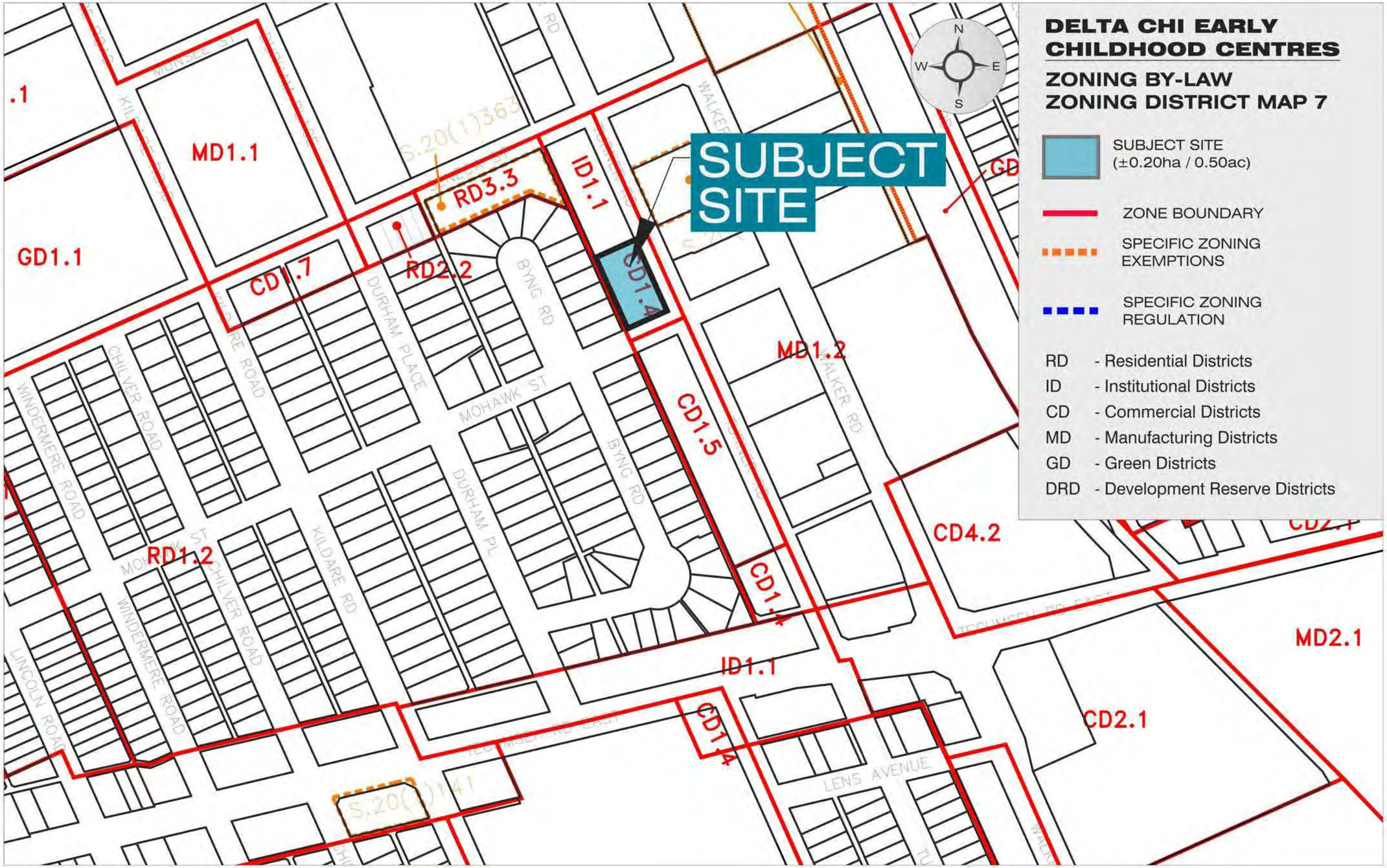
COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

PROJECT: 25-2569
STATUS: DRAFT
DATE: 01/28/2026

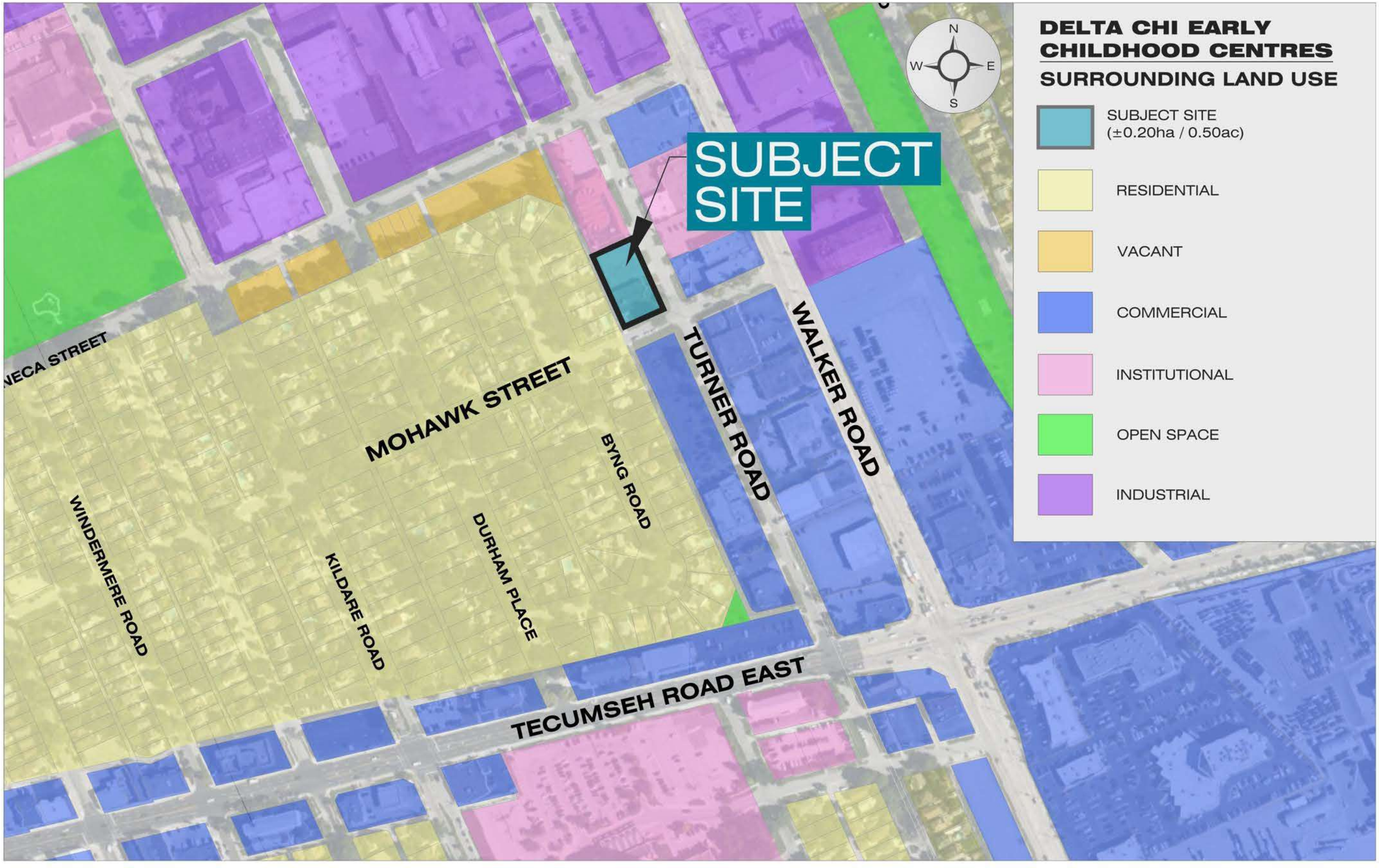
OFFICIAL PLAN DESIGNATION



ZONING BY-LAW DESIGNATION



SURROUNDING LAND USES



RENDERING



NEXT STEPS



1. Finalize background reports
2. Submission of Zoning By-law Amendment Application to the City of Windsor
3. Statutory Public Meeting / Development and Heritage Standing Committee
4. Council Meeting

Stay Involved

Ask questions today and provide your feedback

Contact Us

ZBA – Proposed Child Care Centre
Dillon Consulting Limited
turner@dillon.ca

APPENDIX C – CONSULTATION

CANADA POST – BRUNO DESANDO
Canada Post has no comments for this application.

WINDSOR TRANSIT – JASON SCOTT
Transit Windsor has no objections to this development. The closest existing transit route to this property is with the Transway 1C. The Transway 1C has an existing weekday peak frequency of 10 minutes. The Transway 1C will be replaced by a new primary route known as Route 110 as part of Transit Windsor's City Council approved 2023 Service Plan. Route 110 will have a peak weekday frequency of 10 minutes. Route 110 will be implemented in conjunction with the completion of Transit Windsor's new east end terminal, which is estimated to be completed in 2026. The closest existing bus stop to this property is located on Tecumseh at Turner northeast corner. This bus stop is approximately 330 metres from this property falling within Transit Windsor's walking distance guidelines of 400 metres to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

SITE PLAN CONTROL
Site Plan Control is not required for the proposal as shown. Changes to the parking area or the function of the Site may require Site Plan Control.

ZONING COORDINATOR – SAMUEL PERRY
Deficiencies:

- Parking Area Separation from an interior lot line 0.90m (Required) 0.67m (Provided) [25.5.20.3]

TRANSPORTATION PLANNING – AASHVI SARVAIYA
- Land Conveyance

Not applicable.

- Corner Cut-Off

Not applicable.

- Sidewalk

A Sidewalk contribution or contribution per Engineering Right-of-Way requirements is required.

- Parking

All parking must comply with ZBL 8600.

- Transportation Impact Study

Not applicable.

- Access

All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

- Exterior Path

All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Should you have any further questions or concerns, please contact Aashvi Sarvaiya, of this department at tda@citywindsor.ca.

DEVELOPMENT ENGINEERING – SHANNON MILLS

We have reviewed the subject Rezoning application and have the following comments:

Sewers The site may be serviced by a 300mm vitrified clay combined sewer located in the rear alley and a 900mm reinforced concrete storm sewer located within the Mohawk St right-of-way. If possible existing connections should be utilized. Any redundant connections shall be abandoned in accordance with the City of Windsor Engineering Best Practice B.P 1.3.3.

Right_of-Way

Turner Rd is classified as a Local Road according to the Official Plan requiring a right-of-way width of 20.1 m; the current right-of-way is 20.1 m. Mohawk St is classified as a Local Road according to the Official Plan requiring a right-of-way width of 20.1 m; the current right-of-way is 20.1 m. Therefore, no conveyance is required at this time.

Sidewalks

Turner Road and Mohawk Street currently lack sidewalks. As per Official Plan policy 7.2.3.2, residential streets require a sidewalk on at least one side. Accordingly, the Owner shall either construct municipal sidewalks along both property frontages or provide a cash contribution to the City for their future construction.

In summary we have no objection to the proposed development; subject to the following special provision:

Sidewalks - The owner(s) agrees to:

1. Construct at their expense and according to City of Windsor Standard Specifications, a concrete sidewalk along the entire Turner Rd and Mohawk St frontage of the subject lands. All work to be to the satisfaction of the City Engineer;

or

2. Pay to the Corporation, prior to the issuance of a Building Permit, the sum of $13,000.00 being the Owner's contribution towards the future construction of a concrete sidewalk on Turner Road and Mohawk Street frontage of the subject lands.

It will be up to the discretion of the City Engineer whether or not a cash contribution will be allowed in lieu of sidewalk construction by the Owner.

If you have any further questions or concerns, please contact Shannon Mills, of this department at smills@citywindsor.ca

ENWIN

Hydro Engineering: Keegan Morency Kendall

No Objection, provided adequate clearances are achieved and maintained.

Please note the following.

1- ENWIN has a pole line containing three phase 27.6kV overhead primary conductors west of the property.
2- ENWIN has overhead single phase 120/240V secondary conductors west of the property.
3- ENWIN has overhead three phase 120/208V secondary conductors west of the property.
4- ENWIN has an overhead 75kVA, 27.6kV-120/208V three phase transformer bank west of the property.

Please request locates prior to starting construction to ensure the location of all underground conductors in the area.

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

Water Engineering: Bruce Ogg

ENWIN Water has no objections.

HERITAGE PLANNING – KRISTINA TANG

There is no apparent built heritage concern with this property, and it is not located within an Archaeological Potential Zone (APZ). Nevertheless, the Applicant should be notified of the following archaeological precaution.

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

Contacts:
Windsor Planning & Development Services Department:
519-255-6543 x6179, ktang@citywindsor.ca, planningdept@citywindsor.ca
Windsor Manager of Culture and Events (A):
Michelle Staadegaard, (O) 519-253-2300x2726, (C) 519-816-0711,
mstaadegaard@citywindsor.ca
Ontario Ministry of Citizenship and Multiculturalism
Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca
Windsor Police: 911

Ontario Ministry of Public and Business Service Delivery and Procurement
Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures:
Ian Hember, 1-437-244-9840, Ian.hember@ontario.ca

RIGHT-OF-WAY – MARK SCHAFFHAUSER

Required Drawing Revisions:

1. **Driveway Approaches** – Provide dimensions of existing approaches

2. **Sewer Connections** – All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
    - Modify drawings to include all sewer connections and water services.
    - Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

Special Provisions (to be included in Site Plan Control Agreement)

The following special provisions will be required prior to submitting a building permit application:

Site Plan Control Agreement – The owner(s) enter into an agreement with the City of Windsor for all requirements under the General Provisions of the Site Plan Control Agreement for the Engineering Department.

Sidewalks -The owner(s) agrees, to pay to the Corporation, prior to the issuance of a Building Permit, the Owner's contribution towards the future construction of a concrete sidewalk on the Mohawk and Turner frontages of the subject lands. The amount of the contribution will be based on the User Fee Schedule at time of payment.

If you have any further questions or concerns, please contact Sandy Mio, of this department at smio@citywindsor.ca

DATE: June 22nd, 2026

TO: City Solicitor

FROM: City Planner / Executive Director

RE: ZONING BY-LAW AMENDMENT FOR COUNCIL CONSIDERATION
Planning File Number: Z-012/26 [ZNG/7372]
Clerk's File: TBD
Agenda.Net: S 57/2026

APPLICANT: The Delta Chi Beta Early Childhood Centre (Windsor) Inc.
Address: 1385 Ouellette Avenue, Windsor ON N8X 1J6
Email: clsprague@live.com

AGENT: Dillon Consulting Limited
Address: 1 Riverside Drive West, 12th Floor, Windsor ON N9A 5K3
Phone: (519) 948 5205 Email: afarkas@dillon.ca

OWNER: Same as Applicant

ROLL NO: 020-240-02900

ADDRESS/LOCATION: 1785 Turner Road

COUNCIL APPROVAL: TBD CR TBD/DHSC TBD

ENCLOSURES:

☒ Schedule 1 - Draft Zoning Amendment

☒ Schedule 2 - Purpose and effect of the By-law and, if applicable, a Key Map

After approval, forward all schedules to City Clerk for submission to Council and public notification.

REQUIREMENTS PRIOR TO BY-LAW ENACTMENT AND NOTIFICATION:

1. Official Plan Amendment By-law Enactment: ☒ NO ☐ YES
2. Executed Servicing Agreement: ☒ NO ☐ YES
3. Other:

SIGNED _____

GA:nm

B Y - L A W N U M B E R -2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the day of , 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. That subsection 91.10 of said by-law, is amended by adding the following paragraph:

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**

For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Child Care Centre:*

a) *Parking Area* separation from an *interior lot line: minimum* 0.67 m

[ZDM 7; ZNG/7372]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 5 to that shown in Column 6:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendment Number	5. Zoning Symbol	6. New Zoning Symbol
1	7	Part Block C, Registered Plan 1475 (Northwest corner of Turner Road and Mohawk Street; 1785 Turner Road; Roll No. 020-240-02900)	N/A	CD1.4	CD1.4x(29)

DREW DILKENS, MAYOR

CLERK

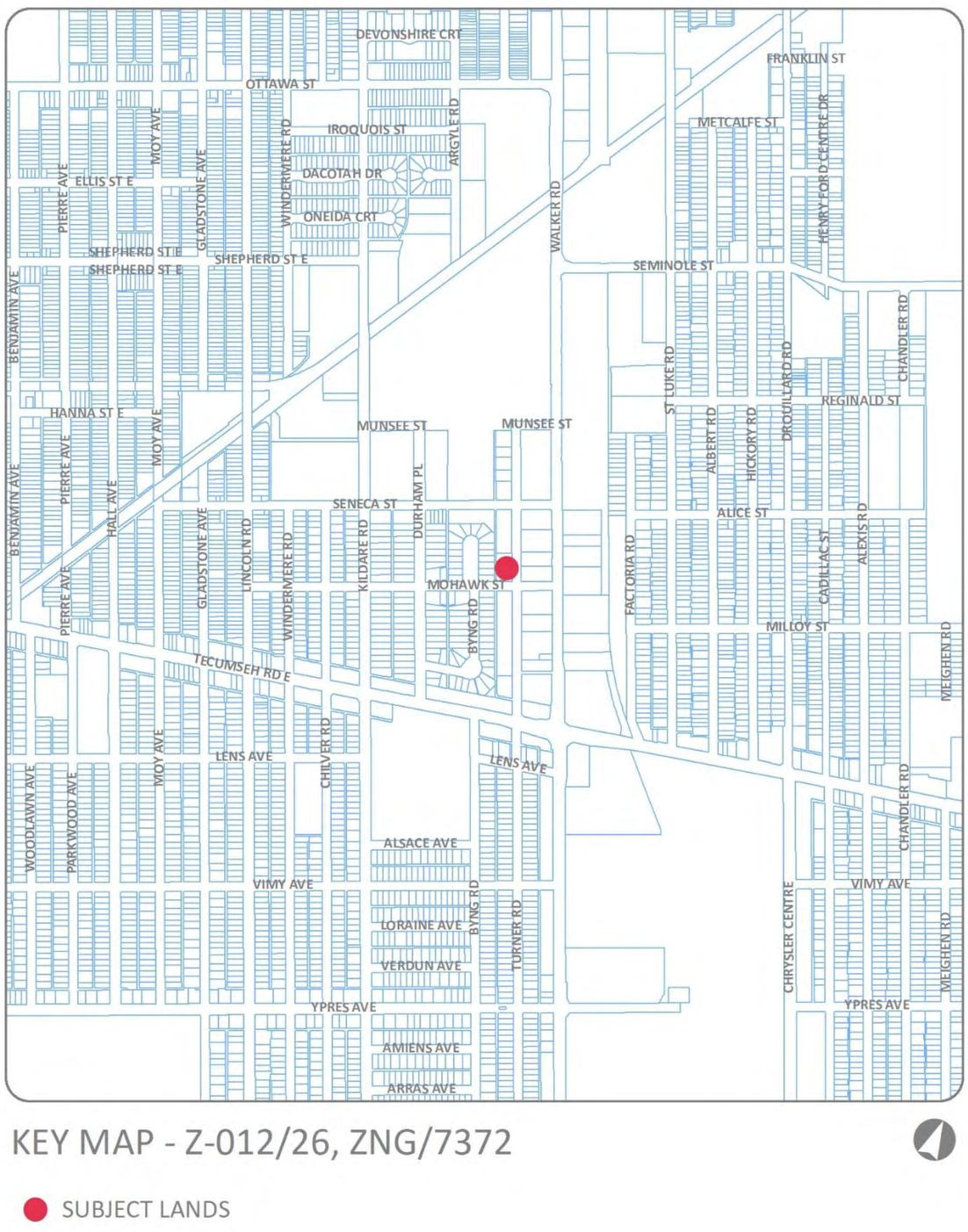
First Reading - , 2026
Second Reading - , 2026
Third Reading - , 2026

SCHEDULE 2

1. By-law _____ has the following purpose and effect:

   To amend the zoning of Part Block C, Registered Plan 1475, located on the Northwest corner of Turner Road and Mohawk Street (1785 Turner Road; Roll No. 020-240-02900) by adding a zoning exception to Section 91.10 and changing the zoning from CD1.4 to CD1.4x(29) subject to additional provisions to allow the construction of a Child Care Centre.

2. Key map showing the location of the lands to which By-law _____applies.



KEY MAP - Z-012/26, ZNG/7372

SUBJECT LANDS

Item No. 8.6

Committee Matters: SCM 236/2026

Subject: Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3

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

Decision Number: **DHSC 834**

1. 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 the south west portion of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from "Residential" to "Mixed Use Corridor".

2. THAT Schedule "E" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the profile designation of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from "High Profile" to "Very High Profile".

3. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, as a Special Policy Area.

4. 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 825 RIVERSIDE DRIVE WEST

Location	1.X.1	The property described as CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
Additional Permitted Main Uses	1.X.2	Notwithstanding the Mixed Use Corridor and Very High Profile Area designations of these lands on Schedule D: Land Use and Schedule E: City Centre Planning District in Volume I: The Primary Plan, Multiple Dwellings, Stacked Townhouses and Townhouse Dwellings, together with limited neighbourhood-serving commercial uses, shall be permitted in accordance with the implementing zoning provisions.
BUILDING HEIGHT	1.X.3	For the portion of the lands identified as Mixed Use Corridor on Schedule D – Land Use Plan, notwithstanding policy 6.5.3.1 and 6.5.3.3, building height is permitted in accordance with the Medium Profile and High Profile definitions in the Glossary of Volume I: The Primary Plan of the City of Windsor Official Plan.

5. THAT Zoning By-law 8600 **BE AMENDED** by adding the following new zoning district to Section 16:

16.12 COMMERCIAL DISTRICT 3.12 (CD3.12)

[ZNG/7351]

16.12.1 PERMITTED USES

Bake Shop

Bakery

Business Office

Child Care Centre

Convenience Store

Food Outlet - Take-Out

Hotel

Medical Office

Restaurant

Retail Store

Dwelling Units in a *Combined Use Building* with any one or more of the above *uses*

Multiple Dwelling

Stacked Dwelling

Townhome Dwelling

16.12.5 PROVISIONS

.3 *Lot Coverage*: *maximum* 45%

.4 *Building Height:* For any part of *main* building located within 100 m of Crawford Avenue, a *maximum* of 58.0 m; otherwise a *maximum of* 85.0 m

.8 Landscaped Area: minimum 40%

.10 Gross Floor Area:

a) *Bake Shop*, *Bakery*, or *Restaurant*: *maximum* 500.0 m^2

b) The combined *maximum gross floor area* of all commercial uses, save and except a *hotel*, shall be 1,000.0 m^2

.20 Building setback:

a) From Crawford Avenue: *minimum* 3.70 m

b) From Riverside Drive West: *minimum* 4.55 m

c) From Salter Avenue: *minimum* 5.70 m

d) From University Avenue West: *minimum*5.70 m

e) From any other *interior lot line* or *rear lot line*: *minimum* 5.75 m

.50 For a parking garage located entirely below grade, including an access ramp and a staircase or emergency exit from the parking garage, the minimum setback from a lot line shall be 0.50 m

.60 Notwithstanding Table 24.20.5.1, for a Multiple Dwelling, Stacked Dwelling, or Townhome Dwelling, the required minimum number of parking spaces shall be calculated at a rate of 1.03 parking spaces per dwelling unit

6. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following to section 95.20:

(12) (a) Submission of a Ministry of the Environment, Conservation and Parks (MECP) Species Conservation Act (SCA) permit or an SCA Registration Number to the satisfaction of the City Planner.

(b) Submission of a Conservation Strategy, including a finalized Documentation and Commemoration Report, to conserve the designated heritage attributes, and implemented as conditions of Site Plan approval to the satisfaction of the City Planner.

[ZDM ; ZNG/7351]

7. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, from CD1.4 and CD3.6 to H(12)CD3.12, and the eastern most 12 metres of the site from CD3.6 to GD1.4.

8. 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. Noise Study and Vibration Study to the satisfaction of the City Planner.

   C. Record of Site Condition.

   D. Any other documents, materials, or studies identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency requesting them.

9. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix C to Report S 60/2026 or support studies submitted as part of Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], 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.

10. The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix C to Report S 60/2026, 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.

11. That Administration **BE DIRECTED** to report back on options to address the loading space requirements of the site for Council's consideration; and,

12. That Administration **BE DIRECTED** to report back /comment on the appropriate level of flexibility with respect to the language of the Species at Risk holding provisions.

Carried.

Report Number: S 60/2026
Clerk's File: Z/15123 & Z/15128

Clerk's Note:

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are **NOT** the same.

2. Please refer to Item 7.3 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3

Reference:

Date to Council: July 6, 2026
Author: Laura Diotte, MCIP, RPP
Manager – Planning, Development Applications
519-255-6543 x 6396
lbdiotte@citywindsor.ca

Planning & Building Services
Report Date: 6/10/2026
Clerk's File #: Z/15123 and Z/15128

To: Mayor and Members of City Council

Recommendation:

1. 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 the south west portion of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from "Residential" to "Mixed Use Corridor".

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[ZNG/7351]

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[ZDM ; ZNG/7351]

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   C. Record of Site Condition.

   D. Any other documents, materials, or studies identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency requesting them.

9. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix C to Report S 60/2026 or support studies submitted as part of Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], 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.

10. The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix C to Report S 60/2026, 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.

Executive Summary:

This report recommends approval of an Official Plan Amendment and Zoning By-law Amendment for 825 Riverside Drive West to permit a high-density mixed-use residential redevelopment consisting of five towers ranging from 17 to 25 storeys, one three-storey stacked/back-to-back townhouse block, a naturalized habitat corridor, and site-specific zoning provisions including a holding provision related to heritage mitigation and natural heritage.

Background:

Location: 825 Riverside Dr. W.

Roll No: 040-140-05900, 040-110-00301

Legal: CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1

Ward: 3 **Planning District:** City Centre / Riverwest

Zoning District Map: 3

Applicant: GSP Group Inc.

Owner: Clayland Developments Inc. (Alex Vandersluis)

Agent: GSP Group Inc. (Rachel Bossie)

Proposal: Redevelop the site with five residential towers ranging from 17 to 25 storeys, one three-storey stacked/back-to-back townhouse block containing 24 units, 1,602 dwelling units in total, approximately 1,725 parking spaces, a naturalized habitat corridor along the eastern portion of the site, landscaped amenity areas, and private internal access from Crawford Avenue and Salter Avenue.

Amendment: Amend the Official Plan to designate portions of the site to Mixed Use Corridor and Very High Profile Area, and amend Zoning By-law 8600 to rezone the lands from Commercial District 1.4 (CD1.4) zone and Commercial District (CD3.6) zone to Green Districts (GD1.4) zone and a new zoning category Commercial District 3.12 (CD3.12) zone with holding provision to permit the proposed mixed-use residential redevelopment, site-specific parking, height, setback, lot coverage, landscaped open space, with a holding provision that requires heritage mitigation and natural heritage permits/registration.

Submitted Documents: All documents are available online or by email.

Attached to Report S 60/2026 as an Appendix: Concept Plan, Renderings and Comments.

Materials not attached: Applications, Planning Justification Report Addendum, Urban Design Brief, Functional Servicing and Stormwater Management Report, Shadow Drawings, Environmental Impact Assessment Update, Documentation and Commemoration Report, Transportation Impact Study Update and Parking Study, Heritage Impact Assessment.

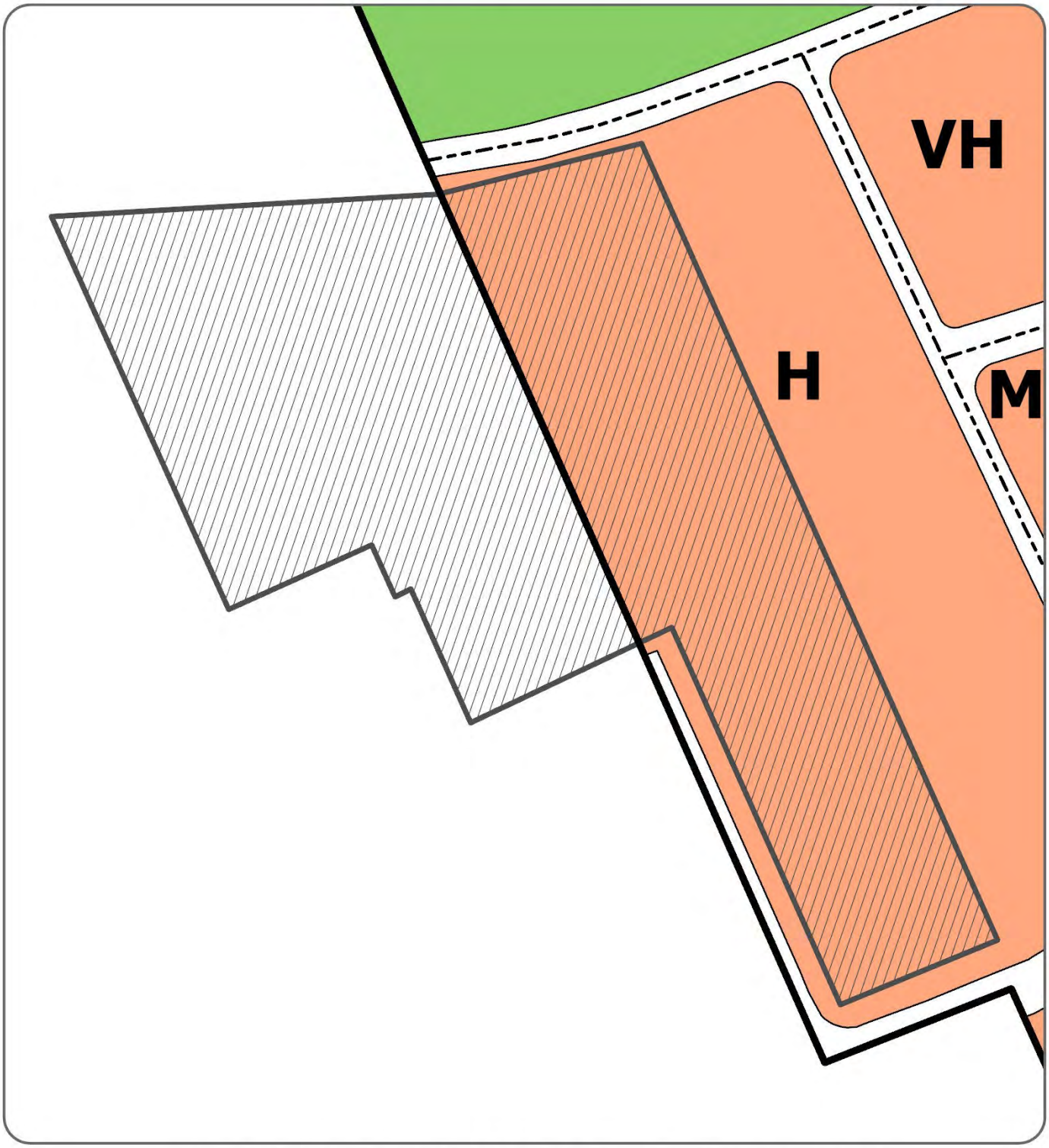
Site Information:

OFFICIAL PLAN	ZONING B/L 8600	CURRENT USE	PREVIOUS USE
Northwest portion of site: "Mixed Use Corridor" (Schedule D) Southwest portion of the site: "Residential" (Schedule D) East portion of the site: "Mixed Use - High Profile Area" (Schedule E)	Commercial District 1.4 (CD1.4) Commercial District 3.6 (CD3.6)	CBC / Radio-Canada building and vacant lands	Broadcasting / rail corridor-related use
LOT WIDTH	**LOT DEPTH**	**LOT AREA**	**LOT SHAPE**
Approx. 167 m	Approx. 247 m	Approx. 2.7 hectares	Irregular
All measurements are provided by the Applicant and are approximate.			

Figure 1: Official Plan Amendment (OPA 199)



SCHEDULE E



OFFICIAL PLAN AMENDMENT NO. 199

AREA SUBJECT TO OFFICIAL PLAN AMENDMENT NO.199

MIXED USE

RESIDENTIAL

MAJOR INSTITUTIONAL

BUSINESS PARK

ENTERTAINMENT - HOSPITALITY

PUBLIC OPEN SPACE

WATERFRONT RECREATION

VH VERY HIGH PROFILE AREA

H HIGH PROFILE AREA

M MEDIUM PROFILE AREA

L LOW PROFILE AREA

Figure 2: Key Map



Figure 3: Subject Parcel - Current Zoning

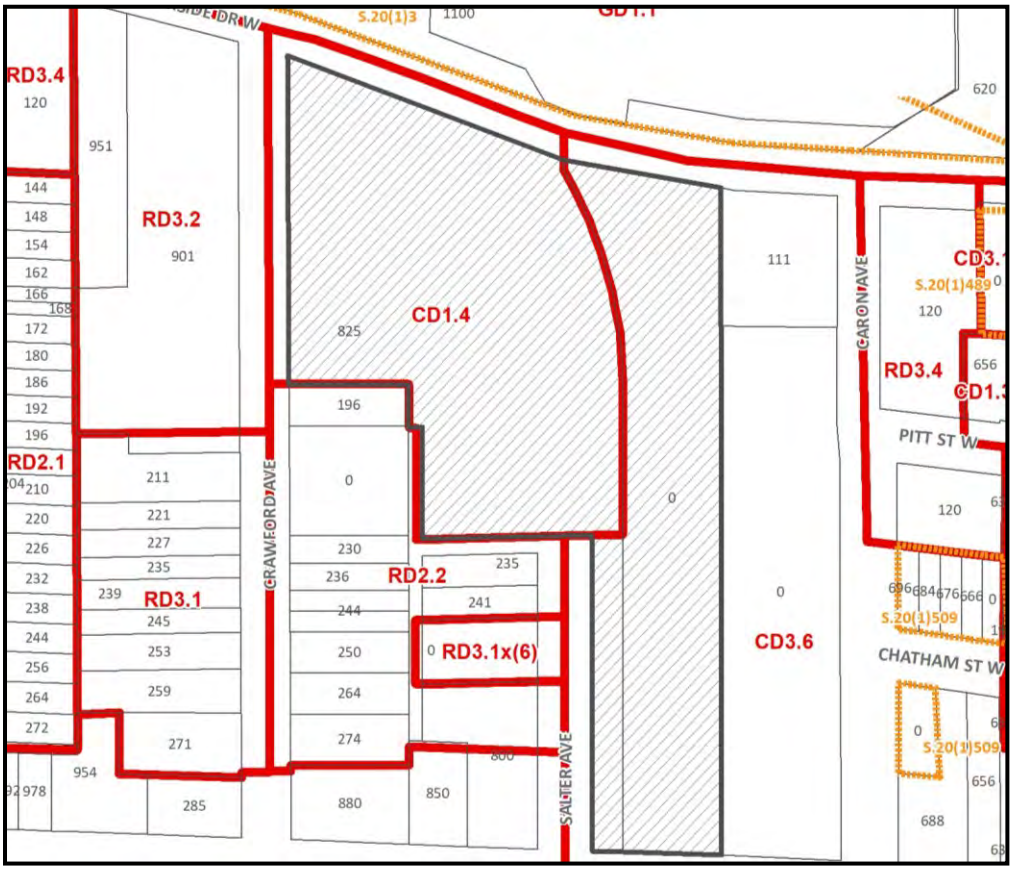


Figure 4: Neighborhood Map



NEIGHBOURHOOD MAP - Z 001-26 [ZNG-7351] & OPA 199 [OPA-7352]

SUBJECT LANDS

Neighbourhood:

The subject site is located on the south side of Riverside Drive West at the southeast corner of Crawford Avenue. Directly adjacent to the east are a telecommunications tower and a municipally owned parking lot identified for redevelopment through the Housing Solutions Made for Windsor initiative. Directly adjacent to the west, across Crawford Avenue, is Devonshire Retirement Residence, an institutional use. Lands directly to the south are low-density residential. The surrounding area includes a mix of low-density residential, multiple dwelling, open space, trail, and commercial uses.

Neighbourhood amenities include the Riverfront Trail and Detroit River waterfront north of the site, nearby parks and open spaces, commercial and institutional uses, and access to the University of Windsor.

University Avenue West is a Class II Arterial Road, Crawford Avenue is a Class I Collector Road, Riverside Drive West is a Scenic Drive, and Salter Avenue is a Local Road. Vehicular access is proposed from Crawford Avenue and Salter Avenue. No vehicular access is proposed from Riverside Drive West or University Avenue West.

The site is served by existing transit routes and has direct access to the Riverfront Trail and waterfront cycling and pedestrian infrastructure.

Consultations:

An Open House was held on September 17, 2025, from 6:00 to 7:30 pm at the Windsor International Aquatic and Training Centre (WIATC) and approximately 20 members of the public attended. A summary of comments from the public and responses from the Applicant are provided in the Planning Justification Report Addendum and the Open House materials submitted with the application.

Public feedback focused primarily on requests for neighbourhood-serving commercial uses, affordable housing, concerns regarding demolition of the CBC building and whether redevelopment would proceed, questions about commemoration of the site's heritage value, concerns about site maintenance and encampment activity, and compatibility with adjacent low-density residential areas. Responses were provided regarding the addition of limited commercial permissions, the proposed holding provision, heritage commemoration strategy, and the project's urban design and screening measures.

Statutory notice was advertised in the Windsor Star, a local newspaper. A courtesy notice was mailed to property owners within 200 m of the subject lands. Comments from municipal departments and external agencies are attached as Appendix C.

Anticipated Change Based on Recommendations:

TRANSPORTATION IMPACT
Transportation Impact Study Update and Parking Study submitted Based on the updated study, the proposed development is expected to generate 371 trips in the AM peak hour and 440 trips in the PM peak hour, or 392 and 505 trips respectively if the permitted commercial floor area is fully occupied. The study concludes that the surrounding transportation network can generally accommodate the development, with targeted operational considerations identified at specific study intersections. Based on the anticipated trip generation, the additional density is expected to "*have a minimal effect on the intersection operations at each study area intersection*" and the surrounding transportation network.
PARKING SPACES
The updated concept plan shows approximately 1,725 parking spaces, while the Applicant is requesting a site-specific parking rate of 1.03 spaces per dwelling unit based on the Parking Study. The requested parking reduction requires a site-specific zoning provision. Loading and bicycle parking will be addressed through detailed design and Site Plan Control.
SANITARY SEWER AND STORMWATER
Functional Servicing and Stormwater Management Report submitted The updated Functional Servicing and Stormwater Management Report concludes that the proposed development can be accommodated on existing municipal infrastructure, subject to the provision of on-site servicing works and detailed design. The report identifies a total ultimate sanitary flow of 64.12 L/s and outlines how servicing for the multiple buildings and potential condominium structure can be addressed. The updated servicing report indicates that runoff from the proposed development will be controlled to pre-development flow rates for the 1:5-year and 1:100-year storm events. At least 341.76 m^3 of storage is anticipated to be required, likely through an underground stormwater holding tank and related best management practices to be confirmed at detailed design. Engineering has identified revisions required to the Functional Servicing and Stormwater Management Report that are required to be addressed at the time of Site Plan Control.

Discussion:

The development is supported by planning, engineering, and transportation reports submitted by the Applicant, as well as comments from City departments and external agencies. These materials were reviewed to assess the proposal's alignment with provincial and municipal planning policy, infrastructure capacity, and compatibility with the surrounding area.

Planning Justification Report (PJR) (GSP Group, 2025 December)

The Planning Justification Report Addendum prepared by GSP Group Inc. supports the proposed redevelopment of 825 Riverside Drive West for a high-density residential and mixed-use project containing 1,602 dwelling units, a three-storey townhouse block, five towers ranging from 17 to 25 storeys, a naturalized habitat corridor, and limited neighbourhood-serving commercial uses. The report concludes that the proposal is appropriate for this underutilized waterfront site, supports intensification objectives, and

represents good planning in the context of the Provincial Planning Statement, the City of Windsor Official Plan, and Zoning By-law 8600.

Planning and Development Services concurs with the overall analysis set out in the Planning Justification Report Addendum. The proposal supports the redevelopment of a prominent waterfront property within the existing urban area, contributes significantly to housing supply, and includes policy-based responses to site constraints including heritage, natural heritage, servicing, transportation, and built form transition.

Functional Servicing Report (FSR) (WalterFedy, 2025 September)

The updated Functional Servicing and Stormwater Management Report prepared by WalterFedy (September 2025) concludes that the proposed development can be accommodated on existing municipal sewage and water services, subject to the implementation of detailed design and on-site works. The report outlines sanitary servicing, water servicing, and stormwater management recommendations and confirms that the development can proceed using municipal services.

The report recommends four 150-mm to 200-mm diameter water services, identifies a sanitary servicing strategy for the proposed buildings, and confirms that stormwater quantity control can be achieved through underground storage and associated stormwater infrastructure. Erosion and sediment control and final servicing details will be refined through detailed design and Site Plan Control.

The City will require that final servicing details be addressed through Site Plan Control and any further engineering review. Based on the submitted materials, the proposal is supportable from a servicing perspective subject to standard detailed design requirements.

The report indicates that post-development runoff will be controlled to pre-development rates for the 1:5-year and 1:100-year storm events and that underground stormwater storage and related quality controls can be incorporated into the final design.

Transportation Impact Study Update and Parking Study (Paradigm Transportation Limited, December 2025)

The Transportation Impact Study Update and Parking Study concludes that the development can generally be accommodated on the surrounding transportation network. The report identifies expected traffic generation, reviews key intersections, and recommends transportation demand management measures such as internal walkways, secure bicycle parking, unbundled parking, short-term visitor bicycle parking, and tenant information packages regarding transit and active transportation options.

From a transportation planning perspective, the study supports the requested parking rate and confirms that full signalization or an additional southbound left-turn lane at the site access are not warranted under the forecast total traffic conditions.

Transportation Planning has requested revisions to the Parking Study (see Appendix C) that can be addressed at the time of Site Plan Control.

Environmental Impact Assessment Update

The Environmental Impact Assessment Update prepared by MTE Consultants Ltd. confirms that a naturalized habitat linkage is proposed along the eastern portion of the site to address species at risk habitat considerations associated with the former rail corridor and nearby Detroit River context. The report concludes that, with implementation of the recommended measures and any Endangered Species Act requirements, significant negative impacts are not anticipated.

Comments from Environmental Policy staff with the City of Windsor recommend that a holding provision be placed on the site that includes the requirement for a MECP permit or Registration Number to address any environmental requirements. The zoning by-law amendment also includes a 12 m natural corridor on the east side of the property.

Heritage Impact Assessment and Documentation and Commemoration Report

The Heritage Impact Assessment and Documentation and Commemoration Report prepared by Stantec Consulting Ltd. concludes that the existing CBC / Radio-Canada building has cultural heritage value or interest that meets the criteria for Designation under the Ontario Heritage Act. The report also concludes that retention of the existing structure is not feasible given the proposed redevelopment, including the provision of underground parking across the site. However, City Council has since approved a Notice of Intention to Designate the property under Part IV of the Ontario Heritage Act on June 8, 2026 (CR242/2026).

The Statement of Cultural Heritage Value or Interest from the heritage designation identifies the property as a representative example of a mid-20th century modernist broadcasting facility, with heritage attributes including the north façade, its green glazed brick detailing, columns, rhythmic façade bays, and inset openings; the L-shaped breezeway, including its open-air covered walkway form and green glazed brick-clad columns; the building's horizontal massing as expressed along the north elevation; buff brick cladding as a secondary material; the substantial landscaped setback along Riverside Drive West; and the site's visual and spatial relationship to the Detroit River.

As a result of the designation process, redevelopment of the site is required to prioritize the conservation of these identified heritage attributes. The feasibility of retaining these attributes, in whole or in part, including in relation to below-grade construction, will be required to be further examined and demonstrated through detailed design, including Site Plan Control and the Heritage Alteration Permit process.

Accordingly, the preferred approach is the retention and integration of the primary heritage attributes, particularly:

- the north façade, including green glazed brick columns and façade rhythm; and

- the L-shaped breezeway as an open-air covered structure.

These attributes represent the primary expressions of the property's cultural heritage value and are expected to be meaningfully incorporated into the site design rather than treated as stand-alone or decorative features. Where it is demonstrated that in situ retention is not feasible, alternative measures such as relocation or reconstruction of

heritage attributes may be considered, subject to appropriate justification and to the satisfaction of the City Planner.

A Conservation Strategy, including a finalized Documentation and Commemoration Report will be required through the holding provision, to support the conservation approach for the site.

The Report shall:

- identify how designated heritage attributes will be retained and integrated into the proposed development;
- identify any attributes that cannot be retained and provide justification for their removal;
- outline measures for the salvage, relocation, or reconstruction of heritage elements, where applicable; and
- provide a documentation and interpretation strategy for attributes that cannot be conserved.

The Report will inform both the Site Plan Control process and any required Heritage Alteration Permit under the Ontario Heritage Act. All alterations to the property following designation will be subject to the Heritage Alteration Permit process under the Ontario Heritage Act.

The holding provision shall remain in place until the conservation work is completed to the satisfaction of the City Planner.

Provincial Planning Statement 2024 (PPS):

The Provincial Planning Statement, 2024 encourages intensification, redevelopment of underutilized lands, transit-supportive development, and a range and mix of housing options within settlement areas. The Planning Justification Report Addendum concludes that the proposal is consistent with the PPS by redeveloping an underutilized waterfront site on full municipal services with a substantial supply of new housing, access to transit and active transportation, and appropriate responses to natural heritage and cultural heritage considerations.

Planning and Development Services concurs with this analysis and is of the opinion that the proposed amendments to the Official Plan and Zoning By-law 8600 are consistent with the overall policy direction of the Provincial Planning Statement, 2024.

City of Windsor Official Plan (OP):

The site is designated “Mixed Use Corridor”, “Residential”, and within the City Centre Planning District as “Mixed Use High Profile Area” on the City of Windsor Official Plan schedules. The Applicant is requesting amendments to designate the residential portion of the site to Mixed Use Corridor and to designate the City Centre portion from Mixed Use High Profile Area to Mixed Use Very High Profile Area to permit the proposed scale and mix of development.

The Planning Justification Report Addendum concludes that the proposal conforms to the broader intent of the Official Plan by directing high-density residential growth to an underutilized site with access to services, transit, the waterfront, and the City Centre,

while incorporating built form transition, pedestrian-oriented design, natural heritage mitigation, and heritage commemoration measures.

The proposal includes a compact built form with tower and podium elements, internal pedestrian connections, outdoor amenity areas, a naturalized corridor, and housing variety through apartment and townhouse forms. The requested Official Plan amendments are appropriate and support the long-term planning objectives for this waterfront and City Centre edge location.

Planning concurs with the overall Official Plan analysis. The proposal represents significant residential intensification in an appropriate location and includes policy mechanisms to address height, transition, heritage, and natural heritage matters. The requested amendments to Schedule D, Schedule E, and the addition of a Special Policy Area are appropriate for the site.

When OPA 199 is approved, the requested zoning amendment and site-specific exception will conform to the policy direction of the Official Plan.

Zoning By-Law 8600:

The Applicant is requesting a zoning amendment to rezone the site from Commercial District 1.4 (CD1.4 - Office) and Commercial District 3.6 (CD3.6 - General Commercial) to Green District 1.4 (GD1.4 - Natural Heritage Area) for the habitat corridor and to a new Commercial District 3.12 zone with a holding provision for the balance of the lands. The new zoning category would permit a mix of residential and limited commercial uses together with tailored provisions related to lot coverage, landscaped open space, height, setbacks, parking, and gross floor area limits for commercial uses.

The proposed zoning framework is intended to implement the revised development concept, secure the naturalized corridor through zoning, and ensure that heritage mitigation measures are secured through the holding provision. The requested parking rate is supported by the Parking Study and requires a site-specific provision.

In Planning and Building Services' opinion, the requested zoning amendment is appropriate and provides the flexibility required to accommodate the proposed redevelopment while establishing clear site-specific standards. Final compliance matters, detailed design, landscape treatment, loading, bicycle parking, accessibility, servicing, and heritage implementation measures can be addressed through Site Plan Control and detailed review.

Site Plan Control (SPC):

The development as proposed is subject to Site Plan Control, where detailed design matters, including urban design considerations, servicing, landscaping, heritage mitigation measures, natural heritage implementation, loading, parking, bicycle facilities, accessibility, and public realm design, will be addressed. Recommendations in this report directs the Site Plan Approval Officer to consider comments from municipal departments and external agencies as part of this review.

Risk Analysis:

N/A

Climate Change Risks

Climate Change Mitigation:

Intensification minimizes the impacts on community greenhouse gas emissions as these developments create complete communities and neighbourhoods while using available or planned infrastructure and facilities such as sewers, sidewalks, and public transit.

Climate Change Adaptation:

Any new construction or renovation is required to meet the current provisions of the Building Code, which will be implemented through the building permit process.

Financial Matters:

N/A

Conclusion:

Based on the documents submitted by the Applicant, and this report, it is my opinion that the requested amendments to the City of Windsor Official Plan and Zoning By-law 8600 for 825 Riverside Drive West are consistent with the Provincial Planning Statement, 2024, maintain the general intent of the City of Windsor Official Plan, and represent good planning. The proposal supports intensification on an underutilized waterfront site, provides a significant supply of new housing, incorporates environmental protection through the naturalized habitat corridor, and addresses cultural heritage through the proposed designation of the property under the Ontario Heritage Act and the requirement to conserve identified heritage attributes through retention and integration into the redevelopment. A holding provision and Site Plan Control process will ensure that an appropriate conservation strategy is secured prior to development.

Planning Act Matters:

I concur with the above comments and opinion of the Registered Professional Planner.

Greg Atkinson, MCIP, RPP
Deputy City Planner - Development

Neil Robertson, MCIP, RPP
City Planner

I am not a registered Planner and have reviewed as a Corporate Team Leader

JP *RM*

Approvals:

Name	Title
Laura Diotte	Manager – Planning, Development Applications
Greg Atkinson	Deputy City Planner - Development
Neil Robertson	City Planner
Aaron Farough	Senior Legal Counsel, Legal & Real Estate

Name	Title
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A - Concept Plan
2 Appendix B - Renderings
3 Appendix C - Comments

16.154 - 825 RIVERSIDE DRIVE WEST

PROJECT SUMMARY

WINDSOR, ONTARIO

GROSS FLOOR AREA SUMMARY

PARCEL	USE	GFA	
		m²	ft²
ALL BUILDINGS	GROSS SITE AREA	26,952.1	286,083.2
	NET SITE AREA	26,578.0	290,110.0
	LAND DEDICATION AND DAYLIGHT TRIANGLE AREA	374.1	4,026.8
	TOTAL PROPOSED TFA	157,799.2	294,489.8
	UNITS	1,602	
	FSI (GROSS SITE AREA)	5.85	
	FSI (NET SITE AREA)	5.94	

*FSI BASED ON TOTAL NET SITE AREA

TOTAL FLOOR AREA SUMMARY

FLOORS	TFA	
	m²	ft²
U/G 1 - U/G 3	47,913.5	515,737
FLOOR 1 - FLOOR 25	157,759.2	1,698,537
TOTAL	205,712.7	2,214,273

DEFINITIONS

CITY OF WINDSOR BY-LAW 8600

GROSS FLOOR AREA means the total combined floor area in square metres of all buildings on a lot, excluding the cellar of any building, measured from the outside face of the exterior walls of each building

BUILDING HEIGHT means:

1. For any building with a flat roof, a roof having a slope of less than 20.0 degrees, or a roof with at least two contiguous slopes, where the lowest slope is greater than the uppermost slope, the vertical distance in metres between the grade and the highest point of the roof. Where a building height provision is expressed in storeys, the building height in metres shall be the number of storeys permitted multiplied by 4.0 m.

2. For a main building with a roof other than that described in clause 1 of this subsection, the vertical distance in metres between the grade and the mid-point between the lowest eaves and the highest point of the roof. Where building height is expressed in storeys, the minimum building height in metres shall be the number of storeys required multiplied by 4.0 m, and the maximum building height in metres shall be the number of storeys permitted multiplied by 4.0 m plus an additional 2.0 m for the roof.

3. For an accessory building with a roof other than that described in clause 1 of this subsection, the vertical distance in metres between the grade and the highest point of the roof.

GROSS FLOOR AREA (GFA) BREAKDOWN - ALL BUILDINGS

	GROSS FLOOR AREA BREAKDOWN													
	BUILDING	# OF UNITS	RESIDENTIAL								TOTAL RESIDENTIAL		OUTDOOR AMENITY	
			SALEABLE		NON-SALEABLE		PARKING		INDOOR AMENITY					
		#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
ALL BUILDINGS	BUILDING 1	352	27,359.0	294,490	4,963.0	53,422	C.0	0.0	615.3	6,623	32,937.3	354,535	1,341.9	14,444
	BUILDING 2A	372	30,922.0	332,842	7,148.7	76,948	7,142.0	76,875.8	604.2	6,504	45,816.9	493,169	278.7	3,000
	BUILDING 2B	276	21,428.0	230,649	2,457.2	26,449	C.0	0.0	232.2	2,500	24,117.5	259,598	278.7	3,000
	BUILDING 2C	312	24,804.0	266,988	2,975.0	32,023	C.0	0.0	232.3	2,500	28,011.3	301,511	278.7	3,000
	BUILDING 3	266	21,125.0	227,388	2,887.0	31,075	C.0	0.0	572.2	6,159	24,584.2	264,622	282.1	3,036
	BLOCK 1	24	1,317.0	14,180	15.0	161	C.0	0.0	0.0	0	2,332.0	25,101	-	-
	GRAND-TOTAL	1,602	127,555.0	1,377,296	20,445.9	220,078	7,142.0	76,875.8	2,256.3	24,287	157,799.2	1,698,537	2,460.1	26,480

UNIT MIX - PROVIDED

UNIT MIX BREAKDOWN (ALL BUILDINGS)					
BUILDING	1B	1B+D	2B	TH	TOTAL
BUILDING 1	60	222	60	10	352
	17.0%	63.1%	17.0%	2.8%	100.0%
BUILDING 2A	62	188	112	10	372
	16.7%	50.5%	30.1%	2.7%	100.0%
BUILDING 2B	70	124	82	0	275
	25.4%	44.9%	29.7%	0.0%	100.0%
BUILDING 2C	84	140	88	0	312
	26.9%	44.9%	8800.0%	0.0%	100.0%
BUILDING 3	54	137	75	0	265
	20.3%	51.5%	7500.0%	0.0%	100.0%
BLOCK 1	0	0	0	24	24
	0.0%	0.0%	0.0%	100.0%	100.0%
SUBTOTAL	330	811	417	44	1,602
TOTAL UNITS	330	811	417	44	1,602
	1141				
UNIT MIX	20.6%	50.6%	26.0%	2.7%	100.0%
	71.2%				

VEHICULAR PARKING REQUIRED - OVERALL

	USE	RATIO (MIN.)	
ALL BUILDINGS	RATE	1.25 / UNIT	2003
	TOTAL PARKING REQUIRED		2003

** VEHICULAR PARKING RATIOS AS PER CITY OF WINDSOR BY LAW 8600 (24.20.5.1)*

1.25 SPACES FOR EACH DWELLING UNIT REQUIRED FOR MULTIPLE DWELLING CONTAINING A MINIMUM OF 5 DWELLING UNITS

VEHICULAR PARKING PROVIDED - OVERALL

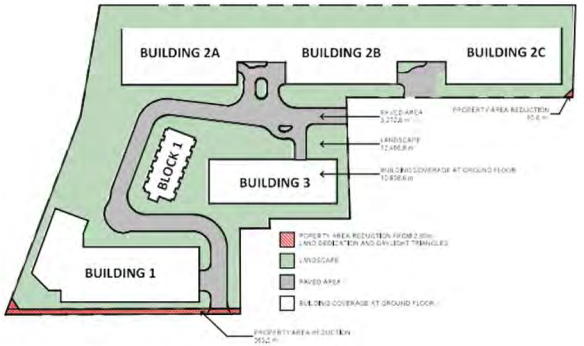
	FLOOR	TOTAL	RATIO
ALL BUILDINGS	FLOOR 02	136	
	FLOOR 01	112	
	U/G LEVEL 1	578	
	U/G LEVEL 2	617	
	U/G LEVEL 3	282	
	TOTAL PROVIDED	1,725	1.070

AMENITY AREAS - PROVIDED

	TYPE	PROVIDED (COMMON)		
		RATIO	m2	ft2
ALL BUILDINGS	INDOOR AMENITY	1.4 m2 / UNIT	2,256.3	24,287
	TOTAL	1.4 m2 / UNIT	2,256.3	24,287
	OUTDOOR AMENITY	1.5 m2 / UNIT	2,460.1	26,480
	TOTAL INDOOR + OUTDOOR AMENITY	2.9 m2 / UNIT	4,716.4	50,767

**RATIOS BASED ON 95SF/UNIT TOTAL AMENITY*

PROJECT LAND USE	m2	ft2	%
BUILDING COVERAGE AT GROUND FLOOR	10,838.6	116,665.7	41%
LANDSCAPE OPEN SPACE	12,466.8	134,191.5	47%
PAVED AREA	3,272.6	35,226.0	12%
NET SITE AREA	26,578.0	286,083.2	100%
PROPERTY AREA REDUCTION	374.1	4,026.8	
GROSS SITE AREA	26,952.1	290,110.0	



1 LAND USE DIAGRAM
A002A 1 : 1200

TURNER FLEISCHER

Turner Fleischer Architects Inc.

CBC Lands - 825 Riverside Dr. W., Windsor, ON

STATISTICS

16.154

TCH

RMH

1:200

DRAWING NO. A 002A

REV.

GROSS FLOOR AREA BREAKDOWN (TFA)

BUILDING		FLOOR	# OF UNITS	RESIDENTIAL SALEABLE		RESIDENTIAL NON-SALEABLE		PARKING		INDOOR AMENITY		TFA		OUTDOOR AMENITY	
			#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BUILDING 1	U/G COMBINED**	U/G 3			0	713.9	7,684	7,569.3	84,704		0	8583.14	92,388		0
		U/G 2			0	1,731.0	19,270	17,974.2	193,356		0	19665.18	211,674		0
		U/G 1			0	2,099.9	22,604	17,565.3	189,077		0	19665.18	211,674		0
	PODIUM	1	16	1123.00	12,356	767.00	17,556		0	393.00	4,173	2665.30	28,686	1,069.7	11,444
		2	17	1888.00	21,496	677.00	7,287		0		0	2665.30	28,686		0
		3	26	1951.00	21,300	283.00	3,046		0		0	7254.50	24,047		0
	TOWER	4	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		5	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		6	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		7	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		8	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		9	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		10	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		11	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		12	23	1743.00	18,725	158.00	1,701		0		0	1858.30	20,430		0
		MID TOWER SETBACK													
		13	23	1693.00	18,223	158.00	1,701		0		0	1851.30	19,924		0
		14	23	1693.00	18,223	158.00	1,701		0		0	1851.30	19,924		0
	PENTHOUSE	15	20	1627.00	17,517	165.00	1,856		0		0	1792.30	19,181		0
		16	20	1627.00	17,517	165.00	1,856		0		0	1792.30	19,181		0
		17		0.00	0	793.04	0	0.0	0	232.3	2,500	1025.34	11,037	273.7	3,000
BUILDING 1 SUB-TOTAL			352	27,398.0	294,889.8	4,963.0	94,450.4	0.0	466,171.7	625.3	6,673.0	32,937.3	870,271.2	1,341.9	14,444.1

UNIT MIX - PROVIDED BUILDING 1

	FLOOR	1B	1B+D	2B	TH	TOTAL
BUILDING 1	1		3	3	10	16
	2	2	12	3		17
	3	3	19	4		26
	4	3	16	4		23
	5	3	16	4		23
	6	3	16	4		23
	7	3	16	4		23
	8	3	16	4		23
	9	3	16	4		23
	10	3	16	4		23
	11	3	16	4		23
	12	3	16	4		23
	13	3	17	3		23
	14	3	17	3		23
	15	11	5	4		20
	16	11	5	4		20
	SUBTOTAL	60	222	60	10	352
	UNIT MIX	17.0%	63.1%	17.0%	2.8%	100.0%
		80.1%				

GROSS FLOOR AREA (TFA) BREAKDOWN

GROSS FLOOR AREA BREAKDOWN (TFA)

BUILDING		FLOOR	# OF UNITS	RESIDENTIAL SALEABLE		RESIDENTIAL NON-SALEABLE		PARKING		INDOOR AMENITY		TFA		OUTDOOR AMENITY	
			#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BUILDING 3	U/G	U/G 3													
		U/G 2													
		U/G 1													
	TOWER	1	9	547.0	5,890	52.00	560		0	39.00	420	1329.00	14,306		0
		2	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		3	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		4	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		5	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		6	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		7	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		8	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		9	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		10	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		11	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		12	18	1390.0	14,957	128.00	1,378		0		0	1555.00	16,740		0
		MID TOWER SETBACK													
		13	16	1327.0	14,284	124.00	1,334		0		0	1480.00	15,930		0
		14	16	1327.0	14,284	124.00	1,334		0		0	1480.00	15,930		0
	PENTHOUSE	15	14	1267.0	13,638	138.00	1,485		0		0	1383.00	14,887		0
		16	17	1267.0	13,638	138.00	1,485		0		0	1383.00	14,887		0
		17		0.0	0	473.00	5,090		0	232.2	2,500	705.32	7,590	273.7	3,000
BUILDING 3 SUB-TOTAL			266	21,125.0	227,387.6	2,887.0	31,075.4	0.0	0.0	573.2	6,170.3	24,584.2	264,632.3	273.7	2,999.9

UNIT MIX - PROVIDED BUILDING 3

	FLOOR	1B	1B+D	2B	TH	TOTAL
BUILDING 3	1		5	3		8
	2	2	12	4		18
	3	4	10	4		18
	4	4	10	4		18
	5	4	10	4		18
	6	4	10	4		18
	7	4	10	4		18
	8	4	10	4		18
	9	4	10	4		18
	10	4	10	4		18
	11	4	10	4		18
	12	4	10	4		18
	13	3	7	5		15
	14	3	7	6		16
	15	3	3	8		14
	16	3	3	8		14
	SUBTOTAL	54	137	79	9	269
	UNIT MIX	20.1%	51.3%	29.2%	3.0%	100.0%
		71.3%				

GROSS FLOOR AREA (TFA) BREAKDOWN

GROSS FLOOR AREA BREAKDOWN (TFA)

BUILDING		FLOOR	# OF UNITS	RESIDENTIAL SALEABLE		RESIDENTIAL NON-SALEABLE		PARKING		INDOOR AMENITY		TFA		OUTDOOR AMENITY	
			#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLOCK 1	U/G	U/G 3													
		U/G 2													
		U/G 1													
	TOWNHOUSES	LOWER	12	368.0	3,114	16.00	36		0		0	383.00	4,275		0
		1	3	383.0	4,275	0	0		0		0	383.00	4,275		0
		2	12	368.0	3,774	0	0		0		0	383.00	4,275		0
		3	3	383.0	4,275	0	0		0		0	383.00	4,275		0
		MPH			0		0		0		0	0.00	0		0
BLOCK 1 SUB-TOTAL			24	2,317.0	24,940.0	16.0	161.5	0.0	0.0	0.0	0.0	2,492.0	26,826.8	0.0	0.0
GRAND TOTAL (ALL BUILDINGS)			1602.0	127,355.0	1,377,296.2	23,445.7	252,434.3	7,162.8	542,264.3	2,296.3	24,288.5	152,259.2	2,213,837.5	2,468.1	26,488.3

NOTE: TFA CALCULATION DOES NOT INCLUDE UG LEVELS

UNIT MIX - PROVIDED BLOCK 1

	FLOOR	1B	1B+D	2B	TH	TOTAL
BLOCK 1	LOWER				11	11
	1				0	0
	2				13	13
	3				0	0
	SUBTOTAL				24	24
	UNIT MIX				100.0%	100.0%
GRAND TOTAL (ALL BUILDINGS)		330	811	417	84	1,602

TURNER FLEISCHER

Turner Fleischer Architects Inc.

57 Leyrnill Road
Toronto, ON M3B 2T8
T 416.425.2222
turnerfleischer.com

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PROJECT
CBC Lands - 825 Riverside Dr. W., Windsor, ON

DRAWING
STATISTICS

PROJECT NO.
25.154

SCALE

DRAWN BY
TCH

CHECKED BY
RWU

DATE
2026-05-01

DRAWING NO.
A002B

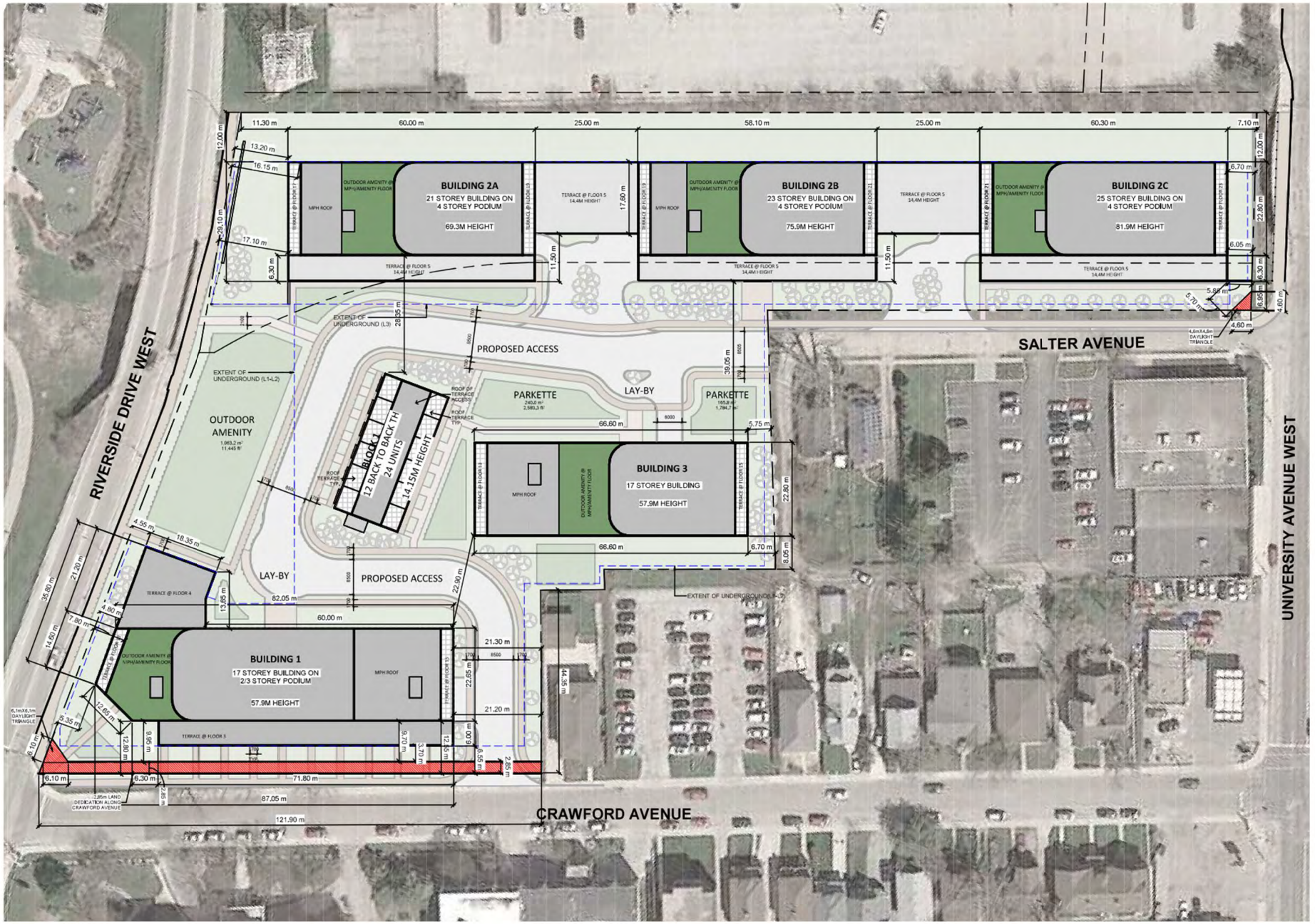
REV.

GROSS FLOOR AREA (TFA) BREAKDOWN

GROSS FLOOR AREA BREAKDOWN (TFA)

BUILDING		FLOOR	# OF UNITS	RESIDENTIAL SALEABLE	RESIDENTIAL NON-SALEABLE	PARKING	INDOOR AMENITY	TFA	OUTDOOR AMENITY
BUILDING 2A	U/G	U/G 3		REFER TO BUILDING 1					
		U/G 2							
		U/G 1							
	PODIUM	1	13	960.00	10333	1417.00	15,252	3,246.0	34,940
		2	3	978.00	10527	618.00	6,652	3,896.0	41,936
		3	56	4641.00	49955	1427.00	15,360		0
		4	56	4641.00	49955	1427.00	15,360		0
	TOWER	5	16	1254.00	13498	114.00	1,227		0
		6	16	1254.00	13498	114.00	1,227		0
		7	16	1254.00	13498	114.00	1,227		0
		8	16	1254.00	13498	114.00	1,227		0
		9	16	1254.00	13498	114.00	1,227		0
		10	16	1254.00	13498	114.00	1,227		0
		11	16	1254.00	13498	114.00	1,227		0
		12	16	1254.00	13498	114.00	1,227		0
		13	16	1254.00	13498	114.00	1,227		0
		14	16	1254.00	13498	114.00	1,227		0
		15	16	1254.00	13498	114.00	1,227		0
		16	16	1254.00	13498	114.00	1,227		0
		MID TOWER SETBACK							
		17	14	1195.00	12863	105.00	1,130		0
		18	14	1195.00	12863	105.00	1,130		0
	PENTHOUSE	19	12	1137.00	12185	100.00	1,076		0
		20	12	1137.00	12185	100.00	1,076		0
		21		0.00	0	431.67	5,185	232.2	2,500
BUILDING 2A SUB-TOTAL			372	30,922.0	332,841.6	7,148.7	76,947.6	7,142.0	76,875.8
BUILDING 2B	U/G	U/G 3		REFER TO BUILDING 1					
		U/G 2							
		U/G 1							
	PODIUM	1		REFER TO PODIUM BUILDING 2A					
		2							
		3							
		4							
	TOWER	5	16	1211.00	13035	114.00	1,227		0
		6	16	1211.00	13035	114.00	1,227		0
		7	16	1211.00	13035	114.00	1,227		0
		8	16	1211.00	13035	114.00	1,227		0
		9	16	1211.00	13035	114.00	1,227		0
		10	16	1211.00	13035	114.00	1,227		0
		11	16	1211.00	13035	114.00	1,227		0
		12	16	1211.00	13035	114.00	1,227		0
		13	16	1211.00	13035	114.00	1,227		0
		14	16	1211.00	13035	114.00	1,227		0
		15	16	1211.00	13035	114.00	1,227		0
		16	16	1211.00	13035	114.00	1,227		0
		17	16	1211.00	13035	114.00	1,227		0
		18	16	1211.00	13035	114.00	1,227		0
		MID TOWER SETBACK							
		19	14	1151.00	12389	105.00	1,130		0
		20	14	1151.00	12389	105.00	1,130		0
	PENTHOUSE	21	12	1086.00	11690	102.00	1,098		0
		22	12	1086.00	11690	102.00	1,098		0
		23		0.00	0	447.23	4,814	0.0	0
BUILDING 2B SUB-TOTAL			276	21426.0	230649.1	2457.2	26449.4	0.0	0.0
BUILDING 2C	U/G	U/G 3		REFER TO BUILDING 1					
		U/G 2							
		U/G 1							
	PODIUM	1		REFER TO PODIUM BUILDING 2A					
		2							
		3							
		4							
	TOWER	5	16	1260.00	13563	114.00	1,227		0
		6	16	1260.00	13563	114.00	1,227		0
		7	16	1260.00	13563	114.00	1,227		0
		8	16	1260.00	13563	114.00	1,227		0
		9	16	1260.00	13563	114.00	1,227		0
		10	16	1260.00	13563	114.00	1,227		0
		11	16	1260.00	13563	114.00	1,227		0
		12	16	1260.00	13563	114.00	1,227		0
		13	16	1260.00	13563	114.00	1,227		0
		14	16	1260.00	13563	114.00	1,227		0
		15	16	1260.00	13563	114.00	1,227		0
		16	16	1260.00	13563	114.00	1,227		0
		17	16	1260.00	13563	114.00	1,227		0
		18	16	1260.00	13563	114.00	1,227		0
		19	16	1260.00	13563	114.00	1,227		0
		20	16	1260.00	13563	114.00	1,227		0
		MID TOWER SETBACK							
		21	15	1192.00	12831	114.00	1,227		0
		22	15	1192.00	12831	114.00	1,227		0
	PENTHOUSE	23	13	1130.00	12163	108.00	1,163		0
		24	13	1130.00	12163	108.00	1,163		0
		25	0	0.00	0	707.00	7,610		232.3
BUILDING 2C SUB-TOTAL			312	24804.0	266988.0	2975.0	32022.6	0.0	0.0
BUILDING 2 TOTAL			960	77,154	830,479	12,581	135,420	7,142	76,876

278.7	2,999.9												



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ROOF PLAN

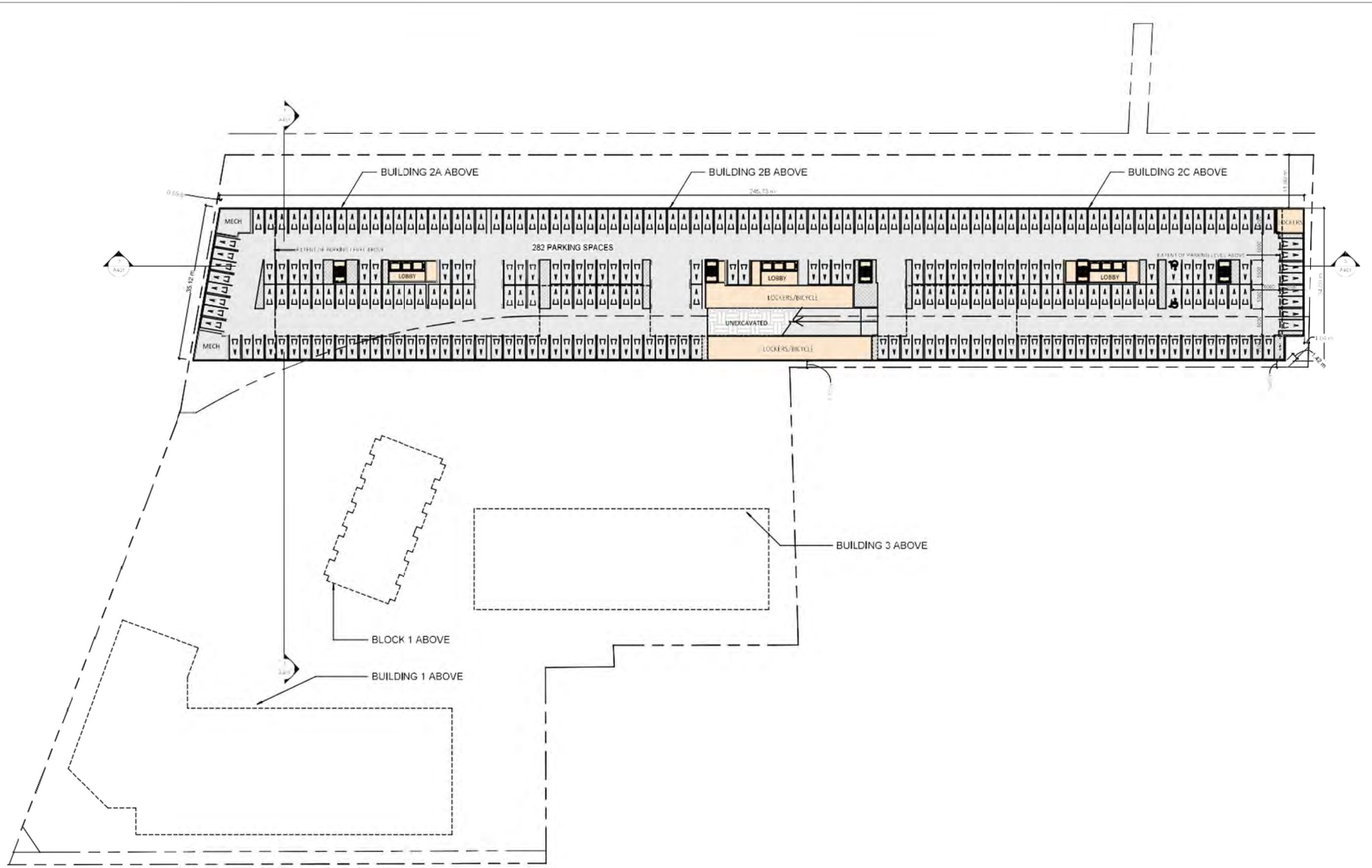
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TCH

RMM

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A004

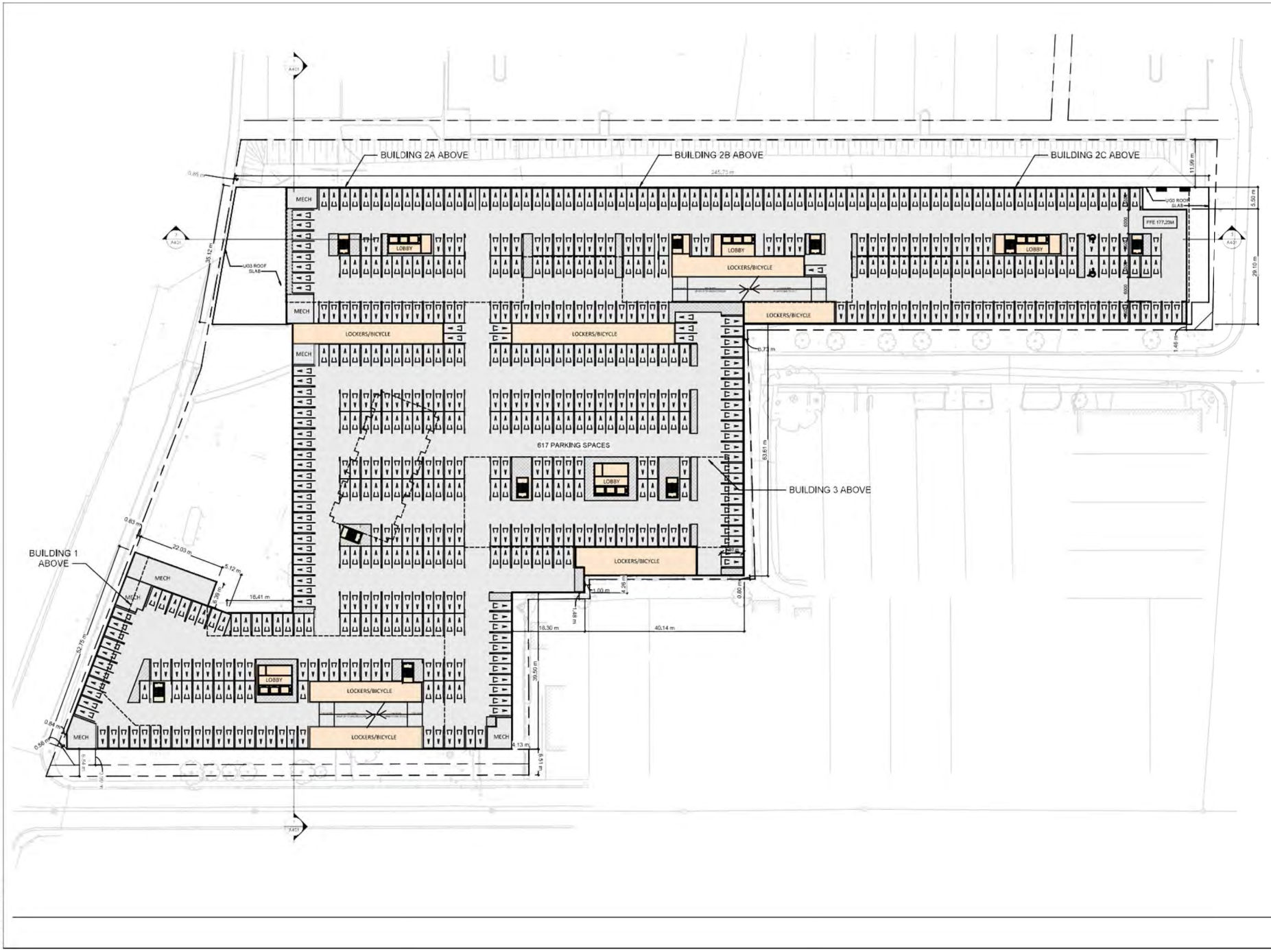


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UNDERGROUND 03 (PARTIAL)

A101



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Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON M3B 2T8
T 416.425.2222
turnerfleischer.com

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UNDERGROUND 02

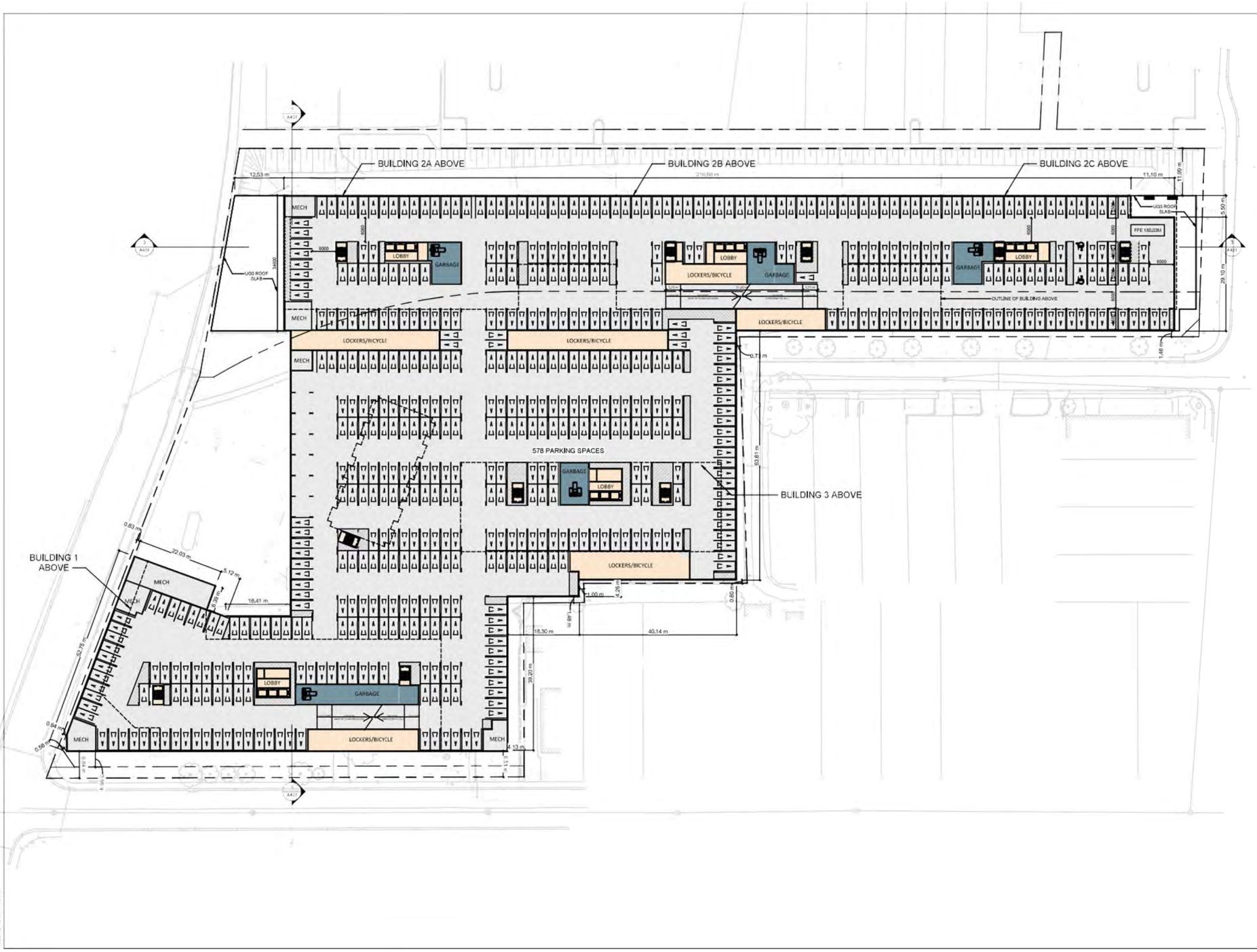
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TCH

RMS

1 : 400

A102



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67 Lesmill Road
Toronto, ON M3B 2T8
T 416.425.2222
turnerfleischer.com

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UNDERGROUND 01

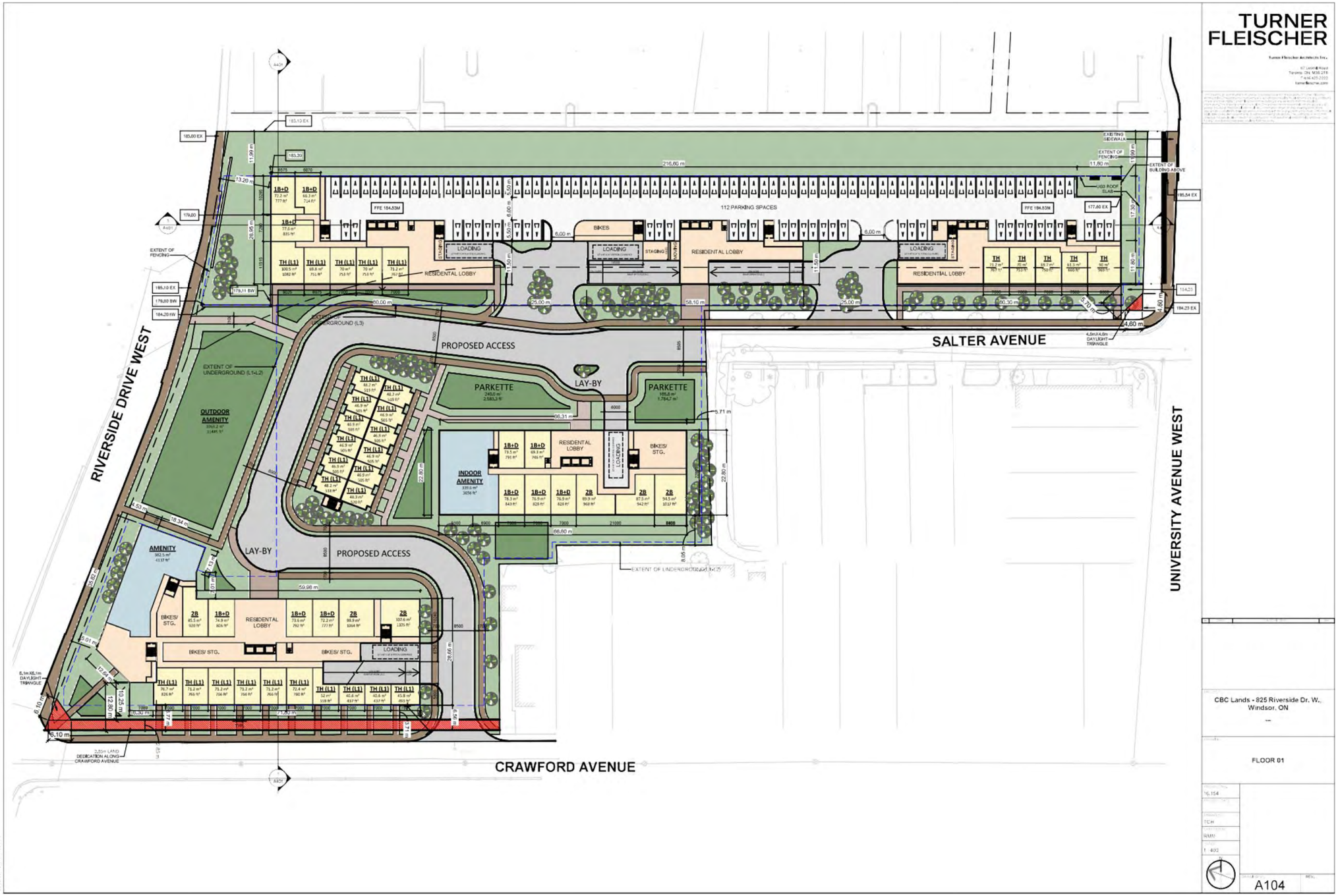
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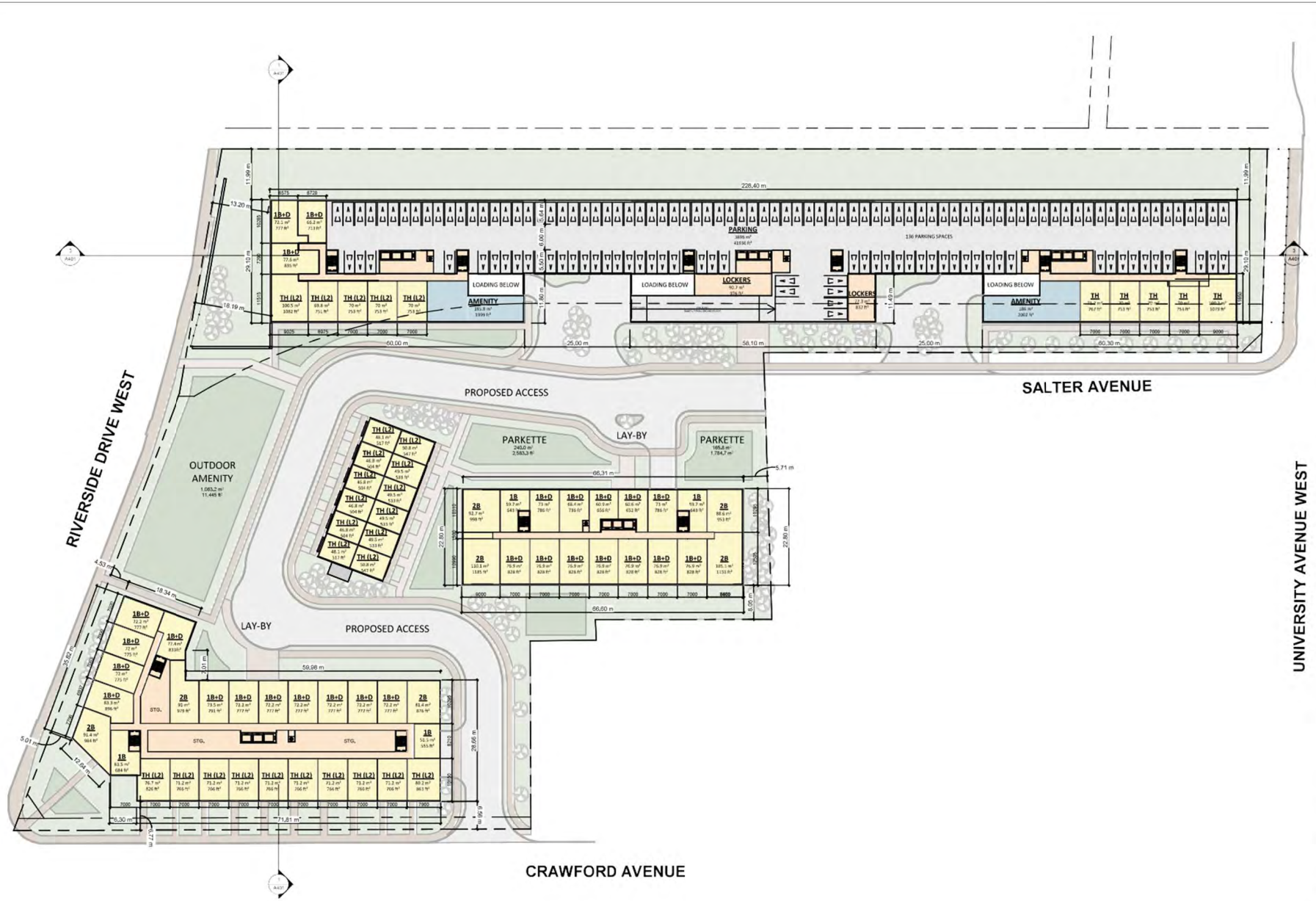
TCH

RMM

1:400

A103


TURNER FLEISCHER
RIVERSIDE DRIVE WEST
SALTER AVENUE
UNIVERSITY AVENUE WEST
CRAWFORD AVENUE
PROPOSED ACCESS
LAY-BY
PARKETTE
OUTDOOR AMENITY
INDOOR AMENITY
AMENITY
RESIDENTIAL LOBBY
BIKES/ STG.
LOADING
112 PARKING SPACES
CBC Lands - 825 Riverside Dr. W., Windsor, ON
FLOOR 01
A104



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Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M3B 2T8
T 416.425.2222
turnerfleischer.com

CBC Lands - 825 Riverside Dr. W., Windsor, ON

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FLOOR 02

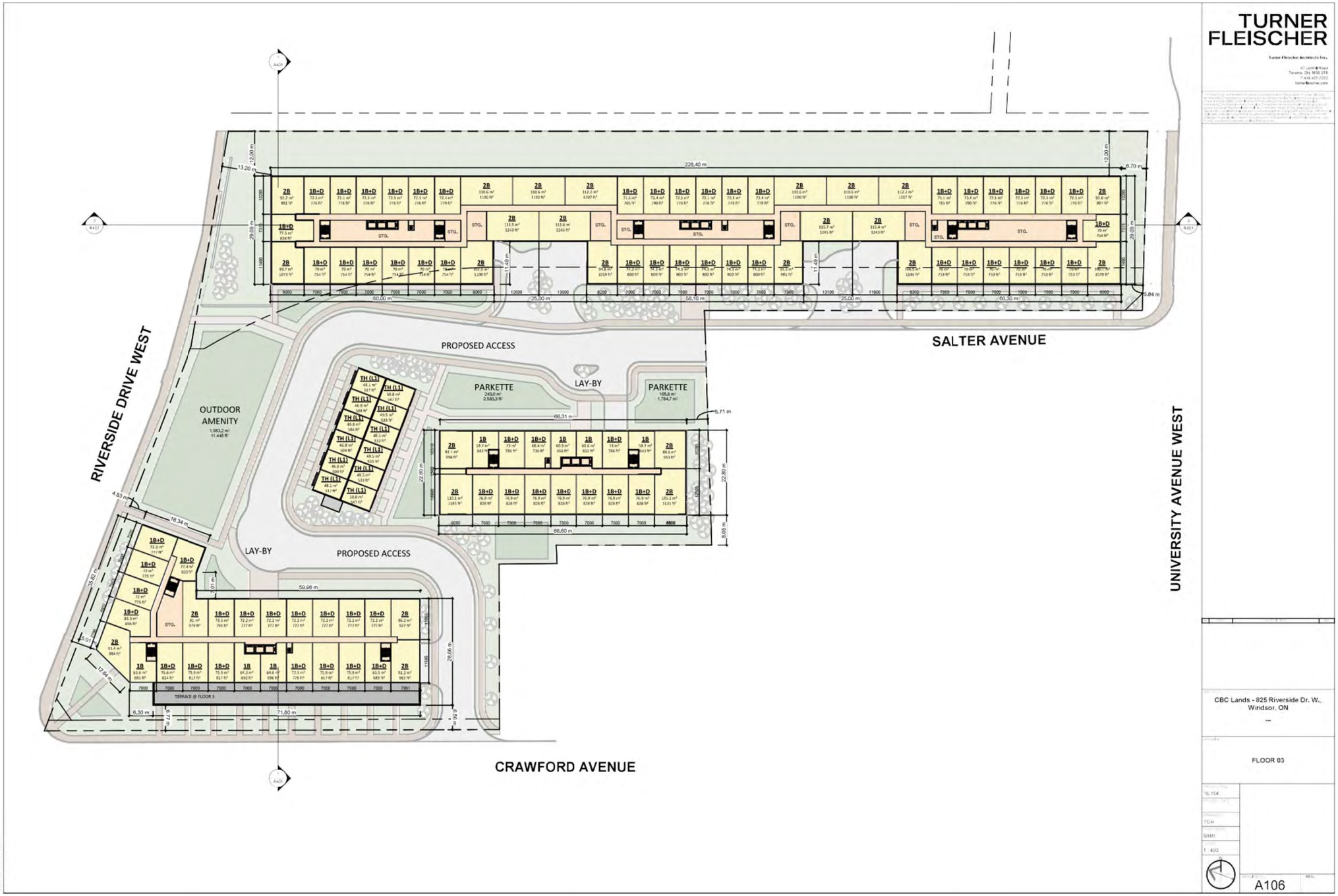
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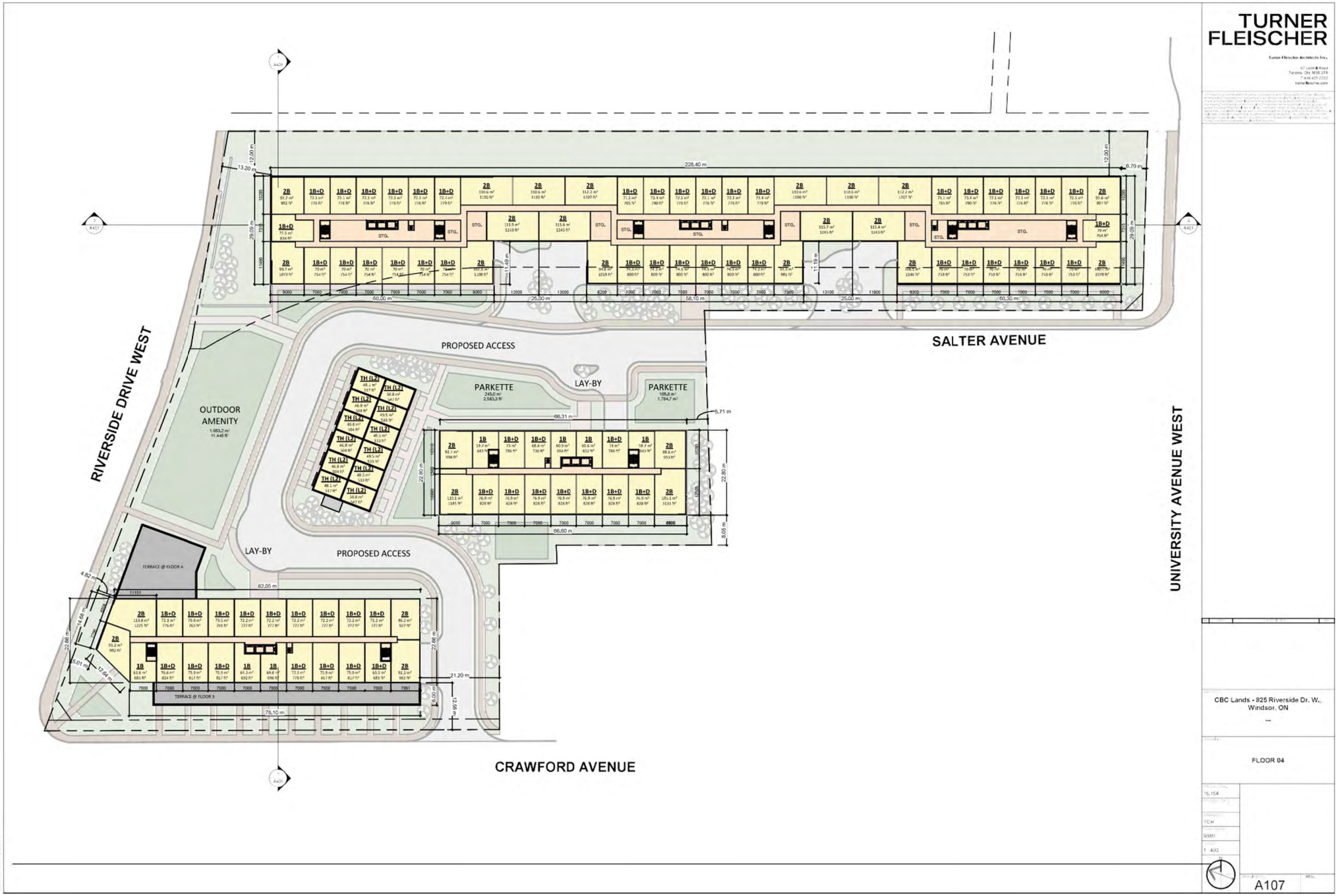
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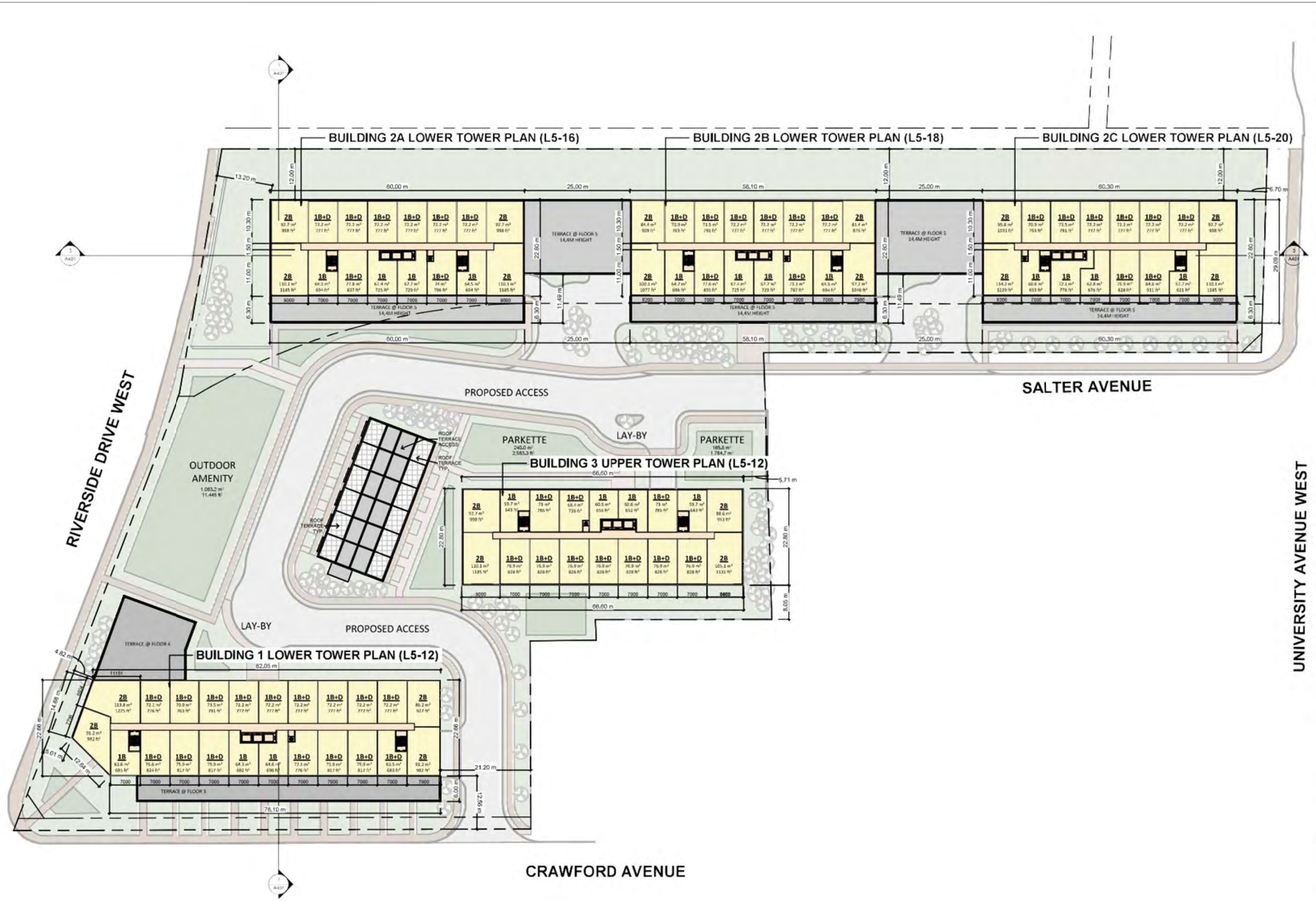
RMD

1 : 400

A105


TURNER FLEISCHER
RIVERSIDE DRIVE WEST
SALTER AVENUE
UNIVERSITY AVENUE WEST
CRAWFORD AVENUE
PROPOSED ACCESS
LAY-BY
PARKETTE
OUTDOOR AMENITY
TERRACE @ FLOOR 3
CBC Lands - 825 Riverside Dr. W., Windsor, ON
FLOOR 03
A106


TURNER FLEISCHER
SALTER AVENUE
UNIVERSITY AVENUE WEST
CRAWFORD AVENUE
RIVERSIDE DRIVE WEST
PROPOSED ACCESS
PARKETTE
LAY-BY
OUTDOOR AMENITY
TERRACE @ FLOOR 4
TERRACE @ FLOOR 3
228,40 m
66,31 m
66,60 m
82,05 m
78,10 m
CBC Lands - 825 Riverside Dr. W., Windsor, ON
FLOOR 04
A107

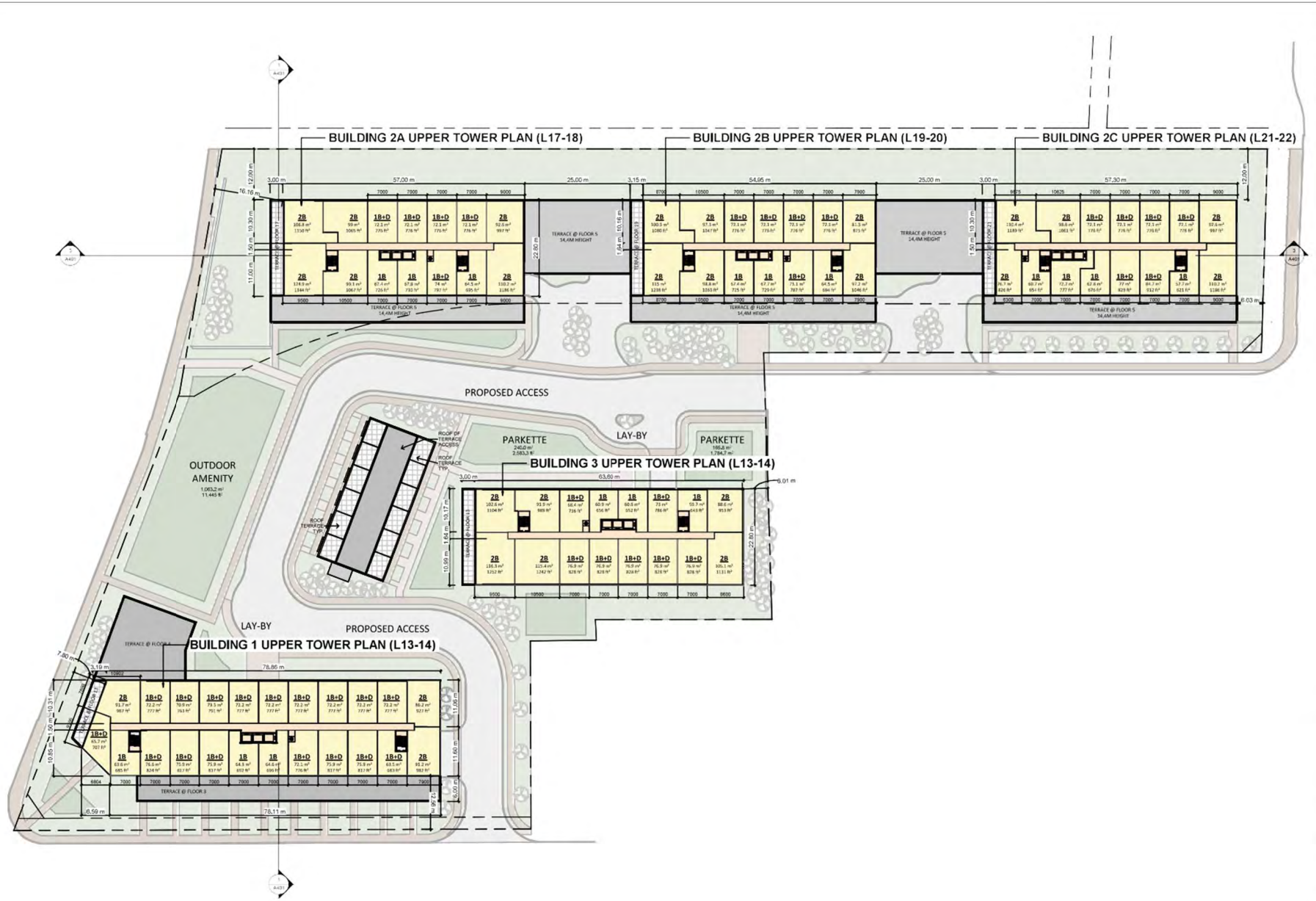


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TYPICAL LOWER TOWER FLOORS

A108

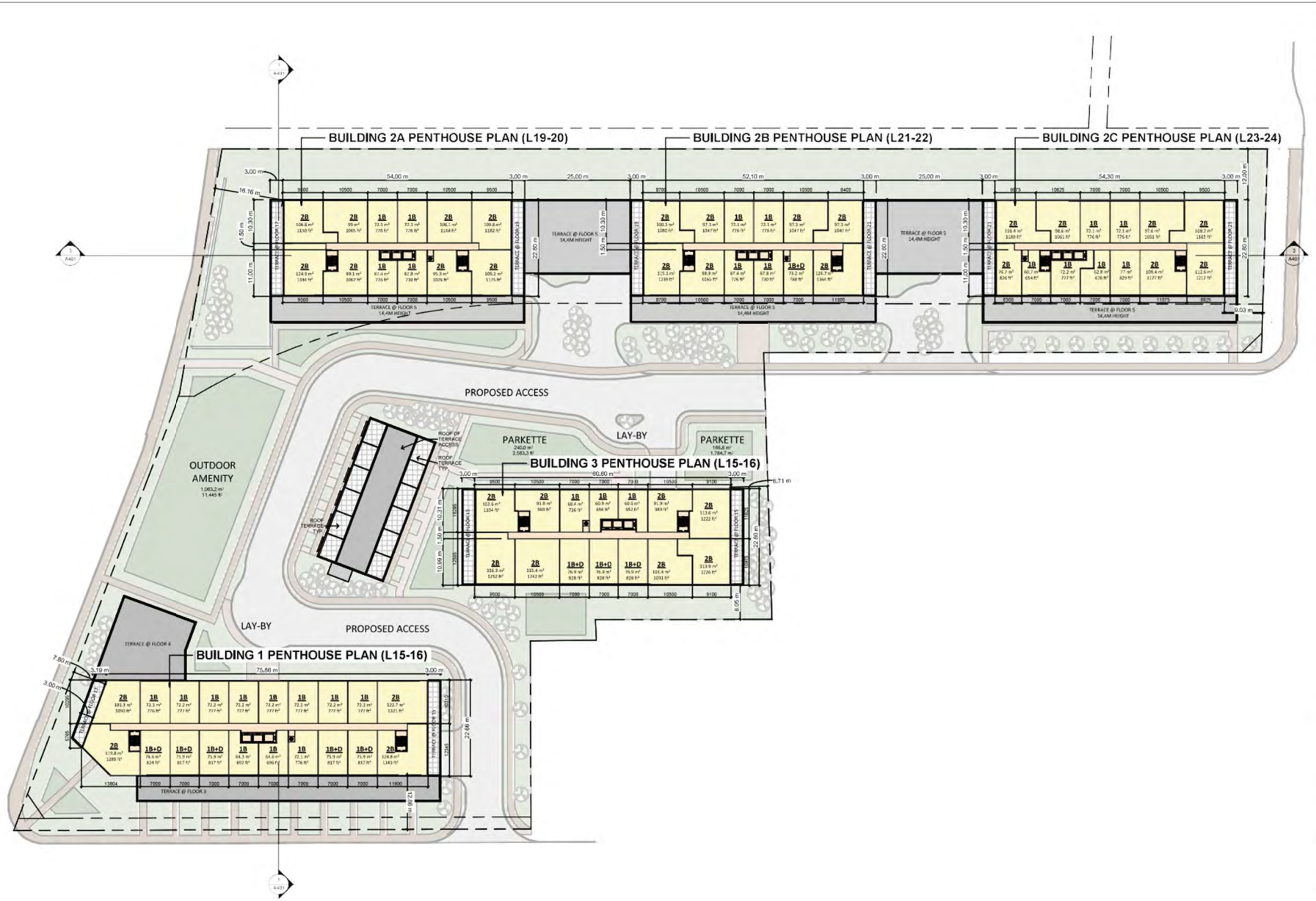


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TYPICAL UPPER TOWER FLOORS

A109

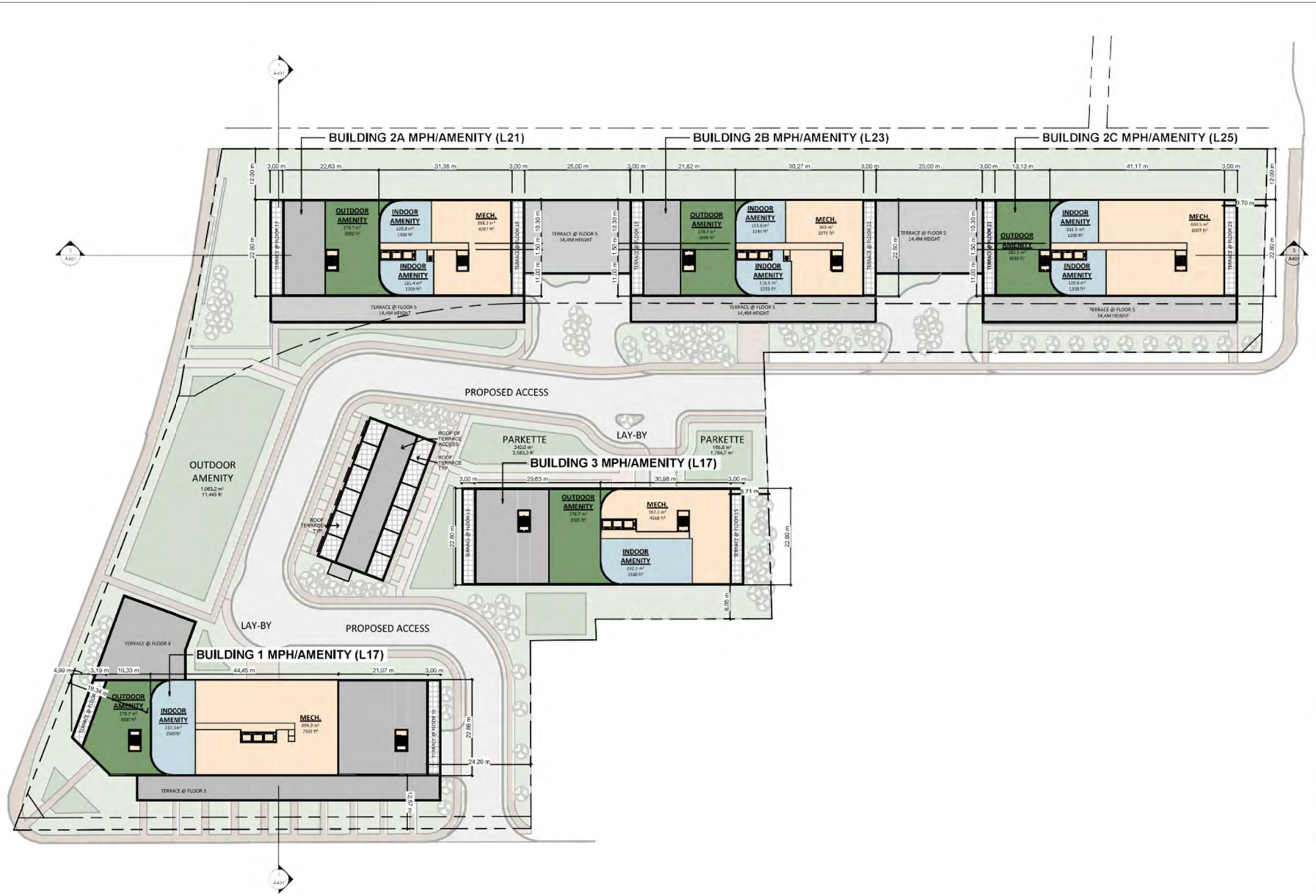


TURNER FLEISCHER

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PENTHOUSE FLOORS

A110

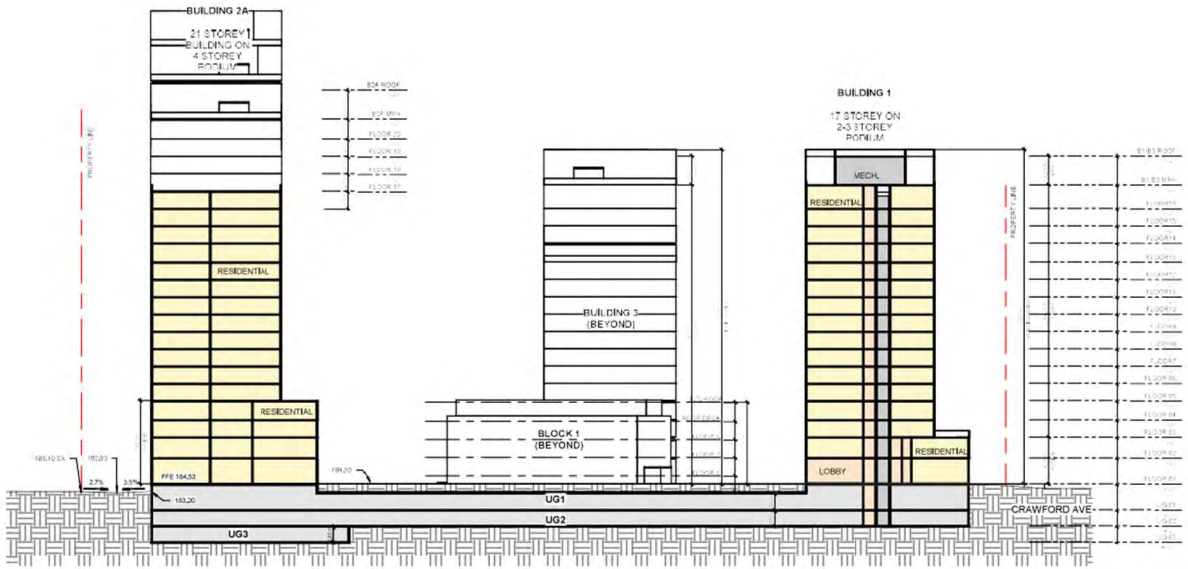


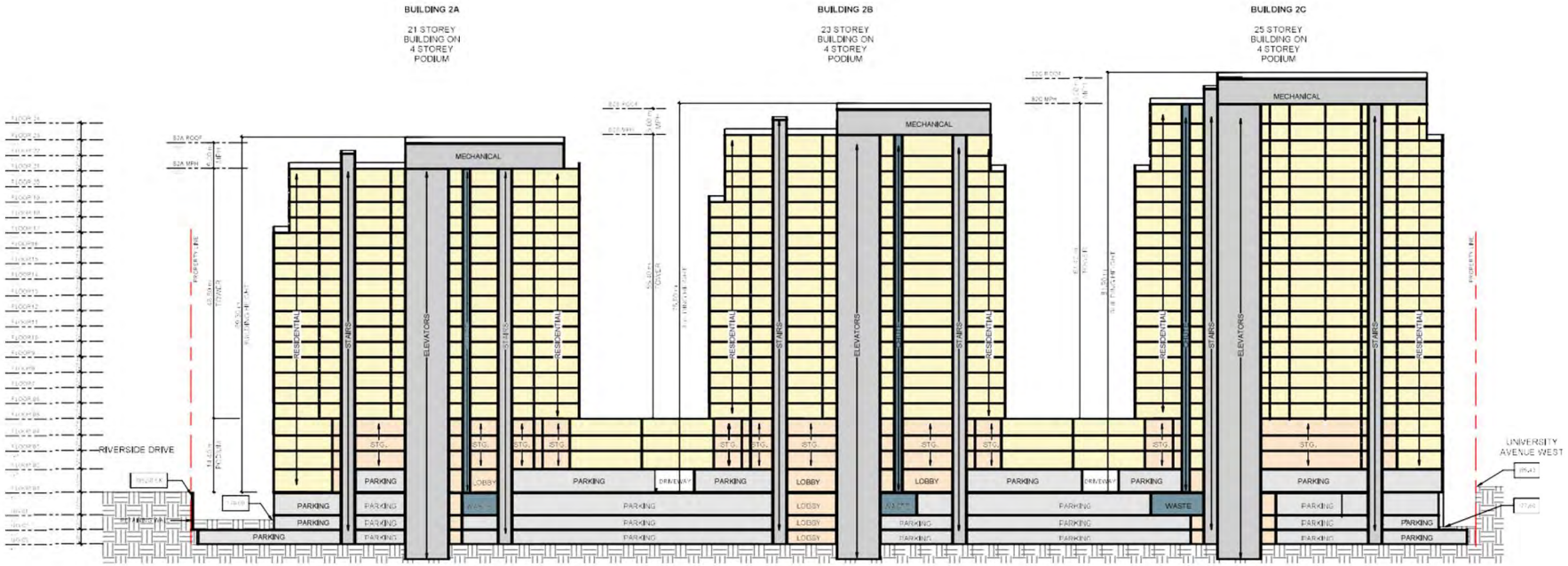
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CBC Lands - 825 Riverside Dr. W., Windsor, ON

FLOOR MPH/AMENITY

A111





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BUILDING SECTIONS

A401



825 RIVERSIDE DRIVE WEST

PERSPECTIVE VIEWS

16.154 2024-06-14 Revision 05

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2

PERSPECTIVE VIEW FROM UNIVERSITY AVE W LOOKING NORTH WEST

825 RIVERSIDE DRIVE WEST,WINDSOR, ON

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3

PERSPECTIVE VIEW FROM CARON AVE LOOKING WEST

825 RIVERSIDE DRIVE WEST,WINDSOR, ON

TURNER FLEISCHER



4

PERSPECTIVE VIEW FROM UNIVERSITY AVE W LOOKING NORTH

825 RIVERSIDE DRIVE WEST,WINDSOR, ON

TURNER FLEISCHER



5

PERSPECTIVE VIEW FROM RIVERSIDE DR W LOOKING SOUTH WEST

825 RIVERSIDE DRIVE WEST,WINDSOR, ON

TURNER FLEISCHER



6

PERSPECTIVE VIEW
LOOKING TOWARDS THE TOWNHOUSES

825 RIVERSIDE DRIVE WEST,WINDSOR, ON

TURNER
FLEISCHER



7

PERSPECTIVE VIEW FROM RIVERSIDE DR W LOOKING SOUTH EAST

825 RIVERSIDE DRIVE WEST,WINDSOR, ON

TURNER FLEISCHER



TURNER
FLEISCHER

APPENDIX D – CONSULTATION

TRANSIT WINDSOR – JASON SCOTT

Transit Windsor has no objections to this development. The closest existing transit routes to this property are with the Transway 1C and Route 115. Both routes have an existing weekday peak frequency of 10 minutes. The Transway 1C will be replaced by a new primary route as part of Transit Windsor's City Council approved 2023 Service Plan. This route will be known as Route 110 and will have a peak weekday frequency of 10 minutes. Route 110 will be implemented in conjunction with the completion of Transit Windsor's new east end terminal, which is expected to be completed in 2026. The closest existing bus stops to this property are located on University at Caron northwest corner and Riverside at Crawford northwest corner. All of the development will be within Transit Windsor's walking distance guidelines of 400 metres to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

SITE PLAN CONTROL

The development as proposed, is subject to Site Plan Control pursuant to the Planning Act and City of Windsor By-law 1-2004. Where preceding development applications are required, inclusive of Official Plan and Zoning By-law Amendments, request for Site Plan Control Pre-Consultation Stage 1 may be made following completion of the requisite Development and Heritage Standing Committee meeting at https://ca.cloudpermit.com/login

ERCA – ALICIA GOOD

The City of Windsor has received Zoning By-law Amendment Z 001-26 [ZNG-7351] & OPA 199 [OPA-7352] for the above noted subject property. The Applicant is proposing to construct a residential development that includes a total of 1,602 units distributed across five towers ranging in height from 17 to 25 storeys, as well as one three (3)-storey stacked/back-to-back townhouse block containing 24 units. In total, 1,725 parking spaces are proposed.

To facilitate this development, the Applicant is requesting an Official Plan Amendment to redesignate the northwestern portion of the site from "Residential" to "Mixed Use Corridor" and redesignate the portion of the site within the City Centre Planning District boundary from "High Profile Area" to "Very High Profile Area".

The applicant is requesting a Zoning By-law Amendment to rezone the eastern portion of the site from Commercial District 3.6 (CD3.6) to Green District 1.4 (GD1.4); rezone the site from a Commercial District 1.4 (CD1.4) and Commercial District 3.6 (CD3.6) to a new Commercial District with a Holding Zone that permits a mix of commercial and residential uses as site specific zoning provisions.

Our office requests that the City of Windsor collect the appropriate ERCA review fee of $400.00 per line item 27 of the 2026 ERCA Board Approved Fee Schedule for our review of this application.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21

The Essex Region Conservation Authority is reviewing this application circulated under the Planning Act pursuant to its delegated Provincial authority for the purpose of ensuring that the decisions under the Act are consistent with the natural hazards policies under the Provincial Planning Statement, 2024.

Conservation Authorities also regulate development activities in areas affected by natural hazards under s. 28 of the Conservation Authorities Act and may provide comments related to satisfying permit requirements for the benefit of the Applicant.

We have reviewed the development proposal for this site, and given its scope and scale, our office has concerns regarding the impacts to downstream ERCA regulated areas. Therefore, consistent with ERCA's mandate under the Conservation Authorities Act, we request that the Municipality include conditions requiring ERCA approval for the proposed works at the time of Site Plan Control. Additionally, we recommend that the Applicant contact our office at regs@erca.org to discuss the stormwater management for this project.

ERCA has concerns with the potential impact to the quantity and quality of runoff in the downstream watercourse due to the proposed development on this site. ERCA recommends that both the quantity and quality of excess runoff be adequately controlled to avoid any adverse impacts to the downstream watercourse. We therefore request inclusion of the following conditions in the Development Agreement at the time of Site Plan Control:

1. That the developer undertakes an engineering analysis and implement the necessary measures to control any increases in flows to the downstream watercourse, to the satisfaction of the Municipality and the Essex Region Conservation Authority.

2. That the developer obtains authorizations from the Essex Region Conservation Authority prior to undertaking site alteration and/or construction activities.

FINAL RECOMMENDATION

Our office has no objection to Z 001-26 [ZNG-7351] & OPA 199 [OPA-7352]. As noted above, due to the scope and scale of this development, our office requests the Municipality to include conditions at the time of Site Plan Control requiring ERCA approval for the proposed works as described above. Please continue to circulate our office with the future Site Plan Control application for this development as we may have additional comments to provide.

CANADA POST – BRUNO DESANDO

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project.

Lock-Box Assembly Requirements

The complete Canada Post Standards Manual for Builders & Developers can be downloaded at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Compartments Size

- Horizontal lock-box models used in mailrooms must have the following minimums:
    - Residential compartments must be at least 12.5 x 13.5 cm
    - Commercial compartments at least 13.5 x 30.5 cm
    - Parcel compartments at least 30.5 x 30.5 cm
- Vertical lock-box models must have min comp size of 25 x 12.5 cm. (Most models are 40 x 12.7 cm)

Heights

- All lock-box assemblies must be installed in a manner that will not require the delivery employee to reach higher than 170cm or lower than 45cm when delivering to the equipment. With respect to horizontal lock-boxes, the limits above will likely mean that maximum number of compartments that can be included in each column of residential compartments would be eight

Rear-loading Lock-boxes

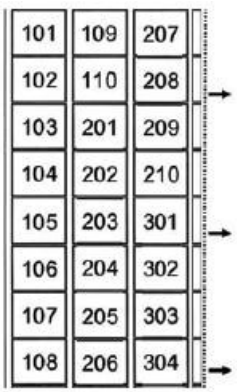
- Projects with more than 100 units are required to be serviced via a rear-loading lock-box assembly.
- There must be a width of at least 100cm of working space from the back of the boxes to the wall.
- A ledge under the bottom row of boxes is also recommended in rear-loading designs. This ledge is to be directly under the bottom row of boxes (no space between ledge and bottom of boxes) and must stick out at least 20cm from the back of the boxes.
- Mailroom door is required to provide a minimum 81cm opening
- Lighting should be at least 100 lux (measured 75 cm from floor)

Access

- All buildings where the lock-boxes are required to be serviced from inside the building are required to install a Canada Post Crown lock in the building intercom. The intercom is pre-fabricated with an internal housing for the lock. The lock can be obtained from the local deliver supervisor.
- If the building has more than 100 units, a rear-loading lock-box assembly will be installed. The door to the Canada Post delivery area must be fitted with a specific model of deadbolt. This is because Canada Post will supply a key cylinder made specifically for the Canada Post key that will fit inside the deadbolt purchased by the developer.

Numbering

- Compartments should be numbered vertically and left to right on the delivery side of the boxes



Grade-level Components

- If the development includes grade level retail or residential units, please take note that door-to-door delivery will not be provided to these units. Canada Post is happy to install a Community Mailbox to provide service to these units. Please coordinate a location with the Canada Post Delivery Planner for the area. If there is no room on the property for the Community Mailbox, service can be provided via another Community Mailbox in the area. Options to service the units from the tower (lobby) lock-boxes or via a front-loading lock box erected on the outside of the building can also be discussed with the Delivery Planner.

ENVIRONMENTAL SUSTAINABILITY – MICHELLE MOXLEY-PELTIER

Climate Change Mitigation

It is recommended that the applicant provide an energy strategy outlining how the development will reduce energy consumption and greenhouse gas emissions. The development should incorporate electric vehicle charging ready infrastructure to ensure parking areas are accessible for current and future residents and visitors who own electric vehicles.

Energy Efficient Building Design

The development is encouraged to incorporate energy efficient building design measures, including high efficiency heating, ventilation, and air conditioning systems, improved insulation and energy efficient windows, and low water use fixtures such as toilets and sinks. The use of sustainable building materials and low emission, low carbon construction solutions is strongly recommended to enhance overall building performance, reduce long-term operating and maintenance costs, and improve resilience and efficiency over the life of the development.

Climate Change Adaptation

Given the development's proximity to the Detroit River, which has experienced flooding in the past, it is important that climate change risks are carefully addressed through appropriate flood prevention and stormwater management measures. These measures may include greywater reuse, effective roof water collection, and comprehensive surface and groundwater management strategies to reduce flood risk and protect building integrity. The integration of green spaces and enhanced tree canopy coverage is also recommended to help mitigate urban heat island effects, improve stormwater infiltration, and strengthen overall climate resilience.

Nature Based Solutions

Nature based solutions should be integrated into the development design where feasible. Opportunities for incorporating these solutions may include:

- A green roof or a rooftop design that integrates solar panels
- Bird friendly window treatments, particularly at upper building levels
- The inclusion of green space on rooftops and at ground level

Existing trees identified for preservation should be retained wherever possible, and additional native trees and plant species should be incorporated to enhance biodiversity, environmental sustainability, and overall site resilience.

ZONING COORDINATOR – STEFAN PAVLICA

Below is the zoning review summary for the *above-mentioned property*; circulated on March 30th, 2026:

- **Current Zoning Designation**: Commercial District 1.4 (CD1.4) & Commercial District 3.6 (CD3.6)
- **Proposed Zoning Designation**: Commercial District 3.*X* (CD3.*X*)(H*X*)

- **Existing Use [as per historical Building Permit(s) / Planning Act Applications(s)]**:
  - *Business Office*

- **Proposed Use(s)**:
  - Commercial Uses – *Bake Shop*, *Bakery*, *Business Office*, *Child Care Centre*, *Convenience Store*, *Food Outlet – Take-Out*, *Hotel*, *Medical Office*, *Restaurant* & *Retail Store*
  - Residential Uses – *Multiple Dwelling*, Stacked Townhouses & *Townhome Dwelling*

- **Section 5 – General Provisions**:
  - COMPLIES

- **Section 16.*X*.5 – Commercial District 3.*X* (CD3.*X*)(H*X*)**:

  - Maximum Lot Coverage [16.*X*.5.3]:
    - 45.0% (Required)
    - 40.3% (Provided)
  - Maximum Main Building Height [16.*X*.5.4]:
    - 85.0m (Required)
    - 81.9m (Provided)
  - Minimum Rear Yard Depth [16.*X*.5.*X*]:
    - 5.75m (Required)
    - 5.75m (Provided)
  - Minimum Building Setback – interior lot line OR Minimum Side Yard Depth [16.*X*.5.*X*]:
    - 5.75m (Required)
    - 5.75m (Provided)
  - Minimum Landscaped Open Space Yard [16.*X*.5.8]:
    - 40.0% (Required)
    - 46.8% (Provided)
  - Maximum Gross Floor Area – Bake Shop, Bakery, or Restaurant [16.*X*.5.10]:
    - 500.0m2 (Required)
    - N/A (Provided)

- Minimum Building Setback – *from Crawford Avenue* [16.*X*.5.*X*]:
  - 3.70m (Required)
  - 6.55m (Provided)
- Minimum Building Setback – *from Riverside Drive West* [16.*X*.5.*X*]:
  - 4.55m (Required)
  - 4.55m (Provided)
- Minimum Building Setback – *from Salter Avenue* [16.*X*.5.*X*]:
  - 5.70m (Required)
  - 5.70m (Provided)
- Minimum Building Setback – *from University Avenue West* [16.*X*.5.*X*]:
  - 5.70m (Required)
  - 5.85m (Provided)
- Minimum Building Setback – *for underground parking garage* [16.*X*.5.*X*]:
  - 0.50m (Required)
  - 0.73m (Provided)

- **Section 20 – Site Specific Zoning Exemptions**:
  - NOT APPLICABLE

- **Section 24 – Parking, Loading, and Stacking Provisions**:
  - Required Number of Parking Spaces [*S.20(1)XXX.x*]:
    - 1,650 (Required)
      - Requesting parking ratio of 1.03 for each dwelling unit
    - 1,722 (Provided)
  - Minimum Size of Parking Space [24.20.10.1]:
    - 2.5 metres by 5.5 metres (Required)
      - 2.5 metres by 5.5 metres (Provided)
    - 3.5 metres by 5.5 metres - beside a wall or fence (Required)
      - 2.8m metres by 5.5 metres – besides a wall; *ex. Floor 1 parking proposal* (Provided)
  - Required Number of Visitor Parking Spaces [24.22.1.1]:
    - 258 (Required)
    - 0 (Provided)
  - Required Number of Type A Accessible Parking Spaces [24.24.1]:
    - 14 (Required)
    - 6 (Provided)
  - Required Number of Type B Accessible Parking Spaces [24.24.1]:
    - 15 (Required)
    - 0 (Provided)
  - Required Number of Bicycle Parking Spaces [24.30.1]:
    - 83 (Required)
    - >135 (Provided)
  - Required Number of Loading Spaces – Building 1 [24.40.1.5]:
    - 4 (Required)
    - 2 – “tandem loading spaces” (Provided)
  - Required Number of Loading Spaces – Building 2A [24.40.1.5]:

        - 4 (Required)
        - 1 (Provided)
    - Required Number of Loading Spaces – Building 2B [24.40.1.5]:
        - 4 (Required)
        - 1 (Provided)
    - Required Number of Loading Spaces – Building 2C [24.40.1.5]:
        - 4 (Required)
        - 1 (Provided)
    - Required Number of Loading Spaces – Building 3 [24.40.1.5]:
        - 4 (Required)
        - 2 – “tandem loading spaces” (Provided)

- **Section 25 – Parking Area Regulations**:
    - Access Area [25.5.30.4]:
        - 4.50m – maximum / lane (Required)
        - 19.31m – access from Salter Avenue (Provided)

ENWIN
Hydro Engineering: Keegan Morency Kendall
No Objection, provided adequate clearances are achieved and maintained.

Please note the following.

1- ENWIN has a pole line on the property containing overhead 27.6kK three phase primary conductors.
2- ENWIN has a 300kVA 27.6kV-120/208V pad mount transformer on the property.
3- ENWIN has three phase underground 27.6kV primary conductors from the pole to the pad mount transformer.
4- There are privately owned underground three phase 120/208V service conductors from the transformer to the building.
5- ENWIN is servicing a billboard at the north east corner of the property with single phase overhead 120/240V secondary conductors.

There are underground primary and secondary conductors on the property. Please request locates prior to starting construction to ensure the location of all underground conductors in the area.

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

Water Engineering: Bruce Ogg
ENWIN Water has no objections to the rezoning.

PARKS DEVELOPMENT – HODA KAMELI
I have reviewed the conceptual site plan and the accompanying shadow study. Although some areas experience shading in excess of three hours, these impacts are limited to non-active portions of the park. Active areas, seating opportunities, and planted bed areas are not subject to shading beyond the three-hour threshold. Increased shading shown in December is not

considered a concern, as this period does not correspond with peak seating use or active planting performance; therefore, it has not been flagged.

There are no further concerns from a parks development perspective.

However, from a broader landscape architecture perspective, it is recommended that a wind study be undertaken to assess potential microclimate impacts associated with the proposed development.

ARCHAEOLOGICAL AESSMENT COMMENTS

The subject property is located within the Archaeological Potential Zone (as per the Windsor Archaeological Management Plan, 2024; OPA 181; and updated 2024 archaeological potential model OP Volume I Schedule C-1). 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 relevant archaeological reports and GIS study area must be submitted to the City of Windsor.

RIGHT-OF-WAY – MARK SCHAFFHAUSER

Required Drawing Revisions:

1. **Driveway Approaches** – Do not conform to City of Windsor Standards, which must be constructed with straight flares and no raised curbs within the right-of-way.
    - Modify as per Standard Engineering Drawing AS-204.

2. **Sewer Connections** – All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
    - Modify drawings to include all sewer connections and water services.
    - Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.
    - Sampling Manhole required to be installed at or near property line, if one does not already exist

3. **Alley Acquisition or Closing** – Proposal includes access off or near existing alley.
    - Modify drawings to include alley closure or acquisition

4. **Right-of-Way Construction –** The dead end of Salter Ave., abutting the subject lands, must be improved with a cul-de-sac to meet current municipal standards. The cul-de-sac is to be designed and constructed to the satisfaction of the Commissioner of Infrastructure Services and at the entire expense of the applicant
    - Modify drawings to include completion of Cul-de-Sac at north limit of Salter Ave. per TAC guidelines and AS-545-A

Special Provisions (to be included in Site Plan Control Agreement)

The following special provisions will be required prior to submitting a building permit application:

Site Plan Control Agreement – The owner(s) enter into an agreement with the City of Windsor for all requirements under the General Provisions of the Site Plan Control Agreement for the Engineering Department.

Alley Acquisition – The owner(s) shall agree prior to issuance of a Building Permit, to acquire any portion of the closed alley abutting the property that is not currently owned by the applicant.

Alley Closing – Prior to the issuance of a Building Permit, the owner shall apply to the Street and Alley Closing Committee to close the existing alley adjacent to the subject property.

Corner Cut-Off – The owner(s) agrees, prior to the issuance of a construction permit, to gratuitously convey a 4.6 m x 4.6 m (15' x 15') corner cut-off at the intersection of Salter Ave and University Ave. W., and 6m x 6m (20' x 20') corner cut-off at the intersection of Riverside Dr. W. and Crawford Ave. in accordance with City of Windsor Standard Drawing AS-230.

ERCA Requirements – The owner(s) further agrees to follow all drainage and flood proofing recommendations of the Essex Region Conservation Authority (ERCA) may have with respect to the subject land, based on final approval by the City Engineer. If applicable, the Owner will obtain all necessary permits from ERCA with respect to the drainage works on the subject lands.

Sanitary Sampling Manhole - The owner(s) agrees for all non-residential uses, to install a sanitary sampling manhole accessible at the property line of the subject lands to the City Engineer at all times. The determination of the requirement or interpretation if a sampling manhole exists or exceptions to such, will be to the satisfaction of the City Engineer.

Off-site Improvements – The owner shall obtain, prior to the issuance of a building permit, an Enhanced Permit from the Right-of-way Division of the Engineering Department to supply, construct and install at its entire expense for all applicable right-of-way improvements identified by the Engineering Department, submit detailed design drawings and obtain street opening permits to the satisfaction of the City Engineer and the Transportation Planning Senior Engineer.

The Enhanced Permit shall include all of the applicable Servicing General Provisions, as updated from time to time. Prior to issuance of the Enhanced Permit the following will be required:

a. A detailed cost estimate for the Offsite Improvements, supported by preliminary design drawings prepared by an Engineer licensed in the Province of Ontario
b. Approval by the Manager of Risk Management of all necessary securities and insurance
c. Engineering Development Review fee in accordance with the current City of Windsor User Fee Schedule
d. The following special provisions are to be included in the Enhanced Permit:
    a. **Pavements** –The owner agrees that cul-de-sac pavements shall have a minimum radius of Thirty-one (31) feet (9.5 metres) and that temporary cul-de-sacs and barricades shall be installed at temporary dead-ended streets as per AS-545-A. The owner further agrees that one (1) full winter shall elapse following the laying of base asphalt, prior to the laying of surface asphalt. All work to be to the satisfaction of the Commissioner of Infrastructure Services.

If you have any further questions or concerns, please contact Dan Perissinotti, of this department at dperissinotti@citywindsor.ca

TRANSPORTATION PLANNING – AASHVI SARVAIYA

- **Land Conveyance**
  Not applicable.

- **Corner Cut-Off**
  - A corner cut-off of 6.1 meters is required at the corner of Riverside Drive W and Crawford Avenue. **Provided and transportation has no further comment.**
  - A corner cut-off of 4.6 meters is required at the corner of Salter Avenue and University Avenue. **Provided and transportation has no further comment.**

- **Sidewalk**
  Not applicable.

- **Parking**
  All parking must comply with ZBL 8600. Transportation have reviewed the transportation impact study update and Parking study report for the above-noted application dated December 2025, by Matt Brouwer (P.Eng.) from Paradigm Transportation Solutions Limited.
  - The parking study requires revision, as the proxy sites utilized are not considered representative of the proposed development, particularly with respect to the number of units.
  - Transportation Services prefers that proxy sites be located within the City of Windsor and be comparable in scale, ideally comprising approximately 250–300 units, to accurately reflect the characteristics of the proposed development.
  - The applicant is requested to submit 2 or 3 potential proxy sites within Windsor to tda@citywindsor.ca for review before proceeding with the revised study. The department will evaluate the submitted options and identify an appropriate development to be used for counts, which shall be incorporated into the revised parking study.

- **Transportation Impact Study**
  Transportation have reviewed the Transportation Impact Study Update and Parking study report for the above-noted application dated December 2025, by Matt Brouwer (P.Eng.) from Paradigm Transportation Solutions Limited.
  - The report is satisfactory and is accepted in its current form. However, left-turn movements from Salter Avenue are not permitted; therefore, evaluation of left-turn movements is not required as part of the study.

- **Access**
  All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

- **Exterior Path**
  All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Should you have any further questions or concerns, please contact Aashvi Sarvaiya, of this department at tda@citywindsor.ca.

DEVELOPMENT ENGINEERING – ROB PERISSINOTTI

Review Comments:

Land requirements for public right-of-way widening (Provide 12R Plan)

- A 2.8 meter land conveyance is required along the frontage of Crawford Avenue right-of-way.
- Land conveyance necessary for a 6.1m x 6.1m corner cut-off at the intersection of Riverside Drive West and Crawford Avenue.
- Land conveyance necessary for a 4.6m x 4.6m corner cut-off at the intersection of University Avenue West and Salter Avenue.

Site Servicing - diameter vitrified clay combined sewer on Salter Avenue and the existing 450mm diameter brick combined sewer on Crawford Avenue to be used as the potential sewer outlets for the site.

If possible existing connections should be utilized. All existing and proposed storm, sanitary and water services must be identified on the servicing plan, as well as the associated mainline sewers/water mains and redundant connections. Any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

A functional servicing study has been submitted by Walterfedy, dated September 2, 2025. This department has completed a review of the study and have provided comments from which can be found below. Based on the above information, the servicing study is not satisfactory to move this application into the next phase, as additional information and report revisions is required.

At the time of Site Plan Control, the owner will be required to construct a cul-de-sac, including curbs and gutters, driveway approaches and the necessary drainage facilities according to City of Windsor standard specifications, with a minimum radius of 31'-0" (9.5 meters) at the northerly limit of Salter Avenue. The owner further agrees that one (1) full winter shall elapse following the laying of base asphalt, prior to the laying of surface asphalt. All work to be to the satisfaction of the City Engineer.

In summary, we have no objections to the proposed amendment to Zoning By-Law 8600 and OPA, subject to the following conditions**:**

Land Conveyance – Prior to the issuance of a construction permit, the owner shall agree to gratuitously convey to the Corporation, 2.85 meters along the entire frontage of Crawford Avenue.

Alley Closing – Prior to the issuance of a Building Permit, the owner shall apply to the Street and Alley Closing Committee to close and purchase the northern section of existing alley at the rear of 0 Crawford Avenue (Roll # 040-140-05500), adjacent to the subject property.

Corner Cut-off – The owner agrees prior to the issuance of a construction permit to gratuitously convey:

1. A 6.1m x 6.1m corner cut-off at the southeast corner of Riverside Drive West and Crawford Avenue in accordance with City of Windsor Standards.

2. A 4.6m x 4.6m corner cut-off at the northeast corner of University Avenue West and Salter Avenue in accordance with City of Windsor Standards.

Servicing Study – The owner agrees, at its own expense, to retain a Consulting Engineer to provide a detailed servicing study report on the impact of the increased flow to the existing municipal sewer system, satisfactory in content to the City Engineer and prior to the issuance of a construction permit. The study shall review the proposed impact and recommend mitigating measures and implementation of those measures.

If you have any further questions or concerns, please contact Rob Perissinotti, of this department at rperissinotti@citywindsor.ca

Functional Servicing Study and Stormwater Management Comments

4.0 Sanitary Servicing

- The minimum persons per unit that the City has approved form high density developments is 2. Please revise,
- To confirm that the municipal combined sewer can accommodate the proposed development, an analysis of the downstream and upstream receiving system must be complete. This analysis is to be completed with a computer model; see attached map for sketch of area to be analyzed,
- Only one combined connection will be permitted to both the Crawford and Salter municipal combined sewers,
- The existing sanitary flow should not be taken as a theoretical based on land area but rather the actual building occupancy and number of washroom facilities.

6.0 Storm Servicing and Stormwater Management

- The allowable combined storm/sanitary flows must be equal to or less then the existing combined flows or based of the assessment of the combined municipal sewer . The existing allowable stormwater flows should be calculated based on 1:2-year storm event.
- Typically in areas with combined sewers, stormwater runoff is over restricted to accommodate additional sanitary flows.
- Stormwater management calculations will be reviewed in detail for approval during the Site Plan Control process.

Sewer Study Area



ENVIRONMENTAL POLICY – KAREN ALEXANDER & CONNOR WILSON

Environmental Policy staff has reviewed the development proposal at 825 Riverside Drive West and the associated Environmental impact Assessment (EIA) completed by MTE Consultants (dated December 5, 2019) and the Clayland Developments 825 Riverside Drive Windsor EIA Update letter prepared by MTE Consultants (dated September 8, 2025).

Staff note that the qualified professional (QP) proposed that a 0.35-hectare linkage area is retained post development as a movement corridor for Species at Risk (SAR) snake species. The EIA proposes retaining walls are proposed for the edges of the linkage corridor with the grading of the corridor sloping upwards from north to south and sloping downwards to meet the existing grades at the southern end of the property which will provide suitable habitat for SAR

snake movement post development. Additional habitat improvements are being proposed that of which includes native species plantings with a mix of native grasses and low shrubs.

Staff note that MTE conducted additional site visits to determine habitat state quality due to the increase of activity within the rail corridor. Based off the site condition found during the field investigations, MTE Consultants provided 10 Recommendations that will be implemented at the time of Site Plan Control in addition to any site requirements through the applicable Act.

Environmental Policy Staff note that the Endangered Species Act (2007) (ESA)has been repealed March 30, 2026; in its place, the Species Conservation Act (2025) (SCA) has been enacted. As the undertaking of the SCA is proponent driven, it is the applicant's responsibility to ensure that they're compliant with the applicable Act. Through discussion with the QP, MTE Consultants are in the process of determining if a registration or permit is required for the proposed development.

At this time, Environmental Policy staff requires that a Hold be placed on the zoning. Should a permit application be required by the MECP, the Hold condition can be removed upon confirmation that a permit has been issued. Should a permit not be required by the MECP and instead only a Registration be required, Environmental Policy staff will request that the Registration Number be provided at the time of Site Plan Control, and the holding can be lifted. Additional conditions shall be identified at the time of Site Plan Control for the implementation of the QPs recommendations.

URBAN DESIGN – SOPHIA DI BLASI

Pursuant to the application for a Zoning By-law and Official Plan Amendment (Z 001-26 [ZNG-7351] & OPA 199 [OPA-7352]), please note the following Urban Design comments:

The proposed development demonstrates overall alignment with the overarching objectives of the Official Plan and the City's Intensification Guidelines. The proposal integrates a variety of visual appeal and architectural expression through the use of varied building heights and forms. In particular, the buildings fronting Caron Avenue are differentiated in colour and height while maintaining a cohesive overall design. The integration of townhouse units within the high-rise development provides a complementary low-rise component that contributes positively to the site's scale transition and overall composition.

The positioning of the high-rise buildings relative to the street contributes to an attractive and pedestrian-oriented streetscape. Landscaped setbacks support a comfortable public realm and help ensure visual compatibility with the surrounding neighbourhood. The use of glazing along street-facing elevations promotes interaction with the public realm, while the overall landscaping strategy is well integrated throughout the site, supporting safe, comfortable, and animated pedestrian circulation.

In addition to the above, from an urban design perspective, documentation and selective salvage measures alone are not sufficient to ensure that the cultural heritage value of the site is meaningfully reflected within the future development. Given the site's prominent riverfront location and its strong associative and landmark value, commemoration is expected to be clearly legible, integrated, and publicly accessible as part of the overall design.

Commemorative approaches should not be treated as secondary or ornamental gestures. Instead, commemoration should be intentionally embedded within the site layout, building design, and public realm, with an emphasis on long-term visibility, public engagement, and

placemaking. Minimal or symbolic gestures alone are not appropriate for a site of this significance.

Salvage, reuse, reconstruction (where necessary), and commemoration be coordinated and integrated into the development proposal and located in areas with high public exposure. Commemorative elements should incorporate interpretive and experiential features that enhance the pedestrian environment, contribute to streetscape quality, and reinforce the identity of the site within the broader riverfront and neighbourhood context.

As the applicant continues to refine the proposal, further design development should demonstrate how commemorative features are cohesively integrated with building massing, setbacks, landscaping, and pedestrian-oriented spaces, ensuring that the site's cultural history remains legible and meaningfully expressed as part of a high-quality urban design outcome.

CANADIAN PACIFIC RAIL

Comments on, within 500m of CPKC Rail line

CPKC is generally not opposed to Commercial/Industrial type developments adjacent to our right of way. Notwithstanding that statement, commercial developments should still meet certain recommendations based upon site specific conditions and intended use.

CPKC is not in favour of residential uses that are not compatible with rail operations as the safety and welfare of residents can be adversely affected by rail operations. CPKC freight trains operate 24/7 and schedules/volumes are subject to change.

CPKC's approach to any development or expansion in the vicinity of rail operations is encapsulated by the recommended 2013 Proximity Guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. CPKC continues to recommend that all proposed developments (whether residential, commercial, or industrial) follow the 2013 Proximity Guidelines. It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: https://www.proximityinitiative.ca/

CPKC's drainage infrastructure, including ditches and culverts, is designed exclusively to manage railway stormwater. These systems are not engineered to accommodate flows from adjacent developments. Developers must not incorporate or rely on CPKC drainage systems as part of their stormwater management plans, all stormwater management strategies must remain fully independent of CPKC property.

In addition, all construction, continued maintenance, access, and egress must be done without entering the railroad right of way. This includes but is not limited to maintenance of any equipment, lawn care, snow plowing and emergency exits via windows or doors.

CPKC recommends that the below conditions be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):

"CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity.

Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

We would appreciate being circulated with all future correspondence related to developments adjacent to our right of way.

HERITAGE PLANNER – KRISTINA TANG

The Heritage Impact Assessment and Documentation and Commemoration Report prepared by Stantec Consulting Ltd. concludes that the existing CBC / Radio-Canada building has cultural heritage value or interest that meets the criteria for Designation under the Ontario Heritage Act. The report also concludes that retention of the existing structure is not feasible given the proposed redevelopment, including the provision of underground parking across the site. However, City Council has since approved a Notice of Intention to Designate the property under Part IV of the Ontario Heritage Act on June 8, 2026 (CR242/2026).

The Statement of Cultural Heritage Value or Interest from the heritage designation identifies the property as a representative example of a mid-20th century modernist broadcasting facility, with heritage attributes including the north façade, its green glazed brick detailing, columns, rhythmic façade bays, and inset openings; the L-shaped breezeway, including its open-air covered walkway form and green glazed brick-clad columns; the building's horizontal massing as expressed along the north elevation; buff brick cladding as a secondary material; the substantial landscaped setback along Riverside Drive West; and the site's visual and spatial relationship to the Detroit River. As a result of the designation process, redevelopment of the site is required to prioritize the conservation of these identified heritage attributes.
The feasibility of retaining these attributes, in whole or in part, including in relation to below-grade construction, will be required to be further examined and demonstrated through detailed design, including Site Plan Control and the Heritage Alteration Permit process.

Accordingly, the preferred approach is the retention and integration of the primary heritage attributes, particularly:
- the north façade, including green glazed brick columns and façade rhythm; and
- the L-shaped breezeway as an open-air covered structure.

These attributes represent the primary expressions of the property's cultural heritage value and are expected to be meaningfully incorporated into the site design rather than treated as stand-alone or decorative features. Where it is demonstrated that in situ retention is not feasible, alternative measures such as relocation or reconstruction of heritage attributes may be considered, subject to appropriate justification and to the satisfaction of the City Planner.

A Conservation Strategy, including a finalized Documentation and Commemoration Report will be required through the holding provision, to support the conservation approach for the site.

The Report shall:

- identify how designated heritage attributes will be retained and integrated into the proposed development;
- identify any attributes that cannot be retained and provide justification for their removal;
- outline measures for the salvage, relocation, or reconstruction of heritage elements, where applicable; and
- provide a documentation and interpretation strategy for attributes that cannot be conserved.

The Report will inform both the Site Plan Control process and any required Heritage Alteration Permit under the Ontario Heritage Act. All alterations to the property following designation will be subject to the Heritage Alteration Permit process under the Ontario Heritage Act.

The holding provision shall remain in place until the conservation work is completed to the satisfaction of the City Planner.

Item No. 8.7

Committee Matters: SCM 237/2026

Subject: Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare's Furs Building and Sign (Ward 3)

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

Decision Number: **DHSC 835**

I. THAT the Notice of Intent to Partially Demolish the heritage listed property at 493 Ouellette Avenue, Lazare's Furs Building and Sign, to remove the south (side) and west (rear) exterior walls to facilitate the construction of a rear four-storey addition and openings **BE RECEIVED**; and,

II. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the property municipally known as 493 Ouellette Avenue in accordance with Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest attached as Appendix 'B'; and,

III. THAT the City Solicitor **PREPARE** the by-law to designate the property; and,

IV. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the integration of key heritage attributes into the future redevelopment.

Carried.

Report Number: S 64/2026
Clerk's File: MBA/14987

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 10.1 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare's Furs Building and Sign (Ward 3)

Reference:

Date to Council: July 6, 2026
Author: Tracy Tang, MCIP, RPP
Planner III - Special Projects
Email: ttang@citywindsor.ca
Phone: 519-255-6543 X 6851

Kristen Kretschmann
Community Development Planning Assistant
kkretschmann@citywindsor.ca
Planning & Building Services
Report Date: 6/11/2026
Clerk's File #: MBA/14987

To: Mayor and Members of City Council

Recommendation:

I. **THAT** the Notice of Intent to Partially Demolish the heritage listed property at 493 Ouellette Avenue, Lazare's Furs Building and Sign, to remove the south (side) and west (rear) exterior walls to facilitate the construction of a rear four-storey addition and openings **BE RECEIVED**; and,

II. **THAT** the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the property municipally known as 493 Ouellette Avenue in accordance with Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest attached as Appendix 'B'; and,

III. **THAT** the City Solicitor **PREPARE** the by-law to designate the property; and,

IV. **THAT** the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the integration of key heritage attributes into the future redevelopment.

Executive Summary:

N/A

Background:

The Lazare's Furs Building and Sign located at 493 Ouellette Avenue was listed on the Windsor Municipal Heritage Register by City Council on June 9, 2008. The three-storey building is located on the west side of Ouellette Avenue at the intersection with Maiden Lane. The building is primarily clad in buff brick along the south and west façades, while the east (front) façade facing Ouellette Avenue features Indiana limestone with Art Deco details and glass storefronts. The south façade contains a series of painted plaques where window openings once existed. Research conducted indicates that the originally two-storey building was constructed in 1928 and designed by locally significant architect Albert J. Lothian. The neon sign over Maiden Lane on the south façade of the building, built c1942, was later listed on the Heritage Register by City Council on August 4, 2015.



East (front) and South (side) façades of 493 Ouellette Avenue as seen from Ouellette Avenue, with Maiden Lane to the left (Photo courtesy of Applicant)

On March 17, 2026, Steve Berrill, Architect from ADA Architect and Agent on behalf of the Property Owner, reached out to Heritage Planning staff regarding plans to construct a four-storey addition at the rear of the subject property and to convert the second and third storeys into residential units. As the proposed changes involve the demolition/removal of exterior walls, Heritage Planning staff advised the Property Owner's Agent of the heritage planning requirements. On May 28, 2026, the Applicant submitted a complete Notice of Intent to Partially Demolish package (Appendix 'A').

The property has been identified as a 'high priority' for heritage designation under Part IV of the *Ontario Heritage Act (OHA)* through the City's ongoing review of listed heritage properties in response to Provincial Bill 23. The evaluations as part of the Bill 23 Cultural Heritage Evaluation Research project concluded that the property meets multiple criteria for designation under Ontario Regulation 9/06. Accordingly, and as

triggered by the Notice of Intent to Partially Demolish the listed heritage property, this report has been advanced to provide Council with the opportunity to consider designation of the property based on its identified cultural heritage value or interest under Ontario Regulation 9/06, and to ensure that heritage conservation is appropriately addressed as part of the redevelopment of the site.

Legal Provisions:

The subject property is listed (not designated) on the Windsor Municipal Heritage Register. Section 27 of Part IV of the *Ontario Heritage Act* (*OHA*) states that "the register may include property ... that the council of the municipality believes to be of cultural heritage value or interest", without being designated. Also, "The owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure." The 60 days only begins after notice is received accompanying plans and information as Council may require. City of Windsor Council approved "Requirements and Procedures, Application for Demolition of Heritage-Listed Properties" (Council Decision # M163-2015) which outlines the required information for demolition, and notes that Administration has 30 days to evaluate if the information submitted is sufficient. Only after determination has been made that the required information has been submitted, does the 60-day count begin.

For heritage-listed (non-designated) properties, the *OHA* does not provide explicit provisions for Council to comment on or approve/consent to alterations. The *OHA* only requires notification to Council for the demolition/partial demolition of a heritage-listed property. There is no explicit provision for Council to approve or consent to the demolition and no provision to apply conditions. Should Committee or Council wish to comment on alterations to a heritage-listed (non-designated) property, the only course of action available is to initiate designation.

Through the *OHA*, City Council (with Committee consultation) may either initiate designation during the 60 days after notice of intent to demolish, or decide to take no action. If a property is proposed for designation, a notice of intent to designate must include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, which are those features that are considered important to retain if any alterations to the property are proposed after designation. "Cultural heritage value or interest" is to be considered according to Ontario Regulation 9/06.

Ontario Regulation 9/06 provides provisions that an individual property designation under Section 29 of the *OHA* must meet two or more of the criteria for determining whether it is of cultural heritage value or interest under Subsection 1 (2) of the regulation:

1. "The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

9. The property has contextual value because it is a landmark."

Designation requires consideration from Council in two steps. The Notice of Intention to Designate (current step) provides direction for the City Clerk to give notice to the Property Owner, a public notice on the City's website, and others of Council's intent to initiate the heritage designation. After thirty days, and if there is no objection, the Council may pass a by-law to designate the property in accordance with the *OHA*.

Discussion:

Proposal:

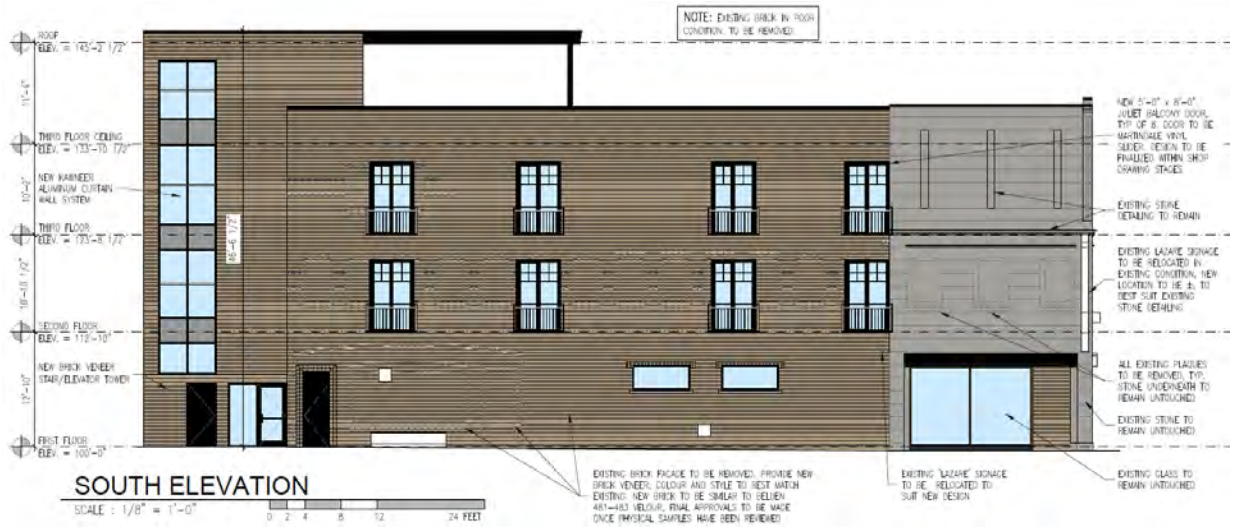
The complete Notice of Intent to Demolish package for 493 Ouellette Avenue was submitted with a heritage permit application form to detail the proposal. The Property Owner is requesting to partially demolish the south (side) and west (rear) exterior walls of the building to facilitate the creation of 8 residential units and a 4-storey addition at the rear of the property. The complete package, along with architectural drawings

illustrating the proposed works, is included as Appendix ‘A’ of this report.



West (rear) and South (side) façades of 493 Ouellette Avenue as seen from Maiden Lane, with the heritage neon sign in the background to the right (Photo courtesy of Applicant)

The proposed conversion of the vacant second and third storeys into eight new residential units (four on each storey) involves interior renovations and removals of the south (side) façade and west (rear) façade to accommodate new openings and the four storey rear addition. The addition will house a new stairwell and elevator shaft, and is proposed to be clad in brick veneer matching the existing brick and feature a new Kawneer aluminum curtain wall system. The fourth storey of the rear addition will provide access to a covered rooftop patio amenity space. New openings on the south (side) façade are proposed to accommodate vinyl Juliet balcony doors. The existing Lazare’s Furs neon sign is proposed to be relocated in its current condition to a new location along the same wall closer to the Ouellette Avenue façade to provide room for one of the new balcony doors. The existing brick is noted to be in poor condition and unsalvageable, therefore the Applicant is proposing to deconstruct and reconstruct the façade using new brick veneer in a matching colour and style as existing. No alterations are proposed to the limestone façade on the front elevation facing Ouellette Avenue or to the retail storefront, both of which will remain unchanged to preserve their heritage character.



Architectural elevation drawing illustrating the proposed South (side) façade of 493 Ouellette Avenue (Courtesy of Applicant)

Heritage Considerations Regarding the Partial Demolition:

Although there is no ability to require alterations through a Heritage Permit on a listed property, the Property Owner was receptive to Heritage Planning Staff's recommendations of changes to the proposed design in an effort to steer the project towards a more heritage-compatible outcome in consideration of the *Standards & Guidelines for Conservation of Historic Places*.

To harmonize with the character of the remainder of the building and meet the *Standards* of compatibility, traditional-looking design and materials have been recommended. The siting of the addition adheres to heritage planning best practices to locate additions at the rear of the property. There will be some visibility of the addition from Maiden Lane where it intersects with Ouellette Avenue as the addition is taller in height than the existing building. However, the addition as a whole is subordinate in massing, allowing the main building to continue being the prominent view from both Ouellette Avenue and Maiden Lane.

In review of the proposal, Heritage Planning staff are of the opinion that the development appears to be designed to be compatible with the rest of the building and does not adversely impact the listed heritage property. For the proposed scope of work, the most relevant references from the *Standards & Guidelines for Conservation of Historic Places* have been considered.

11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Other heritage principles, such as from the National Parks Services, Preservation Brief on "Designing a New Exterior Addition to a Historic Building" were also considered:

- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.

- The construction materials and the color of the new addition should be harmonious with the historic building materials.

The proposed development has undergone a preliminary zoning review to determine if it complies with the zoning regulations of the current zoning Commercial District 3.1 (CD3.1). Through the zoning review, a Minor Variance under the *Planning Act* was identified to be required to execute the proposal. A Building Permit is also required for the new construction. The Agent and Property Owner have been made aware of these requirements, and have been informed that the Minor Variance and Building Permit are subject to the Heritage application decision.

Heritage Considerations Regarding the Designation:

The property has been identified as a 'high priority' for heritage designation under Part IV of the *Ontario Heritage Act* through the City's ongoing review of listed heritage properties in response to Provincial Bill 23. The evaluations as part of the Bill 23 Cultural Heritage Evaluation Research project concluded that the property meets multiple criteria for designation under Ontario Regulation 9/06.

The Lazare's Furs Building and Sign have design or physical value as the building is a representative example of a 1920s commercial building with Art Deco influences. The building features buff brick cladding, a prominent Indiana limestone main façade, and Art Deco detailing with glass storefronts at the corner of Ouellette Avenue and Maiden Lane. Originally built at two storeys tall, a third storey and neon sign were added to the building in the early 1940's. The Lazare's Furs Sign is a rare surviving example of a mid-20th-century neon illuminated commercial sign, featuring neon tubing mounted on sheet metal backing with various decorative painted flourishes.

The subject property has historical or associative value through its direct association with the long-standing well-known local luxury retailer, Lazare's Furs. Lazare's Furs specialized in furs and coats, and operated at this location for approximately 70 years. The building also demonstrates the work of notable local architect Albert J. Lothian, who designed the original two-storey building, and the prominent architectural firm Sheppard & Masson, who were hired by Lazare's Furs in 1941 to design the third storey addition and alterations.

The Lazare's Furs Building and Sign have contextual value because they contribute to and support the historic commercial character of Ouellette Avenue. They are physically, visually, and historically linked to the surrounding historic commercial buildings located within the city's core and are recognizable landmarks at the prominent Ouellette Avenue intersection.

The draft Statement of Cultural Heritage Value or Interest, including the list of physical heritage attributes, is included in Appendix 'B' and the associated research materials are included in Appendix 'E'.

The proposed redevelopment of the site involving partial demolition has triggered consideration of designation under the *Ontario Heritage Act.* The recommendation to designate the property is consistent with Strategy 4: Designation through Development Review (formerly Strategy 2), as outlined in Council Report S 88/2023 titled "Windsor Municipal Heritage Register: Strategies in Response to Provincial Bill 23 (City-wide)" adopted by City Council on September 5, 2023 (CR 365/2023), and further updated through Council Report S 7/2025 adopted on May 26, 2025 (CR 220/2025).

Official Plan Policy:

The recommendations of this report ensure that City of Windsor Official Plan policies relating to the protection, enhancement, and management of heritage resources would be implemented. A list of the relevant Official Plan policies is included as Appendix 'C'.

Next Steps:

Should Council authorize the issuance of a Notice of Intention to Designate, staff will proceed with the designation process in accordance with Part IV of the *Ontario Heritage Act*, including circulation of the notice, consideration of any objections, and preparation of the final designation by-law.

In parallel, the proposed redevelopment will be subject to Minor Variance application. Heritage considerations identified through this designation process will be carried forward and implemented through the development review and approval process.

Specifically, the conservation of identified heritage attributes, including the east-facing commercial retail limestone façade and the neon sign, will be secured through the heritage designation and ensure their retention and meaningful integration into the proposed development.

Staff note that the Statement of Cultural Heritage Value or Interest (Appendix 'B') has been carefully drafted to identify the primary elements that convey the property's cultural heritage value, while recognizing the redevelopment context of the site. The statement focuses on the most significant and feasible elements to be conserved, rather than the entirety of the existing building, in order to support a balanced and implementable conservation outcome.

Through this approach, the designation is not intended to preclude redevelopment of the property, but rather to ensure that key heritage attributes are conserved in a manner that maintains the property's cultural heritage value while allowing for intensification. The resulting heritage outcome is anticipated to include retention and integration of the defining façade elements and neon sign within the redevelopment.

Risk Analysis:

The proposed partial demolition would allow the Owners to proceed with removing the south (side) and west (rear) exterior walls, constructing the four-storey rear addition, and renovating the interior of the building for residential units. The notification of the proposed partial demolition authorized by the *Ontario Heritage Act* serves as an opportunity to provide a process to designate when required to prevent inappropriate and concerning changes applied to the building**.** Initiation of designation of the property in those cases allow for more detailed discussion regarding the proposed demolition

and the ability to ensure that future changes to the property are subject to review under the *Ontario Heritage Act*, enabling conservation of key heritage attributes while allowing for their integration into future development through a Heritage Permit Application process, that could be delegated to Staff to streamline approvals.

While the proposed partial demolition and redevelopment plans are considered appropriate and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, if the property is not designated at this point in time through the Notice of Intent to Demolish, it would be brought forward at a near future Development and Heritage Standing Committee and City Council date through the Bill 23 Cultural Heritage Evaluation Research project.

If no action is taken regarding initiation of designation, the property will fall off the Heritage Register on January 1, 2027, and will no longer have temporary protections from demolition under the *Ontario Heritage Act*.

Any person may appeal to the Ontario Land Tribunal (OLT) should they wish to object to designation. An appeal would involve legal costs, including in-house legal representation and potentially third-party expert reviews.

Climate Change Risks

Climate Change Mitigation:
N/A

Climate Change Adaptation:
N/A

Financial Matters:

The Property Owner will be paying the full cost of the development proposal. The proposed work may increase the assessed value of the property. The Property Owner and Agent have been informed that the subject property falls within the Downtown Windsor Community Improvement Plan (CIP) area, and that the works proposed may be eligible for financial incentives.

Costs associated with designation include legal notices and registration of the by-law totaling approximately $106.49.

Typically, the designation costs are funded by the Heritage Committee operating budget. However, for designations undertaken as a result of Bill 23 and Bill 200, the costs would be funded by the Capital Project 7241028 (Bill 23 Municipal Heritage Register) which has an uncommitted amount of $143,176 and would be sufficient to cover the costs of these designations.

In the event of an appeal of the Designation By-law to the OLT, external legal services may be required which can involve future financial implications.

Consultations:

Heritage Planning staff discussed the details of the proposal with the Property Owner and their Agent Steve Berrill, Architect from ADA Architect, through email

correspondences. In-person site visits to the subject property were conducted on June 6, 2025 and June 19, 2026 to photograph and record current conditions. Heritage Planning staff consulted with the following staff in the preparation of this report:

- Samuel Perry, Zoning Co-ordinator, Planning Department, regarding Zoning By-law 8600 compliance;
- Averil Parent, Planner II – Development Review (A), Planning Department, regarding Committee of Adjustment requirements;
- Kevin Alexander, Planner III – Special Projects, Planning Department, regarding Community Improvement Plan eligibility;
- Michael Okanlawon, Financial Planning Advisor, Finance Department, regarding uncommitted balances; and
- Aaron Farough, Senior Legal Counsel, Legal & Real Estate Department, regarding the legal provisions within the *Ontario Heritage Act*.

Conclusion:

Administration recommends that City Council receive the proposed partial demolition of the Heritage Listed Property – 493 Ouellette Avenue, Lazare's Furs Building and Sign. The partial demolition/removal of the south and west exterior walls will allow the Property Owner to convert the second and third storeys into eight new residential units with exterior openings and construct a new four storey addition at the rear to accommodate a stairwell and elevator tower. The massing, siting, and design of the proposal is compatible with the existing building and is not foreseen to pose negative impacts to the listed heritage property.

Administration recommends that City Council initiate the Part IV individual heritage designation process for the property located at 493 Ouellette Avenue. The property meets multiple criteria under Ontario Regulation 9/06 and warrants designation under Part IV of the *Ontario Heritage Act*. Designation will recognize the cultural heritage value of the property and provide a framework for conserving key heritage attributes, while allowing for their integration into future development.

Planning Act Matters:

N/A

Approvals:

Name	Title
Tracy Tang	Planner III – Special Projects
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager, Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer

Name	Title
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Commissioner of Economic Development
Janice Guthrie	Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix 'A' – Notice of Intent to Partially Demolish Package
2 Appendix 'B' - Draft Statement of Cultural Heritage Value or Interest – 493 Ouellette Avenue
3 Appendix 'C' – Extracted City of Windsor Official Plan Policies
4 Appendix 'D' – Additional Photos of 493 Ouellette Avenue
5 Appendix 'E' - Additional Research Materials for 493 Ouellette Avenue

Planning Department
Suite 320-350 City Hall Sq W
Windsor ON N9A 6S1

HERITAGE PERMIT APPLICATION

Revised 11/2023

APPLICATION TYPE

☐ **Minor Heritage Permit** (Delegated Authority Approval)
☒ **Major Heritage Permit** (City Council Approval)
☒ **Demolition**

1. APPLICANT, REGISTERED OWNER, AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, and email address. If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

APPLICANT

Contact Name(s) Randy Saccucci
Company or Organization 493 Ouellette Inc.
Mailing Address 1700 Sprucewood Avenue
City, Province LaSalle, ON Postal Code N9J 1X5
Email rsaccucci@4cprojectmanagement.com Phone(s) 519-819-4122

REGISTERED OWNER IF NOT APPLICANT

Contact Name(s) _____
Company or Organization _____
Mailing Address _____
City, Province _____ Postal Code _____
Email _____ Phone(s) _____

AGENT AUTHORIZED BY REGISTERED OWNER TO FILE THE APPLICATION

Contact Name(s) Stephen Berrill
Company or Organization Architectural Design Associates Inc.
Mailing Address 1670 Mercer St.
City, Province Windsor, Ontario **Postal Code** NSX 3P7
Email sberrill@ada-architect.ca Phone(s) 519-254-3430 x 225

Who is the primary contact?

☐ Applicant ☐ Registered Owner ☒ Agent

Planning Department
Suite 320-350 City Hall Sq W
Windsor ON N9A 6S1

HERITAGE PERMIT APPLICATION

Revised 11/2023

2. SUBJECT PROPERTY

Municipal Address: 493 Ouellette Ave.

Legal Description (if known): PLAN 195 BLK BLOT 25;CORNER; 3180.00SF 30.00FR 106.00D

Building/Structure Type:

☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional

Heritage Designation:

☐ Part IV (Individual) ☐ Part V (Heritage Conservation District)

By-law#: _____ District: _____

Is the property subject to a Heritage Easement or Agreement?

☐ Yes ☐ No

3. TYPE OF APPLICATION

Check all that apply:

☒ Demolition/Removal of heritage attributes ☒ Addition ☐ Erection ☒ Alteration*

☐ Demolition/Removal of building or structure ☐ Signage ☐ Lighting

*The *Ontario Heritage Act's* definition of "alter" means to change in any manner and includes to restore, renovate, repair or disturb.

4. HERITAGE DESCRIPTION OF BUILDING

Describe the existing design or appearance of buildings, structures, and heritage attributes where work is requested. Include site layout, history, architectural description, number of storeys, style, features, etc..

fl lis exislillg slu1ey buil di11g lese1ll l es desigr r realrnes or II le or l deco slyle, boill by Albell J. tollJia11 ii1 1920. The building's overall scale, massing and materials are compatible and representative of the adjacent buildings and streetscape surroundings. Heritage attributes include west facing tai:;ade limestone, and the neon Lezares Furs sign.

5. PROPOSED WORK

Provide a detailed written description of work to be done, including any conservation methods you plan to use. Provide details, drawings, and written specifications such as building materials, measurements, window sizes and configurations, decorative details, etc.. Attach site plans, elevations, product spec sheets, etc. to illustrate, if necessary.

The intention of the proposed construction of 493 Ouellette Ave. is to renovate the vacant 2nd and 3rd floors creating 8 res1denf1a┘unlfs. D1srupnon to the Ist floor w┘ll be limned as 1t Is the 1nfenf1on to keep 1t In its ex1st1ng condition as a commercial space. As shown in the attached drawings, an addition will be ┌l aced on the West facing side of the building increasing the existing building area approx. 44 sqm (469 sqft). This addition will be masonry construction with brick veneer on the exterior; brick w┘ll match existing brick style and c○l our. Minor demolition of the existing West facing exterior wall will be required to create access to the new residential units. **As seen in the attached e evations minor demolition ┘ll be req1 1ired a ong the Soi 1th facing side of the b1 1┘ding** to allow for Juliet balcony doors to be added in the new residential units. The finished style of the new doors will best iAempmate AOFitage appemaAee, ie. FAUAtiAs to re✿leet tt,e bu ┘diAg's origiAa┘ dra┘ 'iAgs tt,at 0 reeei>.•ed from the city. To create consistency between the existing building and the proposed addition along the South facir 19 frn;ade ii is II Ie ii ilel ilirn ı lo Ie Ilove IIIe exisli19 blid:: vel leel rn Id 1e-blid:: IIIe bu ┘dil 19 lo besl IIIalcl 1 existing style, colour and finish. See included spec sheet for a potential brick option, final brick selection to be made once phys1ca ┘ samp es have been reviewed and approved. Ihere Is no 1nfenf1on to disturb the exterior East facing building fac;ade. As represented on the drawings an exit stair will be added within the existing footprint of the storefront window display, no demolition to the exterior is expected.

6. HERITAGE PERMIT RATIONALE

Explain the reasons for undertaking the proposed work and why it is necessary.

The minor demolition along the West facing side of the bu ┘ding is required as it allows for an exit stair and ○levafor access to the new 8 res1denf1a┘units Ihe remova ┘of the ex1sf1ng bricks on the South facing side of the building is required as it allows for a design constancy between the existing and new facades. As well as considering project cost and time removing the bricks is the most efficient option.

Describe the potential impacts to the heritage attributes of the property.

It is the intention to incorporate the heritage attributes into the proposed design where feasi┌l○e, as we intend to keep and relocate the existing "Lazares Furs" sign into the new design of the building. Potential beci+age impact col lid be seen in +be cemo"a ot +be exis+ing bcick along +be S01 lib toeing ta<;:ade ot +be building.

---

7. CHECKLIST OF MATERIALS SUBMITTED Check all that apply:

Required:

- [x] Photographs (showing the current condition and context of existing buildings, structures, and heritage attributes that are affected by the application)
- [x] Site plan/ Sketch (showing buildings on the property and location of proposed work(s))
- [x] Architectural drawings of proposed work(s) (e.g. existing and proposed elevations, floor plans, roof plans, etc., as determined by Heritage Planning staff)
- [x] Specifications of proposed work(s) (e.g. construction specification details)

Potentially required (to be determined by Heritage Planning staff):

D Registered survey

☐ Material samples, brochures, product data sheets etc.

D Cultural Heritage Evaluation Report

☐ Heritage Impact Assessment (HIA)

D Heritage Conservation Plan

☐ Building Condition Assessment

8. NOTES FOR DECLARATION

The applicant hereby declares that the statements made herein and information provided are, to the best of their belief and knowledge, a true and complete representation of the purpose and intent of this application.

The applicant agrees that the proposed work shall be done in accordance with this application, including attachments, and understands that the issuance of the Heritage Alteration Permit under the Ontario Heritage Act shall not be a waiver of any of the provisions of any By-Law of the Corporation of the City of Windsor, or the requirements of the Building Code Act, RSO 1980, c51.

The applicant acknowledges that in the event a permit is issued, any departure from the conditions imposed by the Council of the Corporation of the City of Windsor, or plans and specifications approved is prohibited and could result in the permit being revoked. The applicant further agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-conformance with the said agreements, By-Laws, acts or regulations that, in consideration of the issuance of the permit, all claims against the City for any resultant loss or damage are hereby expressly waived.

	2026-04-13
Signature of Applicant(s)	Date
Signature of Applicant(s)	Date

Planning Department
Suite 320-350 City Hall Sq W
Windsor ON N9A 6S1

HERITAGE PERMIT APPLICATION

Revised 11/2023

SCHEDULE A

A. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the applicant is authorized to make the application must be included with this application form or the authorization below must be completed.

I, Randy Saccucci, am the registered owner of the land that is
name of registered owner

subject of this application for a Heritage Alteration Permit and I authorize

Steve Berrill to make this application on my behalf.
name of agent

Signature of Registered Owner — Date: 2026-04-13

If Corporation - I have authority to bind the corporation.

B. Consent to Enter Upon the Subject Lands and Premises

I, Randy Saccucci, hereby authorize the members of the Windsor Heritage Committee and City Council and staff of the Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 3 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as condition of approval. This is their authority for doing so.

Signature of Registered Owner — Date: 2026-04-13

If Corporation - I have authority to bind the corporation.

C. Acknowledgement of Applicant

I understand that receipt of this application by the City of Windsor Planning Department does not guarantee it to be a complete application. Further review of the application will occur and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further understand that pursuant to the provisions of the *Ontario Heritage Act* and the *Municipal Freedom of Information and Protection of Privacy Act,* this application and all material and information provided with this application are made available to the public.

Signature of Applicant — Date: 2026-04-13

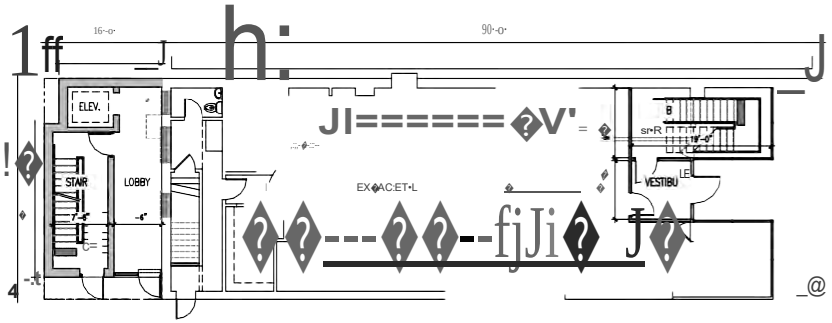

FRED'S FASHION
MEN'S WEAR
@FaFredsFashion
BLANCHE
LOUNGE


LAZARES
FURS
Ouellette Ave
FRED'S FASHION
MEN'S WEAR
@FoFredsFashion


C'est La Vie.
LAZARES
FURS

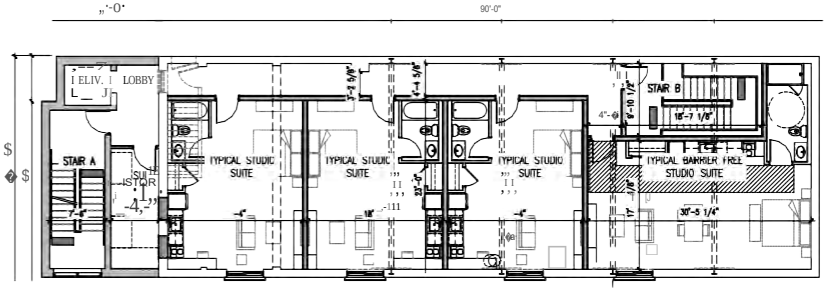

C'est La Vie.
DENIAL


LAZARES
FURS



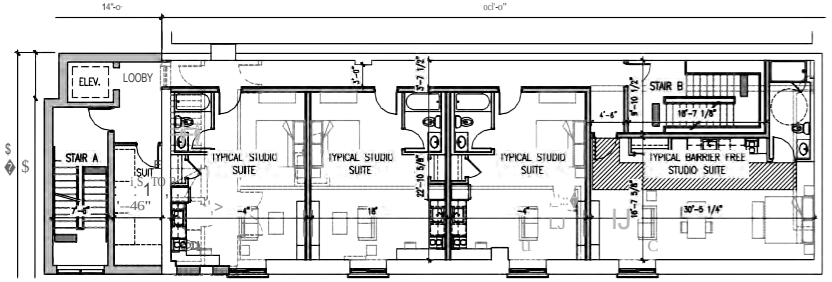
-E9 **FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"



-E9 **THIRD FLOOR PLAN**

SCALE 1/8"=1'-0"



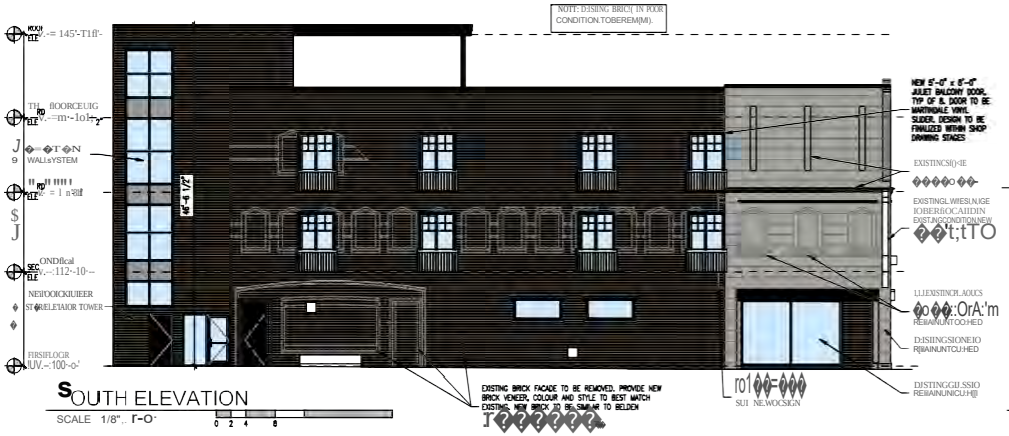
-E9 **SECOND FLOOR PLAN**

SCALE 1/8" = 1'-0"



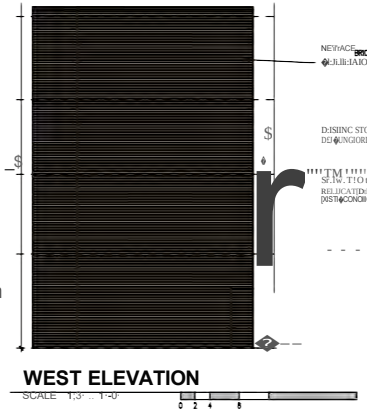
-E9 **ROOF PLAN**

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"..



WEST ELEVATION

SCALE 1:3



EAST ELEVATION

SCALE 1/8"

2026105/28	HERITAGE PERMIT
2026104/13	HERITAGE PERMIT
2026103/17	HERITAGE PRE-CONSULTATION
2026103/05	OWNER REVIEW
2026102/25	OWNER REVIEW

stomp:

ONTARIO ASSOCIATION OF ARCHITECTS

architectural design associates inc. architect
1670 mercer street
windsorontariocanada n8x3p7
ph519254.3430 fax519.254.3642

project:
MIXED-USE RENOVATION
493 OUELLETTE, WINDSOR

client:
SACCUCCI

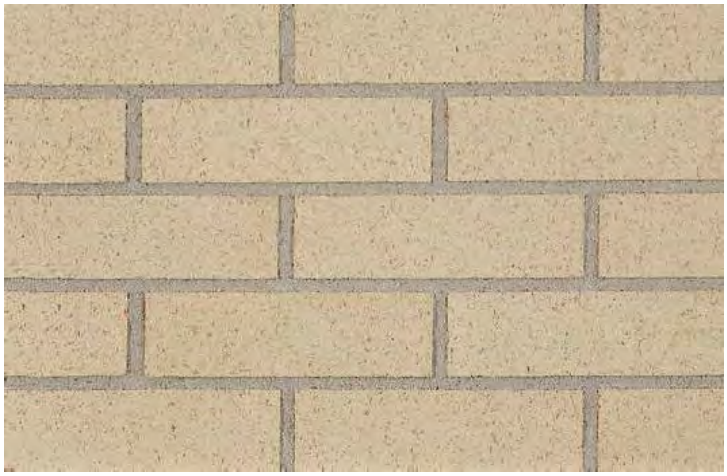
title:
FLOOR PLANS & ELEVATIONS

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comm. no	2026-019
sheetno.:	

SPC

481-483 Velour

BELDEN



Type	Face
Color	Cream
Texture	Velour
Plant	Plant6
Manufacturing Method	Extruded

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 192mm	2 1/4" 157mm	7 5/8" 1194mm	6.86
Roman	3 5/8" 192mm	1 5/8" 141mm	11 5/8" 1295mm	6.00
Norman	3 5/8" 192mm	2 1/4" 157mm	11 5/8" 1295mm	4.57
Economo Modular	3 5/8" 192mm	3 5/8" 192mm	7 5/8" 1194mm	4.50
Utility	3 5/8" 192mm	3 5/8" 192mm	11 5/8" 1295mm	3.00
Monarch	3 5/8" 192mm	3 5/8" 192mm	15 5/8" I 397mm	2.25
Modular 5/8 Flat Back	5/8" 116mm	2 1/4" 157mm	7 5/8" 1194mm	6.86
Economo Modular 5/8 Flat Back	5/8" 116mm	3 5/8" 192mm	7 5/8" 1194mm	4.50
Norman 5/8 Flat Back	5/8" 116mm	2 1/4" 157mm	11 5/8" 1295mm	4.57
Utility 5/8 Flat Back	5/8" 116mm	3 5/8" 192mm	11 5/8" 1295mm	3.00
Modular 3/4 Back Surface Texture	3/4" 119mm	2 1/4" 157mm	7 5/8" 1194mm	6.86
Economo Modular 3/4 Back Surface Texture	3/4" 119mm	3 5/8" 192mm	7 5/8" 1194mm	4.50
Norman 3/4 Back Surface Texture	3/4" 119mm	2 1/4" 157mm	11 5/8" 1295mm	4.57
Utility 3/4 Back Surface Texture	3/4" 119mm	3 5/8" 192mm	11 5/8" 1295mm	3.00

481-483 Velour

BELDEN

Specs

Standards / Value		
	FACE BRICK C216	FBX
	THIN BRICK C1088	TBX
	THIN BRICK PCI	Length and Height

Size	Thin
Avg. 24 Hr. Cold Water Absor.	4.50
Avg. 5 Hr. Boil Absor.	6.10
Avg. Saturation Coeff.	0.74
Test Report	Download

Size	
Avg. Comp. (PSI)	15,010
Avg. 24 Hr. Cold Water Absor.	4.50
Avg. 5 Hr. Boil Absor.	6.10
Avg. Saturation Coeff.	0.74
Avg. Initial Rate Absor.	8.20
Test Report	Download

Cleaning Recommendation	Belden Brick recommends using Vanatrol® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.

SECTION 084413: GLAZED ALUMINUM CURTAIN WALLS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) □Manual of Practice,□ including the recommendations for the CSI three-part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MasterSpec® Program has been recognized in the preparation of this guide specification. Neither CSI, AIA, USGBC, nor ILFI endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the □Conditions of the Contract,□ published by the AIA.

EDITOR NOTE: Instructions to the editor appear in RED. This style does not exist in the standard CSI template.

PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section covers Kawneer Architectural Aluminum Curtain Wall Systems, including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of curtain wall framing.

B. 1620/1620 SSG Curtain Wall System
   1. Sightline: 2" (50.8 mm)
   2. System depth: 6" (152.4 mm) or 7-1/2" (190.5 mm)
   3. Outside-glazed pressure plate format or structural silicone glazed (SSG) format

C. Related Sections:

EDITOR NOTE: The sections listed below are specified elsewhere. However, Kawneer recommends single-source responsibility for all of these sections as described in the Quality Assurance article below.

1. 072700: Air Barriers
2. 079200: Joint Sealants
3. 083213: Sliding Aluminum-Framed Glass Doors
4. 084113: Aluminum-Framed Entrances and Storefronts
5. 084313: Aluminum-Framed Storefronts
6. 085113: Aluminum Windows
7. 088000: Glazing
8. 122600: Interior Daylighting Devices

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1.3 DEFINITIONS

A. For fenestration industry standard terminology and definitions, refer to the Fenestration & Glazing Industry Alliance (FGIA) Glossary (AAMA AG-13).

1.4 PERFORMANCE REQUIREMENTS

A. General Performance:

1. Product to comply with the specified performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction, as determined by testing of glazed aluminum curtain walls representing those indicated for this project.
2. Glazed aluminum curtain walls shall withstand movements of supporting structure including, but not limited to, story drift, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
3. Failure includes any of these events:
    1. Thermal stresses transferring to building structure
    1. Glass breakage
    1. Loosening or weakening of fasteners, attachments, and other components
    1. Failure of operating units

B. Delegated Design:

1. Design glazed aluminum curtain walls, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.

C. Wind Loads:

EDITOR NOTE: Provide wind load design pressures in PSF and include applicable building code and year edition.

1. The curtain wall system shall include anchorage that is capable of withstanding the following wind load design pressures:
    1. Inward: (_____) psf or (_____) Pa
    1. Outward: (_____) psf or (_____) Pa
2. The design pressures are based on the (_____) Building Code, (_____) Edition.

D. Air Leakage:

EDITOR NOTE: Performance results for air infiltration are based upon ASTM and AAMA standards. Consult your local Kawneer representative concerning specific project performance requirements.

1. The test specimen shall be tested in accordance with ASTM E 283.
2. Air infiltration rate shall not exceed 0.06 cfm/ft^2 (0.3 l/s m^2) at a static air pressure differential of 6.2 psf (300 Pa).

E. Water Resistance:

EDITOR NOTE: Performance results for water resistance are based upon ASTM and FGIA/AAMA standards. Consult your local Kawneer representative concerning specific project performance requirements, sill flashing details, and installation instructions.

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1. Static:
   a. The test specimen shall be tested in accordance with ASTM E 331.
   b. There shall be no leakage at a minimum static air pressure differential of 12 psf (575 Pa) as defined in AAMA 501.
2. Cyclic:
   a. The test specimen shall be tested in accordance with ASTM E 547.
   b. There shall be no leakage at an air pressure differential of 12 psf (575 Pa) as defined in AAMA 501.
3. Severe, Wind Driven Rain:
   1. The test specimen shall be tested in accordance with AAMA 520 and ASTM E 2268.
   1. There shall be no visible water at performance level 10, pressure limits 14 psf (670 Pa) to 42 psf (2010 Pa).

F. Uniform Load:
1. A static air design load of 42 psf (2010 Pa) shall be applied in the positive and negative direction in accordance with ASTM E 330.
2. There shall be no deflection in excess of L/175 of the span of any framing member at design load.
3. At a structural test load equal to 1.5 times the specified design load, no glass breakage or permanent set in the framing members in excess of 0.2% of their clear spans shall occur.

G. Thermal Transmittance (U-factor), Physical Test:

EDITOR NOTE: This document contains two Thermal Transmittance sections. Retain the one that applies to your project and delete the other one.

EDITOR NOTE: Refer to thermal transmittance charts in the Architectural Detail Manual in accordance with AAMA 507 for project-specific U-factors, solar heat gain coefficient (SHGC), and visible transmittance (VT). Refer to thermal performance matrix for NFRC values.

1. Thermal transmittance test results in accordance with AAMA 1503 are based upon 1" (25.4 mm) clear low-emissivity coated glass insulating unit [1/4" (e=0.035, #2), 1/2" warm edge spacer and argon fill gas, 1/4"].
2. Captured: When tested using AAMA 1503, the thermal transmittance (U-factor) shall not be more than 0.37 Btu/(hr·ft^2·°F).
3. SSG: When tested using AAMA 1503, the thermal transmittance (U-factor) shall not be more than 0.38 Btu/(hr·ft^2·°F).

H. Thermal Transmittance (U-factor), Simulation:

EDITOR NOTE: This document contains two Thermal Transmittance sections. Retain the one that applies to your project and delete the other one.

EDITOR NOTE: Refer to thermal transmittance charts in the Architectural Detail Manual in accordance with AAMA 507 for project-specific U-factors, solar heat gain coefficient (SHGC), and visible transmittance (VT). Refer to thermal performance matrix for NFRC values.

1. When simulated using NFRC 100 or AAMA 507, the U-factor shall not be more than 0.41 Btu/(hr·ft^2·°F) based on 1" (25.4 mm) glass with a Center of Glass (COG) U-factor of 0.24 Btu/(hr·ft^2·°F) and an aluminum pressure plate; or project specific (____) Btu/(hr·ft^2·°F) per AAMA 507 or (____) Btu/(hr·ft^2·°F) per NFRC 100.

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2. When simulated using NFRC 100 or AAMA 507, the U-factor shall not be more than 0.37 Btu/(hr·ft^2·°F) based on 1" (25.4 mm) glass with a Center of Glass (COG) U-factor of 0.24 Btu/(hr·ft^2·°F) and a fiberglass pressure plate; or project specific (____) Btu/(hr·ft^2·°F) per AAMA 507 or (____) Btu/(hr·ft^2·°F) per NFRC 100.

I. Condensation Resistance Factor (CRF) or Temperature Index (TI):

EDITOR NOTE: Refer to thermal transmittance charts in the Architectural Detail Manual in accordance with AAMA 507 for project-specific U-factors, solar heat gain coefficient (SHGC), and visible transmittance (VT). Refer to thermal performance matrix for NFRC values.

1. Captured: If using CRF, when tested using AAMA 1503, the CRF_{frame} and CRF_{glass} (with low-emissivity glazing) shall not be less than 75 and 71 respectively.
2. Captured: If using TI, when tested to CSA A440-00, the TI_{frame} and TI_{glass} (with low-emissivity glazing) shall not be less than 70 and 63 respectively.
3. SSG: If using CRF, when tested using AAMA 1503, the CRF_{frame} and CRF_{glass} (with low-emissivity glazing) shall not be less than 76 and 70 respectively.
4. SSG: If using TI, when tested to CSA A440-00, the TI_{frame} and TI_{glass} (with low-emissivity glazing) shall not be less than 67 and 59 respectively.

J. Sound Transmission Loss:

1. Captured: When tested to ASTM E90 and ASTM E1425, the Sound Transmission Class (STC) and Outdoor/Indoor Transmission Class (OITC) shall not be less than STC 34 or OITC 29 based upon 1" (25.4 mm) insulating glass (1/4", 1/2" AS, 1/4").
2. SSG: When tested to ASTM E90 and ASTM E1425, the Sound Transmission Class (STC) and Outdoor/Indoor Transmission Class (OITC) shall not be less than STC 34 or OITC 28 based upon 1" (25.4 mm) insulating glass (1/4", 1/2" AS, 1/4").

K. Environmental Product Declaration (EPD): Shall have a Type III Product-Specific EPD created from a Product Category Rule.

1.5 SUBMITTALS

A. Product Data:

1. For each type of product indicated, include:
   a. Construction details
   b. Material descriptions
   c. Dimensions of individual components and profiles
   d. Finishes
2. Recycled Content:

   EDITOR NOTE: Include these Recycled Content specifications if needed to meet project requirements or for a project that includes Green Building Certifications such as LEED, Living Building Challenge (LBC), etc.

   EDITOR NOTE: If Recycled Content requirements are not specified, prime (zero recycled content) aluminum could be supplied.

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a. Provide documentation that aluminum has a minimum of 50% mixed pre- and post-consumer recycled content.
b. Provide a sample document illustrating project-specific information that will be provided after product shipment.
c. After product has shipped, provide project-specific recycled content information:
1) Indicate recycled content, including the percentage of pre- and post-consumer recycled content per unit of product.
2) Indicate the relative dollar value of recycled content product to the total dollar value of product included in the project.
3) Indicate the location for recovery of recycled content.
4) Indicate the location of the manufacturing facility.

3. Environmental Product Declaration (EPD):
1. Include a Type III Product-Specific EPD created from a Product Category Rule.

B. Shop Drawings:
1. Plans
2. Elevations
3. Sections
4. Full-size details
5. Attachments to other work

C. Samples for Initial Selection:
1. Provide samples for units with factory-applied color finishes.

D. Samples for Verification:
1. Provide a verification sample for each type of exposed finish required, in manufacturer's standard sizes.

E. Product Test Reports:
1. Provide test reports for glazed aluminum curtain walls.
2. Test reports must be based on evaluation of comprehensive tests performed by a qualified preconstruction testing agency.
3. Test reports must indicate compliance with performance requirements.

F. Fabrication Sample:
1. Provide a fabrication sample of each vertical-to-horizontal intersection of aluminum-framed curtain wall systems, made from 12" (304.8 mm) lengths of full-size components and showing details of the following:
a. Joinery
b. Glazing

1.6 QUALITY ASSURANCE

A. Installer Qualifications:
1. Installer must have successfully installed the same or similar systemsrequired for the project and other projects of similar size and scope.

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B. Manufacturer Qualifications:
   1. Manufacturer must be capable of fabricating glazed aluminum curtain walls that meet or exceed the stated performance requirements.

C. Source Limitations:
   1. Obtain aluminum curtain wall system through one source from a single manufacturer.

D. Product Options:
   1. Information on drawings and in specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.
   2. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.

E. Mockups:
   1. Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
   2. Build mockups for the type(s) of curtain wall elevation(s) indicated, in location(s) shown on drawings.

F. Pre-installation Conference:
   1. Conduct conference at project site to comply with requirements in Division 01 Project Management and Coordination Section.

1.7 PROJECT CONDITIONS

A. Field Measurements:
   1. Verify actual locations of structural supports for glazed aluminum curtain walls by field measurements before fabrication.
   2. Indicate measurements on shop drawings.

1.8 WARRANTY

A. Submit manufacturer's standard warranty for owner's acceptance.

B. Warranty Period:
   1. Two years from Date of Substantial Completion of the project provided however that in no event shall the Limited Warranty begin later than six months from date of shipment by manufacturer.

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PART 2 PRODUCTS

2.1 MANUFACTURERS

EDITOR NOTE: Retain this article for proprietary method specification; add product attributes, performance characteristics, material standards, and descriptions as applicable. DO NOT USE the phrases "OR EQUAL," "OR APPROVED EQUAL," or similar. Use of such phrases causes ambiguity in the specifications because of the different interpretations among the divergent parties of the construction process and readers of the specifications. Such phrases require extensive and complete requirements (procedural, legal, regulatory, and responsibility) for determining "OR EQUAL."

A. Basis-of-Design Product:
   1. Kawneer Company, Inc.
   2. 1620/1620 SSG Curtain Wall System
      1. Sightline: 2" (50.8 mm)
      1. System depth: 6" (152.4 mm) or 7-1/2" (190.5 mm)
      1. Outside-glazed pressure plate format or structural silicone glazed (SSG) format
   3. Tested to AAMA 501

B. Subject to compliance with requirements, provide a comparable product by the following:

EDITOR NOTE: Retain the information below for alternate manufacturers/products as specified in the contract documents. Coordinate this information with bid documents (if any) and the Division 01 Alternates Section. Consult with Kawneer Company for recommendations on alternate manufacturers and products that meet the design criteria and project requirements. Kawneer recommends that other manufacturers who request approval to bid their product as an equal must submit their request in writing ten (10) days prior to the close of bidding.

   1. Manufacturer: (_____)
   2. Series: (_____)
   3. Profile Dimension: (_____)

C. Substitutions:
   1. Refer to Division 01 Substitutions Section for procedures and submission requirements.
   2. Pre-Contract (Bidding Period) Substitutions:
      a. Submit written requests ten (10) days prior to bid date.
   3. Post-Contract (Construction Period) Substitutions:
      a. Submit written request in order to avoid installation and construction delays.
   4. Product Literature and Drawings:
      a. Submit product literature and drawings modified to suit specific project requirements and job conditions.
   5. Certificates:
      a. Submit certificate(s) certifying that the substitute manufacturer (1) attests to adherence to specification requirements for curtain wall system performance criteria, and (2) has been engaged in the design, manufacture, and fabrication of aluminum curtain walls for a period of not less than ten (10) years. (*Company Name*).

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6. Test Reports:
    a. Submit test reports verifying compliance with each test requirement required by the project.
7. Samples:
    1. Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

D. Substitution Acceptance:
1. Acceptance will be in written form, either as an addendum or modification.
2. Acceptance will be documented by a formal change order signed by the owner and contractor.

2.2 MATERIALS

A. Aluminum Extrusions:
1. Alloy and temper recommended by glazed aluminum curtain wall manufacturer for strength, corrosion resistance, and application of required finish
2. Not less than 0.070" (1.8 mm) wall thickness at any location for the main frame
3. Complying with ASTM B221: 6063-T6 alloy and temper
4. Recycled Content:

EDITOR NOTE: Include these Recycled Content specifications if needed to meet project requirements or for a project that includes Green Building Certifications such as LEED, Living Building Challenge (LBC), etc.

EDITOR NOTE: If Recycled Content requirements are not specified, prime (zero recycled content) aluminum could be supplied.

1. Shall have a minimum of 50% mixed pre- and post-consumer recycled content.
1. Indicate recycled content, including the percentage of pre- and post-consumer recycled content per unit of product.
1. Indicate the relative dollar value of recycled content product to the total dollar value of product included in the project.
1. Indicate the location for recovery of recycled content.
1. Indicate the location of the manufacturing facility.

B. Aluminum Sheet Alloy:
1. Shall meet the requirements of ASTM B209.

C. Fasteners:
1. Nonmagnetic stainless steel or other materials must be non-corrosive and compatible with aluminum members, trim hardware, anchors, and other components.

D. Anchors, Clips, and Accessories:
1. Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating.
2. Anchors, clips, and accessories shall provide sufficient strength to withstand the design pressure indicated.

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E. Pressure Plate:
   1. Pressure plate shall be aluminum.
   2. Pressure plate shall be fastened to the mullion with stainless steel screws.

F. Reinforcing Members:
   1. Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating.
   2. Reinforcing members must provide sufficient strength to withstand the design pressure indicated.

G. Sealant:
   1. For sealants required within fabricated curtain wall system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

H. Thermal Barrier:
   1. Thermal separator shall be extruded of a silicone compatible elastomer that provides a minimum 1/4" (6.3 mm) separation.

I. Tolerances:
   1. References to tolerances for wall thickness and other cross-sectional dimensions of glazed curtain wall members are nominal and in compliance with AA Aluminum Standards and Data.

2.3 CURTAIN WALL FRAMING

A. Framing Members:
   1. Manufacturer's standard extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads
   2. Glazing System: Four-sided captured , vertical SSG, horizontal SSG
   3. Glazing Plane: Front

B. Glass:
   1. 1" (25.4 mm) insulating glass option
   2. 1/4" (6.4 mm) for spandrel applications

C. Brackets and Reinforcements:
   1. Manufacturer's standard high-strength aluminum with non-staining, non-ferrous shims for aligning system components.

D. Framing Sealants:
   1. Shall be suitable for glazed aluminum curtain wall as recommended by sealant manufacturer.

E. Fasteners and Accessories:
   1. Manufacturer's standard corrosion-resistant, non-staining, non-bleeding fasteners and accessories must be compatible with adjacent materials.
   2. Where exposed, fasteners and accessories shall be stainless steel.

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F. Perimeter Anchors:
   1. When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.

G. Packing, Shipping, Handling, and Unloading:
   1. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

H. Storage and Protection:
   1. Store materials so that they are protected from exposure to harmful weather conditions.
   2. Handle material and components to avoid damage.
   3. Protect material against damage from elements, construction activities, and other hazards before, during, and after installation.

2.4 GLAZING

A. Glazing to meet requirements in Division 08 Glazing Section.

B. Available Glazing Options:
   1. Outside glazed pressure plate format with 1" (25.4 mm) double glazed insulating glass

C. Glazing Gaskets:
   1. Gaskets to meet requirements of ASTM C864.

D. Spacers and Setting Blocks:
   1. Manufacturer's standard elastomeric type

E. Bond-Breaker Tape:
   1. Manufacturer's standard TFE-fluorocarbon or polyethylene material to which sealants will not develop adhesion.

F. Glazing Sealants:
   1. As recommended by manufacturer for joint type.

2.5 OPERABLE UNITS

A. Doors comply with Division 08 Aluminum-Framed Entrances and Storefronts Section.

B. Windows comply with Division 08 Aluminum Windows Section.

2.6 ACCESSORY MATERIALS

A. Bituminous Paint:
   1. Cold-applied asphalt-mastic paint
   2. Complies with SSPC-Paint 12 requirements except containing no asbestos
   3. Formulated for 30-mil (0.762 mm) thickness per coat

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B. InLighten® Light Shelf:

1. Aluminum light shelf system that consists of anchor channels, support beams, fascia trims, and Aluminum Composite Material (ACM) panels.
2. Anchored directly to the curtain wall intermediate horizontal members.
3. Interior-mounted to reflect daylight deeper into interior space.
4. Light Shelf system consists of:
   a. Aluminum Composite Material (ACM) panel, 4 mm thick.
   b. Translucent polycarbonate panel, 4 mm or 16 mm thick.
   c. ACM finish on upper and lower surface selected from Kawneer standard finishes.
   d. Extruded aluminum outriggers and fascia.
   e. Extruded aluminum anchor designed to secure to compatible verticals of framing system.
   f. Anchor shall be designed to engage shelf so as to allow the shelf to rotate down and safely hang on its own for cleaning.
   g. Extruded aluminum shear blocks designed to hinge on the anchors to allow rotating individual shelves for cleaning.
   h. Panel/shelf projection not exceeding 30" (762 mm).
   i. Mullion spacing of framing system shall not exceed 6□ (1.83 m) on center.
   j. Panel/shelf deflection shall not exceed 1/120 of horizontal span length.
5. Framing system to support Light Shelf (select one from list):

   EDITOR NOTE: Delete from the list below the framing system that does not apply to this project.

   a. Curtain wall framing system
   b. Storefront framing system
6. Submittals for Light Shelf:
   1. Manufacturer's installation instructions
   1. Samples for verification:
      1) Factory-applied finish as selected by architect
      2) Functioning Light Shelf sample demonstrating operation
   1. Shop drawing, including plans, elevations, sections, fabrication, and installation details
   1. Validation from manufacturer of single-source for light shelf and framing system and compatibility between the systems

2.7 FABRICATION

A. Extrude or form aluminum shapes before finishing.

B. Fabricate components that, when assembled, have the following characteristics:

1. Profiles that are sharp, straight, and free of defects or deformations
2. Accurately fitted joints
3. Physical and thermal isolation of glazing from framing members
4. Accommodations for thermal and mechanical movements of glazing and framing that maintain required glazing edge clearances
5. Provisions for field replacement of glazing from exterior

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6. Fasteners, anchors, and connection devices that are concealed from view to the greatest extent possible
7. Internal weeping system or other means to drain water passing joints, condensation occurring within framing members, and moisture migrating within glazed aluminum curtain wall to exterior

C. Curtain Wall Framing:
1. Fabricate components for assembly using shear block system following manufacturer's standard installation instructions.

D. After fabrication, clearly mark components to identify their locations in project according to shop drawings.

2.8 ALUMINUM FINISHES

EDITOR NOTE: Select the appropriate finish and color from Kawneer's standard colors listed below. Custom colors are available upon request from Kawneer. Other pigmented organic coatings conforming to AAMA 2603 are available. Consult with your Kawneer representative for other surface treatments and finishes.

A. Finish designations that are prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.

B. Factory Finishing:
1. Kawneer Permanodic® AA-M10C21A44, AAMA 611, Architectural Class I Color Anodic Coating (Color _____)
2. Kawneer Permanodic® AA-M10C21A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional)
3. Kawneer Permanodic® AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard)
4. Kawneer Permafluor□ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color _____)
5. Kawneer Permadize® (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color _____)
6. Kawneer Permacoat□ AAMA 2604, Powder Coating (Color _____)
7. Other: Manufacturer_____Type _____(Color _____)

PART 3 EXECUTION

3.1 EXAMINATION

A. With installer present, examine areas for compliance with requirements for installation tolerances and other conditions affecting performance of the work.

B. Proceed with installation only after correcting unsatisfactory conditions.

3.2 INSTALLATION

EDITOR NOTE: Coordinate this article with manufacturer's recommended installation details and installation instructions.

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A. Curtain Wall System Installation:
   1. Install curtain wall systems plumb, level, and true to line, without warp or rack of frames, within manufacturer□s prescribed tolerances, and complying with installation instructions.
   2. Provide support and anchor in place.
   3. Dissimilar Materials:
      a. Provide separation of aluminum materials from sources of corrosion or electrolytic action contact points.
   4. Glazing:
      a. Glass shall be outside-glazed.
      b. Glass shall be held in place with extruded aluminum pressure plates anchored to the mullion using stainless steel fasteners that are spaced no more than 9" (228.6 mm) on center.
   5. Water Drainage
      1. Each light of glass shall be compartmentalized using joint plugs and silicone sealant to divert water to the horizontal weep locations.
      1. Weep holes shall be located in the horizontal pressure plates and covers to divert water to the exterior of the building.

B. Related Products Installation:
   1. Sealants (Perimeter):
      a. Refer to Joint Treatment (Sealants) Section.
   2. Glass:
      1. Refer to Glass and Glazing Section.
      1. Reference: ANSI Z97.1, CPSC 16 CFR 1201, and GANA Glazing Manual.

3.3 FIELD QUALITY CONTROL

A. Field Tests:
   1. Architect shall select curtain wall units to be tested as soon as a representative portion of the project has been installed, glazed, perimeter-caulked, and cured.
   2. Conduct tests for air infiltration and water penetration with manufacturer□s representative present.
   3. Tests that do not meet the specified performance requirements and units that have deficiencies shall be corrected as part of the contract amount.
   4. Testing shall be performed per AAMA 503 by a qualified independent testing agency. Refer to Testing Section for payment of testing and testing requirements.
   5. Air Infiltration Tests:
      a. Conduct tests in accordance with ASTM E 783.
      b. Allowable air infiltration shall not exceed 1.5 times the amount indicated in the performance requirements or 0.09 cfm/ft^2, whichever is greater.
   6. Water Infiltration Tests:
      1. Conduct tests in accordance with ASTM E 1105.
      1. No uncontrolled water leakage is permitted when tested at a static test pressure of two-thirds the specified water penetration pressure but not less than 8 psf (383 Pa).

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B. Manufacturer's Field Services:

1. Upon owner□s written request, provide periodic site visit by manufacturer□s field service representative.

3.4 ADJUSTING, CLEANING, AND PROTECTION

A. Adjusting: Not applicable.

B. Protection:

1. Protect installed product□s finish surfaces from damage during construction.
2. Protect aluminum curtain wall system from damage from grinding and polishing compounds, plaster, lime, acid, cement, or other harmful contaminants.

C. Cleaning:

1. Repair or replace damaged installed products.
2. Clean installed products in accordance with manufacturer□s instructions prior to owner□s acceptance.
3. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during the construction period.
4. Remove construction debris from project site and legally dispose of debris.

END OF SECTION 084413

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NOTES AND DISCLAIMERS

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor. It is the responsibility of the owner, the specifier, the architect, the general contractor, and the installer and the fabricator/transformer, consistent with their roles, to determine the appropriate materials for a project in strict conformity to all applicable national, regional and local building codes and regulations.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

Information contained herein or related hereto is intended only for evaluation by technically skilled persons, with any use thereof to be at their independent discretion and risk. Such information is believed to be reliable, but Kawneer shall have no responsibility or liability for results obtained or damages resulting from such use.

This guide specification is intended to be used by a qualified construction specifier. The guide specification is not intended to be used verbatim as a project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm and the particular requirements of a specific construction project.

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Appendix ‘B’ – Draft Statement of Cultural Heritage Value or Interest for 493 Ouellette Avenue

APPENDIX A [*SCHEDULE “B” of Designation Bylaw*]

Statement of Cultural Heritage Value and Interest

Lazare’s Furs Building and Sign

493 Ouellette Ave

Description of Historic Place:

The Lazare’s Furs Building and Sign are located at 493 Ouellette Avenue, on the north-west corner of Maiden Lane. The property contains a three-storey commercial building originally constructed in 1928 as a two-storey commercial building designed by architect Albert J. Lothian. Following acquisition by Lazare’s Furs in 1941, substantial alterations undertaken by Sheppard and Masson between 1941 and1944 included the addition of a third storey, interior reconfigurations, façade alterations, and installation of a projecting neon sign along Maiden Lane. The Lazare’s Furs Sign is an Art Deco neon commercial sign constructed circa 1942 featuring neon tubing supported by a sheet metal backing with painted flourishes. Together, the building and neon sign function as a prominent downtown Windsor landmark and illustrate the evolution of commercial architecture and retail branding from the late 1920s to 1940s.

Design/Physical Value:

The property located at 493 Ouellette Avenue has design or physical value as a representative example of a commercial building reflecting the transition from late 1920s Classical Revival influences to 1940s Art Deco and modern retail design. The original 1928 building was two-storeys tall, clad in variegated Indiana limestone on the main façade facing Ouellette Avenue and buff sand-lime brick elsewhere, and utilized contemporary steel-frame and poured concrete construction. The first (ground) storey incorporated Classical Revival / Beaux-Arts stone detailing to emphasize its retail use, while the second storey was more restrained for office use. Following acquisition by Lazare’s Furs in 1941, architecture firm Sheppard & Masson adapted the building to reflect Art Deco influences and modern retail design, including a redesigned Ouellette Avenue façade design that simplified the classical stone ornamentation with streamlined and fluted detailing, new floor-to-ceiling glass display windows and retail storefront, interior remodelling, and a third storey addition. The building exemplifies storefront

proportions characteristic of 1940s retail design, including a recessed entrance emphasizing pedestrian-oriented commercial activity. Presently, the building retains key physical elements from both its 1928 construction and 1940s transformation, demonstrating layered architectural evolution.

The Lazare's Furs neon sign, constructed circa 1942, was added as part of the 1940s transformation. The sign is anchored to the south façade along Maiden Lane, within proximity and visibility from Ouellette Avenue. It incorporates characteristic features of early- to mid-20th century commercial signage, including neon tubing mounted on a painted sheet metal backing. The sign box is in the shape of an inverted "T" and has neon tubing spelling "LAZARES" vertically and "FAMOUS GUARANTEED FURS" horizontally with bold white painted lettering beneath. The sign has various Art Deco design flourishes, such as symmetrical fan motifs, geometric banding and striping, and rounded end caps painted in rust orange, turquoise, and peach.

The property demonstrates the evolution of commercial architecture and retail expression in Windsor during the mid-20th century. The neon retail sign further contributes to the property's design value as a rare surviving example of mid 20th-century neon commercial signage in Windsor.

Historical/Associative Value

The property has historical and associative value through its direct associations with significant local businesses and architects that contributed to Windsor's development. The 1928 building was constructed as the new head office of the Reaume Organization Ltd., a local real estate firm involved in the early 20th-century development of Windsor. The Reaume Brothers, Ulysses G. Reaume and Leonard P. Reaume, were instrumental in developing lands east of Walkerville, particularly Riverside, beginning in 1913. At its opening, the Reaume Organization Ltd. occupied the second storey offices and the Copeland's Book Store, advertised in 1928 as Windsor's oldest book store, occupied the entire ground floor.

Lazare's Furs, established in 1925, was a luxury brand highly sought-after for purchasing, appraising, and restoring high quality fur coats. Upon relocating from Chatham Street East to this property in 1941, they undertook a comprehensive redesign tailored to their operations ands services. The interior retrofits included a large oval showroom, commercial office, specialized departments for manufacturing, alteration, repair, restyling, and cleaning, and cold storage vault with capacity for 8,000 fur coats. The business operated at this location for approximately 70 years and contributed to Windsor's reputation as a destination for specialty and luxury retail. The property yields information

that contributes to the understanding of mid-20th century commercial vitality, growth, and retail branding along Ouellette Avenue. The Lazare's Furs' building Art Deco façade redesign and neon sign addition are representative of the evolution of mid-20th century downtown Windsor.

The property also demonstrates the works of Albert J. Lothian and the firm Sheppard and Masson, both of whom significantly contributed to Windsor's built environment. The 1928 building was designed by Windsor architect Albert J. Lothian (1897-1952) who worked closely with the Reaume Organization on various residential projects and designed a number of Art Deco-influenced buildings recognized on the Windsor Municipal Heritage Register. The 1941-1942 alterations were designed by popular Windsor architectural firm Sheppard and Masson, who were hired by Lazare's Furs. Hugh P. Sheppard (1890-1984) and George Y. Masson (1895-1982) were responsible for many of the most prestigious buildings in Windsor from the mid-1920s to mid-1960s, including the Dominion Public Building, the Windsor Armoury Building (with John E. Trace), and the Greyhound Bus Terminal.

Contextual Value

The property has contextual value because it defines, supports, and maintains the historic commercial corridor character of Ouellette Avenue through its zero lot-line siting, ground-floor retail use, and continuous streetwall form. Its limestone façade and storefront proportions reinforce the visual cohesiveness of the commercial corridor. The property is also physically, visually, and historically linked to the surrounding early- to mid-20th century commercial buildings that collectively illustrate the evolution of downtown Windsor, including those that exhibit similar Art Deco influences such as the Pascoe Building at 507-519 Ouellette Avenue. The projecting Lazare's Furs neon sign is evidence of Ouellette Avenue's historic identity as a vibrant commercial retail corridor and destination where many projecting signs once lined the street. The neon sign is a unique and rare surviving landmark, as its survival is uncommon in Windsor.

Heritage Attributes:

Exterior attributes of Lazare's Furs Building and Sign that exemplify its heritage value include:

- The Indiana limestone cladding with Art Deco detailing on the front (east-facing) Ouellette Avenue façade and on the side (south-facing) Maiden Lane façade:
    - Rounded corner with vertical fluted design on the third storey
    - Vertical fluted piers on the third storey
    - Moulded stone cornice, modillions, and courses

- The commercial storefront configuration with traditional retail proportions, large display windows, and a recessed entrance
- The c1942 vertical projecting Lazare's Furs sign anchored to the side (south-facing) Maiden Lane façade:
    - Black sheet metal panels in the shape of an upside-down "T"
    - Neon tubing overtop of bold painted lettering that spells "LAZARES" vertically and "FAMOUS GUARANTEED FURS" horizontally
    - Painted Art Deco decorative elements such as fan motifs, geometric banding and striping, and rounded end caps

Appendix 'C': Extracted Policies from the City of Windsor Official Plan, Chapter 9

City of Windsor Official Plan, Volume I, Chapter 9 Heritage Conservation

9.0 Preamble

A community's identity and civic pride is rooted in physical and cultural links to its past. In order to celebrate Windsor's rich history, Council is committed to recognizing, conserving and enhancing heritage resources.

9.1 Goal

RECOGNIZE CONSERVE & ENHANCE

9.1.1 The identification, recognition, protection, conservation, enhancement and proper management of heritage resources.

9.2 Objectives

CONSERVATION MANAGEMENT

9.2.1 To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical, and contextual significance and ensures their future viability as functional components of Windsor's urban environment.

PUBLIC AWARENESS & PARTICIPATION

9.2.4 "To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation."

9.3.2 Identification of Heritage Resources

9.3.2.1 Council will identify Windsor's heritage resources by:

INDIVIDUAL SITES

(c) Researching and documenting the history, and architectural and contextual merit of potential heritage resources on an individual property basis;

9.3.3 Recognition of Heritage Resources

9.3.3.1 Council will recognize Windsor's heritage resources by:

DESIGNATE HERITAGE PROPERTIES

(a) Designating individual buildings, structures, sites and landscapes as heritage properties under the Ontario Heritage Act;

9.3.4 Protection of Heritage Resources

9.3.4.1 Council will protect heritage resources by:

ADAPTIVE REUSE

(g) Encouraging the adaptive reuse of architectural and/or historically significant buildings and structures;

9.3.5 Enhancement of Heritage Resources

9.3.5.1 Council will enhance heritage resources by:

OTHER PROGRAMMES

(f) Utilizing other programmes administered by the Municipality to further its heritage objectives; and

9.3.6 Management of Heritage Resources

9.3.6.1 Council will manage heritage resources by:

PRIVATE INITIATIVES

(e) Providing support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means;

9.3.7 Heritage Resources and Planning Initiatives

9.3.7.1 Council will integrate heritage conservation into the development and infrastructure approval process by:

APPROVAL PROCESS

(d) Utilizing the planning approval process (subdivisions / condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the retention of heritage resources, and to ensure any proposed development is compatible with heritage resources;

URBAN DESIGN CRITERIA

(e) Having regard to the following factors when assessing applications such as zoning amendments, site plan control applications, demolition control and payment-in-lieu, which may impact heritage resources:
   (i) Respecting the massing, profile and character of adjacent buildings;
   (ii) Approximating the width and established setback pattern of nearby heritage buildings;
   (iii) Respecting the yards, gardens, trees and landscaped grounds associated with the heritage properties and districts which contribute to their integrity, identity, and setting;
   (iv) Maintaining, enhancing or creating views and vistas of heritage resources; and
   (v) Minimizing the impact of shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas.

DEMOLITION CONTROL

(f) Utilizing the demolition control provisions of the Planning Act and the Heritage Act to assist in the protection of heritage buildings and structures;

Appendix ‘D’ – Additional Photos of 493 Ouellette Ave

Photos taken by City Staff





Front (east-facing) elevation of the building, from Ouellette Avenue (June 6, 2025)





Side (south-facing) elevation of the building, from Maiden Lane West (June 6, 2025)



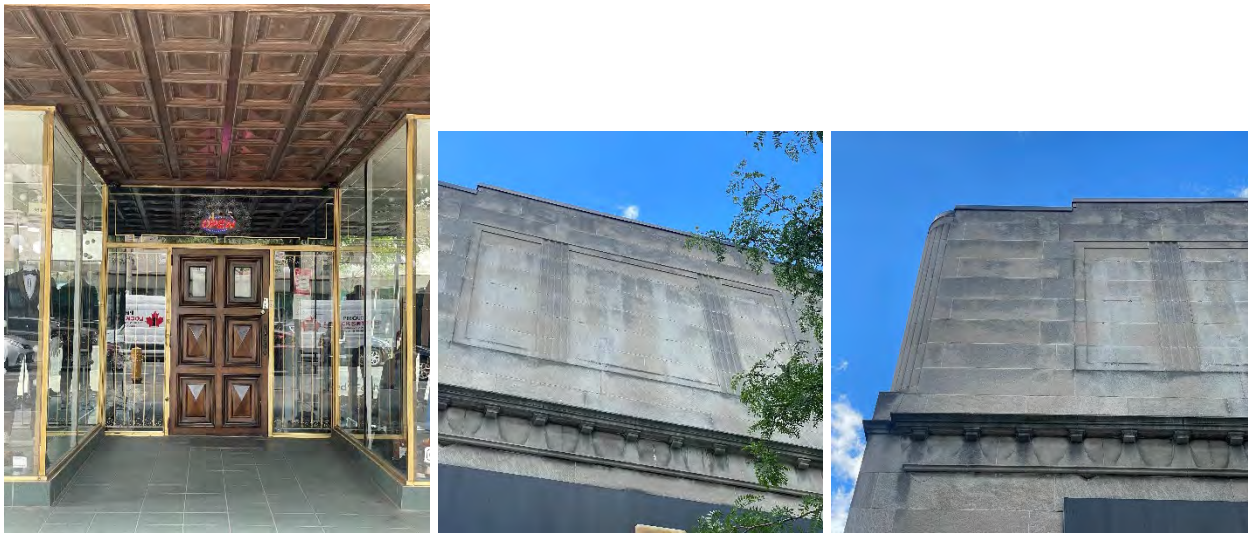


Left: Rear (west-facing) and side (south-facing) elevations of the building, from Maiden Lane West. The proposed rear addition will be visible from this view (June 6, 2025)

Right: Detailed view of the buff brick on the south-facing side elevation (June 6, 2025)



Detailed views of the neon sign from Maiden Lane West, looking toward Ouellette Avenue (left) and toward Pelissier Street (right) (June 19, 2026)



Detailed views of the commercial retail storefront and of the Art Deco Indiana limestone façade accents (June 19, 2026)

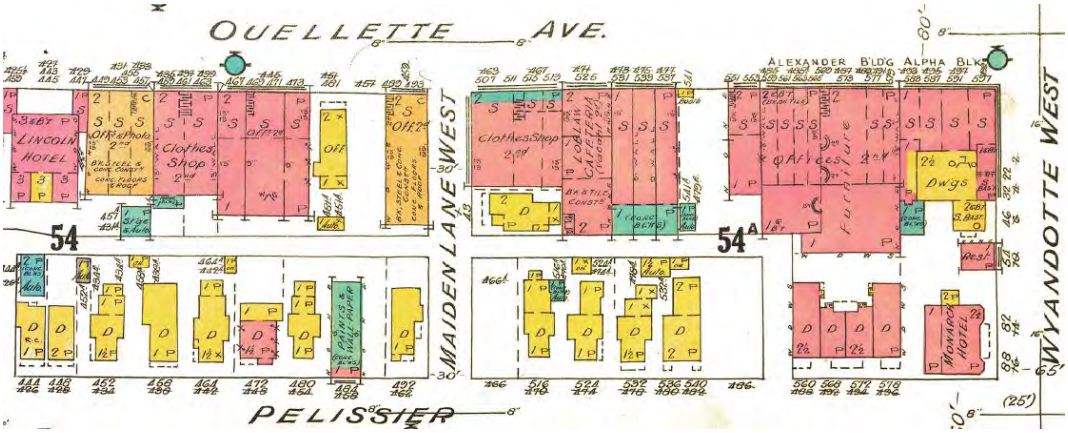
Appendix ‘E’: Additional Research Materials

Lazare’s Furs Building and Sign
493 Ouellette Ave

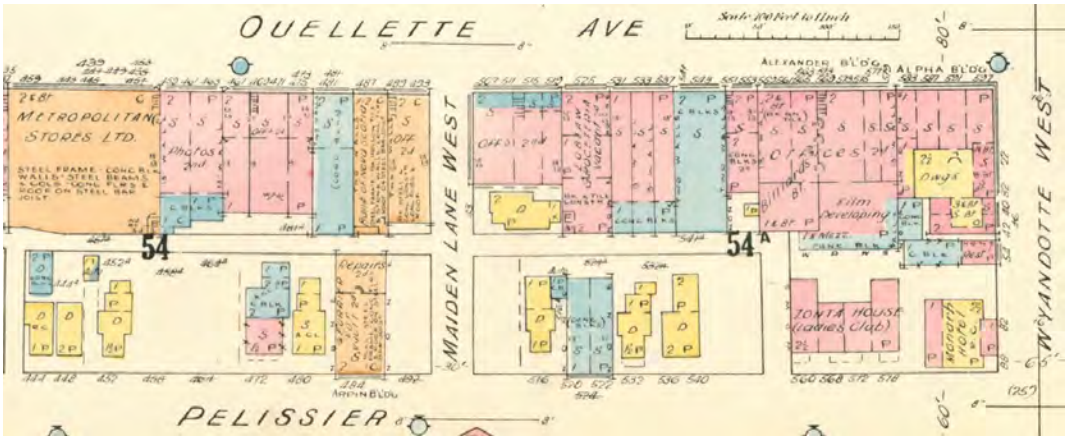
Historic Maps and Plans



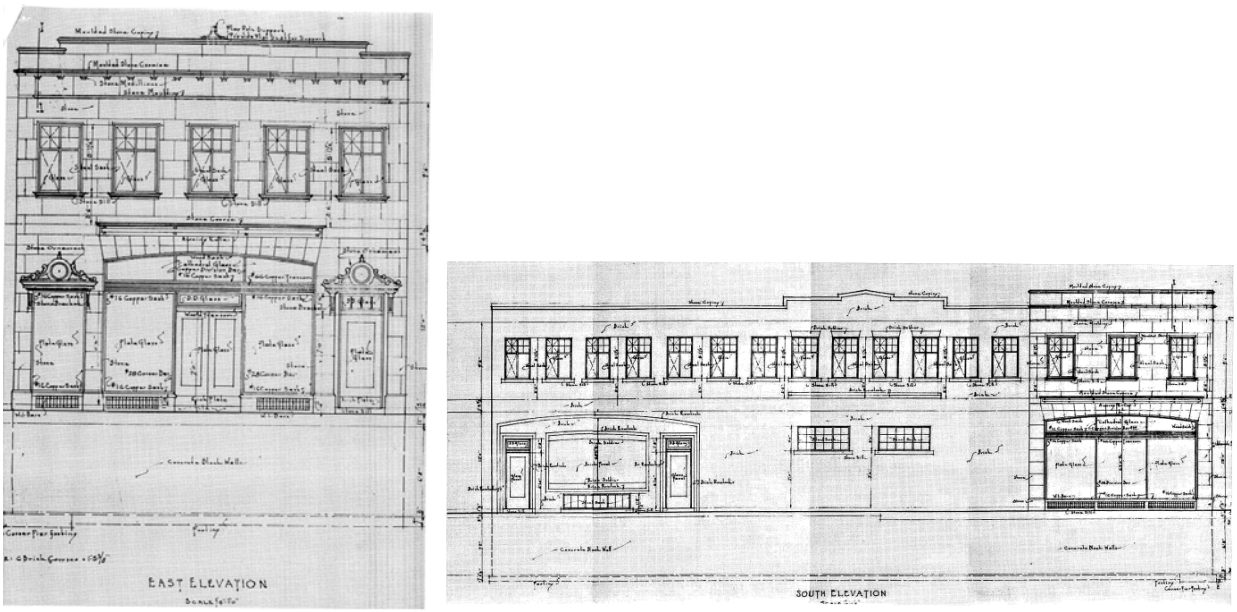
Registered Plan 0195, surveyed in 1877. The subject property is Lot 25.



Snippet of the 1937 Fire Insurance Map, Volume 1, Sheet 12. The building is noted as steel and concrete construction with a Store and 2nd storey Office.



Snippet of the 1952 Fire Insurance Map, Volume 1, Sheet 12.



1928 Albert Lothian architectural drawings of the east (Ouellette) elevation and south (Maiden Lane) elevation. Source: City of Windsor Heritage Files.

Historic Newspaper Articles


Realty Firm to Move to Ouellette Avenue Site

"SERVICE BUILT" THE NEW HOME OF THE REAUME ORGANIZATION LIMITED

RISING to rapid completion at the corner of Ouellette avenue and Maiden Lane, is this attractive 30 by 90 foot reinforced concrete structure with its decorative Indiana limestone front and pleasing architectural design. It is to be the new home of the Reaume Organization, Limited, which is now located on Sandwich street east. The premises are to be occupied, it is expected, by the first of next month.

Source: *Andrew Foot (International Metropolis)*. 493 Ouellette Ave – Lazare's Furs Building – International Metropolis, September 24, 2023. Retrieved from https://internationalmetropolis.com/2023/09/24/493-ouellette-ave-lazares-furs-building/



REAUMES TO BUILD BLOCK

Firm Announces Structure to Cost $40,000 On Ouellette Ave.

Plans for a downtown Ouellette avenue block to cost approximately $40,000 were announced this morning by Reaume Organization, Limited, Ford City.

HAS ORDERED PLANS

This well known realty firm has commissioned Albert J. Lothian, architect, La Belle Building, Windsor, to prepare plans and specifications for the structure which is to be erected on the northwest corner of Ouellette avenue and Maiden Lane. It will be two storeys in height, and equipped with stores and offices.

In the absence of U. G. Reaume, president of the company, who is ill, a description of the proposed structure was given out by A. P. Chauvin, secretary.

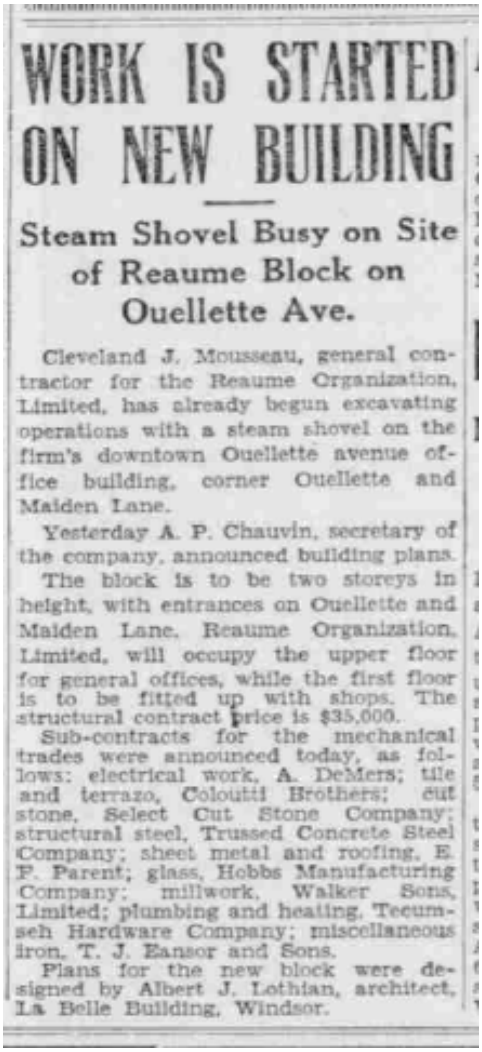
"That the Reaume Organization, Limited, is impressed with the value of Ouellette avenue realty opportunities," he said, "goes without saying. The company some weeks ago completed the razing of a residence which stood on the site for years, and in the meantime plans were ordered for a structure that will be in keeping with the best class of commercial buildings on the avenue.

ON TOP FLOOR

"The Reaume Organization, Limited, intends to occupy the top floor of the building as offices, while the first floor is to be rented. The plans call for a handsome ornamental stone front, of artistic appearance, and for a structure that will be as modern as present day uses demand."

Covering an area of 90 feet by 30, the building is to possess ample window space on the Maiden Lane side and on the two ends. Exclusive of the stone front it will be of brick construction.

The realty firm's intention of locating on Ouellette avenue—generally considered the most important business thoroughfare in the Border Cities—is regarded as another indication of the rapidly growing importance of the avenue as a retail business centre.



WORK IS STARTED ON NEW BUILDING

Steam Shovel Busy on Site of Reaume Block on Ouellette Ave.

Cleveland J. Mousseau, general contractor for the Reaume Organization, Limited, has already begun excavating operations with a steam shovel on the firm's downtown Ouellette avenue office building, corner Ouellette and Maiden Lane.

Yesterday A. P. Chauvin, secretary of the company, announced building plans.

The block is to be two storeys in height, with entrances on Ouellette and Maiden Lane. Reaume Organization, Limited, will occupy the upper floor for general offices, while the first floor is to be fitted up with shops. The structural contract price is $35,000.

Sub-contracts for the mechanical trades were announced today, as follows: electrical work, A. DeMers; tile and terrazo, Coloutil Brothers; cut stone, Select Cut Stone Company; structural steel, Trussed Concrete Steel Company; sheet metal and roofing, E. P. Parent; glass, Hobbs Manufacturing Company; millwork, Walker Sons, Limited; plumbing and heating, Tecumseh Hardware Company; miscellaneous iron, T. J. Eansor and Sons.

Plans for the new block were designed by Albert J. Lothian, architect, La Belle Building, Windsor.

Left article source: *The Border Cities' Star (1918-1935),* Wednesday June 20, 1928 (page 7 of 36) Retrieved from https://ezp.windsorpubliclibrary.com:4048/login?url=https://www.proquest.com/newspapers/june-20-1928-page-7-36/docview/2238504230/se-2

Right article source: *The Border Cities' Star (1918-1935),* Thursday June 21, 1928 (page 3 of 38) Retrieved from https://ezp.windsorpubliclibrary.com:4048/login?url=https://www.proquest.com/newspapers/june-21-1928-page-3-38/docview/2238127387/se-2



PAGE EIGHT THE BORDER CITIES STAR, WINDSOR, ONTARIO, TUESDAY, FEBRUARY 5, 1929

REAUME BUILDING IS MODEL OF MODERN DESIGN

Reaume Organization's New Ouellette Office

THE new office building of Reaume Organization, Limited, one of the most complete real estate offices in the Border Cities. Copeland's Book Store is on the bottom floor, while the Reaume Organization will occupy the entire second storey. The new building is now open, and visitors are invited to inspect it.

REALTY ORGANIZATION OI

Wood Is Almost Entirely Unused

STEEL, CONCRETE AND STONE UTILIZED TO MAKE FITTING HEADQUARTERS FOR BIG REAL ESTATE ORGANIZATION

A STURDY and attractive building, the new headquarters of Reaume Organization, Limited, which has just been opened, has features that give it pre-eminence in modern construction. The structure is situated at 459 Ouellette avenue and Maiden Lane, and is of steel frame construction throughout. A cordial invitation to the general public to inspect the new building has been extended by the Organization and many people have taken advantage of the opportunity offered.

Steel, Concrete, Stone

Except for the stairways, there is no wood whatever in the building. The exterior is of metal and concrete, window and door frames are steel, while the floors are poured concrete on steel supports.

Built of beautiful variegated Indiana limestone, the office possesses an air of permanence in the midst of rapidly changing surroundings. The stone was carefully selected and personally inspected by Albert J. Lothian, architect, and the style is distinctive and is carried out with fine line architectural treatment. Archways over the windows are in square utilitarian effect and the unique blindings are very pleasing. A niche was specially designed to put in the bronze nameplate, "The Reaume Organization, Limited."

The spacious offices of the company are situated on the second floor, with an entrance leading up from Ouellette, and a second entrance from Maiden Lane. The executives of the company are enabled to discuss confidential matters in offices affording every accommodation to busy visitors. These offices are furnished with excellent taste in walnut furniture and with rugs in matching shades.

Oak Trim Used

Oak trim is used throughout the lobby and private offices. The outer offices are floored with heavy battleship linoleum and are arranged to give the utmost convenience to clients, with sections for the brokerage, insurance, legal departments and the general staff. Three telephone lines give an added service in communication.

The building is heated by an absolutely automatic gas fired heating system, controlling temperature throughout the

from Detroit Commercial College. Their business career is almost entirely connected with the real estate mart. Beginning in a very modest way, with no capital, their first buying and selling of lots in the district just east of Walkerville has grown into the most extensive development in the fastest growing region on the continent. In 1913, U. G. Reaume opened his first real estate office in Ford City. Leonard Reaume was associated with his brother from the first. They joined in the new progression. In the phenomenal industrial growth of the Border Cities, which is still attracting a continent's attention. Under the name "Reaume Brothers," they began the development of the land just east of Walkerville, and in 1926

the Reaume Organization, Limited, was formed.

Keeping pace with the Ford Motor Company, then making their first Canadian cars, was no easy task, but it was set as a gauge by the Reaume Organization.

Beautiful District

During the past year, the company has converted the Riverside district into a beautiful, exclusive residential district. An area of luxurious homes is provided here, and this is the culmination of a series of rapid developments that has marked the history of the Reaume Organization.

When the company was first established, the real estate and insurance agency was a very important part of it. While the public at present regards the Reaume Organization as being devoted to real estate, the insurance division is still one of the foremost general insurance agencies in the Border Cities. It is under the direction of F. J. Mitchell-Frey, and under his guidance has increased greatly.

In the new offices, equipment is available for every class and form of insurance. Fire, automobile, life, accident, burglary, public liability and all other types of insurance are written here.

The offices too, are awarding agencies, with prompt delivery of policies, endorsements and other documents being assured. This department is under the direction of Miss A. M. Awad. In addition, the company is planning to add a first mortgage loan agency to this department.

Advisory Department

The term "brokerage department" usually calls to the mind's eye buying and selling, bartering and trading. However, the brokerage department of a modern real estate office, in order to function efficiently, has taken vast strides beyond this conception. The Reaume Organization, Limited, has a department equipped to act in an advisory capacity for clients desiring to know the best usage to which a property can be put in order to derive therefrom the greatest utility value. It is also called upon to select locations best suited for certain types of business, and can now advise clients whether or not it would be to their advantage to buy a site outright or take it on a long term lease. In addition, it has at its disposal a fund of information to aid it in arriving at basically sound appraisal values, upon which mortgage and bond houses depend for loaning money on first mortgages.

The Reaume Organization, Limited, has received congratulations from fellow organizations throughout the district upon the completion of its office building.

Chief of Police Routed By Flames

DETROIT, Feb. 5.—Fire believed to have been caused by an overheated furnace routed Chief Roy Reynolds of the Ferndale police department and his family from their home at 385 Oakridge street, Ferndale, shortly before midnight last night.

Mr. and Mrs. John Bowman, living upstairs, were aroused by the chief after he had taken his wife, daughter, June, 3 years old, and son, Don, 4, to the street. The flames got into the walls and gave the fire department a hard battle.

The chief and his family and Mr. and Mrs. Bowman spent the rest of the night at a neighbor's home.

The Electrical Fixtures IN THE NEW Reaume Organization Building

MILLIC in E

Bridge .....
Tunnel .....
Eaton Store and Land .....
Chrysler Plant, 1st Unit .....
Norton Palmer Hotel Addi
Prince Edward Hotel Addi
Telephone Co. .....
Gas Co. .....
St. Mary's Academy .....
Metropolitan Building .....
Windsor Collegiate .....
W.E. & L.S. Railway .....
Hydro Electric Railway .....
Villa Maria .....
Stores, Apartments, House

The NEW Home of Windsor's OLDEST Book Store
Occupying the Entire Ground Floor of the New
REAUME ORGANIZATION BUILDING
461 OUELLETTE AVENUE
COPELAND'S

Source: *The Border Cities' Star (1918-1935),* Tuesday February 5, 1929 (pages 14-15 of 40) Retrieved from https://ezp.windsorpubliclibrary.com:4048/login?url=https://www.proquest.com/newspapers/february-5-1929-page-24-32/docview/2238504243/se-2



New Ouellette Avenue Home of Realty Firm

THE handsome new headquarters of Reaume Organization, Limited, constructed recently by this big realty company on Ouellette avenue at Maiden Lane. The ground floor is occupied by a large store, while upstairs the head offices of the Reaume firm are housed. The building is one of the best constructed business structures in Windsor.

Source: *The Border Cities' Star (1918-1935),* Tuesday April 11, 1929 (page 14 of 40) Retrieved from https://ezp.windsorpubliclibrary.com:4048/login?url=https://www.proquest.com/newspapers/april-11-1929-page-14-40/docview/2238235422/se-2

Lazare Fur Company Purchases Big Block on Ouellette Avenue

ANNOUNCEMENT was made today of the purchase, by the L. P. Lazare Company, Windsor furriers, of the entire building at 493 Ouellette avenue, now occupied by a large drug store directly opposite the tunnel exit.

E. C. Goldin, manager and part owner of the company, declared that alterations and improvements would require nearly two months. The present tenants will vacate on March 1. This means that by the end of May or the middle of June at the latest, the firm will be established in its new location.

The firm at present occupies a store at 26 Chatham street east, where it has been since its establishment here in 1925. Mr. Goldin has been head of the Windsor firm since 1932. Its present floor space of 5,200 square feet will be increased to 8,100 square feet when the new property is completely remodelled.

Present plans call for an entire new front on the present Ouellette avenue building. It will be of stone construction. The main floor will be devoted to sales space and office accommodation. The second floor will contain the firm's manufacturing department, cold storage, its repair and alteration department and its re-styling department. The basement will contain a cleaning-room and storage for records. A third floor is contemplated as business progresses.

The new store will be air-conditioned, including the sales and factory floors. The interior will be completely re-decorated.

"We are thus expressing our further confidence and faith in Windsor's future," Mr. Goldin said, in announcing the expansion.

The work of alteration and remodelling is in the hands of Sheppard and Masson, Windsor architects. Tenders for the work are being considered this week.

The building was purchased outright from its owners, two Detroit men. It is about ten years old, and is considered by valuators to be one of the most substantial structures in the shopping area.

Source: *The Windsor Daily Star (1935-1959),* Friday January 10, 1941 (page 26 of 32) Retrieved from https://ezp.windsorpubliclibrary.com:4048/login?url=https://www.proquest.com/newspapers/january-10-1941-page-26-32/docview/2238556770/se-2



PAGE TEN — THE WINDSOR DAILY STAR, WINDSOR, ONTARIO, SATURDAY, JUNE 7, 1941

Faith in Future of Windsor Shown as Lazare's Opens New Fur Salon

NIGHT view of Lazare's new white stone building from Ouellette avenue. One of the most modern in Windsor, the store was opened to the public yesterday.

Building Of White Stone

Modern Two-Story Store Gleams on Ouellette; Layout Unique

Boundless faith in the future of Windsor and of Canada, was expressed yesterday in an interview, by E. C. Goldin, manager and part-owner of Lazare's, whose new fur salon at 493 Ouellette avenue was opened Friday.

EXPANSION FORECAST

Mr. Goldin foresaw that after this war is won, Canada would take her position as one of the greatest countries in the world, and Windsor, highly industrialized and close to the border, would grow beyond expectations.

The renewed and remodeled building, whose gleaming windows and white stone structure catch the eye of passersby, is a triumph of modern functional architecture. The work of Hugh Sheppard, of Sheppard and Masson, it combines utility with arresting design. Layout is completely unique, beginning with the largest curved glass store front in Western Ontario and with an unusual front door of armor plate glass.

Consisting of a rectangular anteroom which leads on a large oval showroom, the walls finished in cream, the ceiling in blue, the store is completely air-conditioned and burglar-protected.

VAULT AND FACTORY

The second story is divided between a cold storage vault with capacity for 8,000 coats, and a factory.

The ground floor salon features roomy individual showrooms separated from the attractively carpeted main section by maroon satin curtains. Panels between showrooms are covered by mirrors.

Grey venetian blinds serve a double purpose, ventilating the show windows from the air-conditioned anteroom, which contains what is the largest single mirror in Windsor.

Lazare's was founded in 1925 and was located on Chatham street until yesterday, when the new premises were opened. All members of Lazare's staff contributed towards buying Mr. Goldin a black and chrome desk lamp, which was presented last night.

THIS oval-shaped salon is unique for its blend of modern design with utility. It features individual showrooms, set off from the main.

Pays Off Bet

Actress Is Forced to Admit Formal Wear Shorts Lack Glamor

HOLLYWOOD, June 7.—When Paulette Goddard introduced evening shorts a month ago, Actress Lucia Carroll made a wager that shorts for formal evening wear would become a fad within 30 days.

Nobody followed Paulette's lead.

Miss Carroll paid off the bet by serving as a mannikin to dress designer Marie Miller's show window on the Sunset strip.

"No woman can be glamorous in bare knees after dark," said Miss Miller solemnly.

COLAUTTI BROS.
Supplied the
METTOWEE
* STONE
* TILE
At Entrance

100,000 SQUARE FEET MONTHLY
A shoe factory in India is using 100,000 square feet of leather monthly.

PLATINUM FOX FUR, $245
Platinum fox furs were sold recently in Stockholm, Sweden, for $245 each.

ULTRA-MODERN
AWNINGS
at the New L. P. Lazare's Store
* Supplied By *
WINDSOR AWNING & TENT CO.

Ontario Posts $100 Reward For Baby Believed "Sold"

REWARD of $100 has been posted by the Ontario Government for information leading to the finding of Johnny Morrison, 22-month-old son of Mr. and Mrs. Dave Morrison, of Graham Township, Sudbury, District, who disappeared from his home April 16.

Speculations were aroused in Windsor last month that the missing youngster might have been a victim of a baby-selling racket, alleged to be flourishing in Detroit. According to Detroit police, children were being bought, and sold to childless parents for sums running as high as $1,000.

It was thought then that by some means, the Morrison child had been whisked away from his home at 3.30 p.m. April 16, and smuggled to Detroit as a victim of the alleged racket.

Police here have not yet abandoned search for the child. Description issued is: stout build, fair hair, blue eyes with brown spots.

More Visitors

On account either of the weather or the war, visitors to Banff in the Canadian Rockies in April were 400 percent more than in April, 1940.

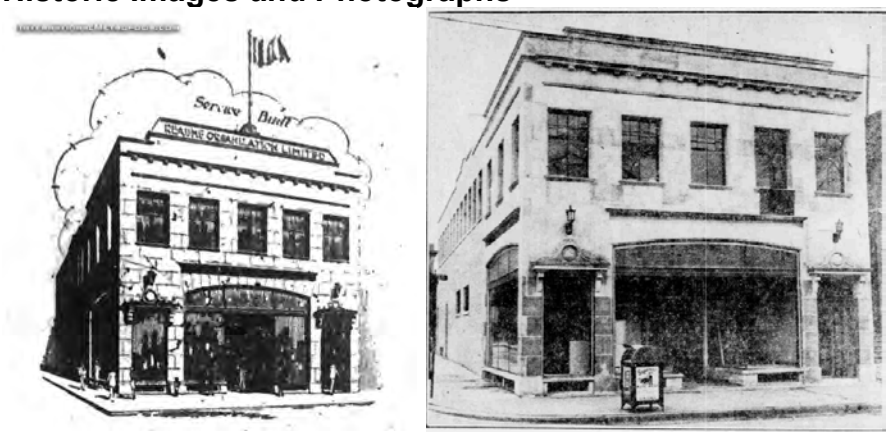
STORK FLIES SOUTH

A stork which had been ringed in Poland was found recently in South Africa.

Congratulations!
to L. P. LAZARE LTD.
* Painting
* Decorating
Done by
NATIONAL
PAINTING - DECORATING
COMPANY, LTD.
725 WYANDOTTE E. Phone 3-1715

Source: *The Windsor Daily Star (1935-1959),* Saturday June 7, 1941 (page 10 of 49) Retrieved from https://ezp.windsorpubliclibrary.com:4048/login?url=https://www.proquest.com/newspapers/june-7-1941-page-10-49/docview/2238583129/se-2

Historic Images and Photographs



Left: 493 Ouellette Avenue built for the Reaume Organization Ltd., undated. Source: *Andrew Foot (International Metropolis)*. Reaume Building / Lazare's Furs – International Metropolis, October 15, 2009. Retrieved from https://internationalmetropolis.com/2009/10/15/reaume-building-lazares-furs/

Right: 493 Ouellette Avenue, dated April 11, 1929. Source: *The Border Cities' Star (1918-1935),* Tuesday April 11, 1929 (page 14 of 40) Retrieved from https://ezp.windsorpubliclibrary.com:4048/login?url=https://www.proquest.com/newspapers/april-11-1929-page-14-40/docview/2238235422/se-2



Aerial photographs of Ouellette Avenue looking south, undated but likely early 1940s, with the Lazare's Furs building on the right hand side as a two-storey commercial block with a painted sign on the side of the building. Source: City of Windsor Heritage Files.



Photographs of the building and neon sign as viewed from the intersection of Ouellette Avenue and Maiden Lane. Dated 1976; 1988; and undated respectively. Source: City of Windsor Heritage Files.

THE CITY OF WINDSOR ONTARIO, CANADA

Committee Matters: SCM 238/2026

Subject: Brownfield Environmental Site Assessment 2650 Metcalfe St Ward 5

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

Decision Number: **DHSC 836**

I. THAT the request made by Metco Development Inc. (Yehya Atwan) to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) for the property located at 2650 Metcalfe St (north of Metcalfe St and West corner of Drouillard) pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;

II. THAT the grant funds of up to $25,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner;

III. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of $25,000 based upon the completion and submission of a Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) completed in a form acceptable to the City Planner and City Solicitor;

IV. THAT should the proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: S 47/2026
Clerk's File: Z/8955

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.1 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Brownfield Environmental Site Assessment 2650 Metcalfe St Ward 5

Reference:

Date to Council: July 6, 2026
Author: Simona Simion, MCIP, RPP
Planner III – Economic Development Planner (Acting)
ssimion@citywindsor.ca
519-255-6543 x 6397

Planning & Building Services
Report Date: 5/1/2026
Clerk's File #: Z/8955

To: Mayor and Members of City Council

Recommendation:

I. THAT the request made by Metco Development Inc. (Yehya Atwan) to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) for the property located at 2650 Metcalfe St (north of Metcalfe St and West corner of Drouillard) pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;

II. THAT the grant funds of up to $25,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner;

III. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of $25,000 based upon the completion and submission of a Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) completed in a form acceptable to the City Planner and City Solicitor;

IV. THAT should the proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Executive Summary:

N/A

Background:

Brownfield Redevelopment Community Improvement Plan (CIP)

Brownfield sites are properties that may be contaminated due to previous industrial or commercial uses such as a manufacturing facility or gas station. City Council approved a Brownfield Redevelopment CIP for the purpose of encouraging the study, clean-up, and redevelopment of contaminated properties. The approval of the CIP was the result of nearly five years of study and consultation.

Importance of Brownfield Redevelopment

Historically, there had been little interest in redeveloping brownfield sites due to the uncertainty surrounding the extent of contamination and the potential cost of clean-up. The Brownfield Redevelopment CIP was adopted in 2010 to provide financial incentives to undertake the necessary studies to redevelop brownfield sites and reduce the potential negative impacts to the City's environment and neighbourhoods.

The benefits associated with brownfield redevelopment go beyond the boundaries of the property. They are often located in established areas of the City where services and other infrastructure, such as roads, schools, community facilities, and public transit are already available. Therefore, additional infrastructure costs are not incurred to service these areas. The redevelopment of these sites removes the negative stigma often associated with Brownfield properties, which increases the value of the subject property and adjacent properties.

Site Background

The subject site consists of one parcel located north of Metcalfe St, west of the intersection of Metcalfe St and Drouillard Rd. The property is 1.9 ha (4.69 ac) in size and irregular in shape. It is currently vacant with no structures on site. The site is designated ‘Mixed Use Corridor’ along Drouillard Road and ‘Industrial’ adjacent to Metcalfe St on Official Plan Schedule D: Land Use and is zoned Manufacturing District MD2.1. The MD21.1 zone permits a range of industrial uses. The applicant has started the Planning Consultation Stage 1 (PC1) process for potential Official Plan Amendment (OPA), Plan of Subdivision, and Zoning By-law Amendment (ZBA). Details such as total number/types of units will be subject to City Council consideration. An application for Site Plan Control will be submitted in the future. At this time, the concept plan (Appendix B Concept Plan) proposes a development consisting of one commercial space, up to 19 semi-detached dwellings, and one townhome, subject to future City Council consideration.

Historically, the property was occupied by a bus manufacturing facility, vehicle storage yard, truck transport yard, and tow truck yard. A Phase I Environmental Site Assessment (ESA) concluded that based on historic uses potential contaminants may

exist. Based on the results of the Phase I ESA, a Phase II is recommended to be completed for the subject site.

Since the property is proposed to be redeveloped from industrial use to a more sensitive use - Residential, a Record of Site Condition (RSC) is required under Ontario Regulation 153/04.

The principal owner, Metco Development Inc., will be incurring the eligible Phase II ESA costs and Remediation Work Plan (if required). Should the application be approved, Metco Development Inc. would receive the grant payment.

Discussion:

The applicant has completed a Phase I ESA, which identifies areas of potential environmental concern, and recommends that a Phase II ESA study be completed to assess the existing soil and groundwater conditions at the site to determine the extent of any contamination. Upon completion, the City would retain a copy of the final Phase II ESA and Remediation Work Plan (if required) studies report.

Environmental Site Assessment Grant Program

The ESA Grant Program offers a matching grant to property owners of brownfield sites to conduct environmental studies that provide information on the type and extent of contamination and potential remediation costs. The program offers 50% of the cost of an eligible study up to a maximum of $15,000. If two studies are required, an additional $10,000 is available for a maximum total grant value of $25,000.

CIP Goals

Administration is supportive of the application as it meets all of the eligibility requirements specified within the Brownfield Redevelopment CIP. The proposed study of the subject site also supports the following CIP goals:

- To promote the remediation, rehabilitation, adaptive re-use, and redevelopment of brownfield sites throughout the City of Windsor in a fiscally responsible and sustainable manner over the long term;
- Improve the physical and visual quality of brownfield sites;
- Improve environmental health and public safety;
- Provide opportunities for new housing, employment uses, and commercial uses;
- Increase tax assessment and property tax revenues;
- Promote Smart Growth, including the reduction of urban sprawl and its related costs;

- Increase community awareness of the economic, environmental, and social benefits of brownfield redevelopment; and

- Utilize public sector investment to leverage significant private sector investment in brownfield remediation, rehabilitation, adaptive re-use, and redevelopment.

Policy Support

The study of brownfield sites to support clean up and redevelopment is supported by policies within the 2024 Provincial Policy Statement, the City's Official Plan, and the City's Environmental Master Plan.

Risk Analysis:

As with all brownfield sites, there is a degree of risk associated with the potential presence of contamination. The proposed Phase II ESA study and Remediation Work Plan (if required) will assist in mitigating the above noted risk by confirming the presence and extent of any contamination. It may also provide an estimated cost for remediation and establish next steps in the remediation process, if required.

Climate Change Risks

Climate Change Mitigation:

The proposed residential redevelopment is consistent with the Environmental Master Plan action item, which encourages the use of the Brownfields Redevelopment Strategy.

Climate Change Adaptation:

The redevelopment of the existing commercial property may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process.

Financial Matters:

The cost estimate (excluding HST) for completing the proposed Phase II ESA study is $38,700. If approved, the maximum grant would total $15,000 for one study or $25,000 for two studies. Should the actual costs of the study be less than what has been estimated, the grant payments would be based on the lower amount.

If approved, the grant would be paid from the Brownfield Strategy Remediation Fund (Project #7069003). The funds would be transferred from CIP reserve fund 226 for payment when the eligible study is complete. The current uncommitted balance of the CIP reserve fund is $445,572.96 however this balance does not account for other CIP grant requests that are currently being considered by the standing committee or have been endorsed by the standing committee and are not yet approved by City Council.

Consultations:

The development and approval of the Brownfield Redevelopment CIP was subject to extensive stakeholder and public consultation, which sought input from a wide range of stakeholders and internal City departments.

Planning staff have consulted with the applicant's agent from Landtek Limited prior to accepting the application for the Environmental Study Grant program. Greg Atkinson, Manager of Planning Development; Michael Okanlawon, Financial Planning Administrator; and Aaron Farough, Senior Legal Counsel, Legal Department were consulted in the preparation of this report.

Conclusion:

Administration recommends that Council approve the request from Metco Development Inc. to participate in the Environmental Site Assessment Grant Program. The proposed study conforms to the Brownfield Redevelopment CIP and assists the City in the achievement of a number of the CIP goals.

Planning Act Matters:

N/A

Approvals:

Name	Title
Simona Simion	Economic Development Planner (A)
Jim Abbs	Manager – Planning, Land Info & Special Projects
Jason Campigotto	Deputy City Planner - Growth
Emilie Dunnigan	Manager, Development Revenue and Finance Administration
Aaron Farough	Senior Legal Counsel, Legal Services & Real Estate
Neil Robertson	City Planner
Janice Guthrie	Commissioner, Finance and City Treasurer
Jelena Payne	Deputy CAO/Commissioner Economic

Name	Title
	Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

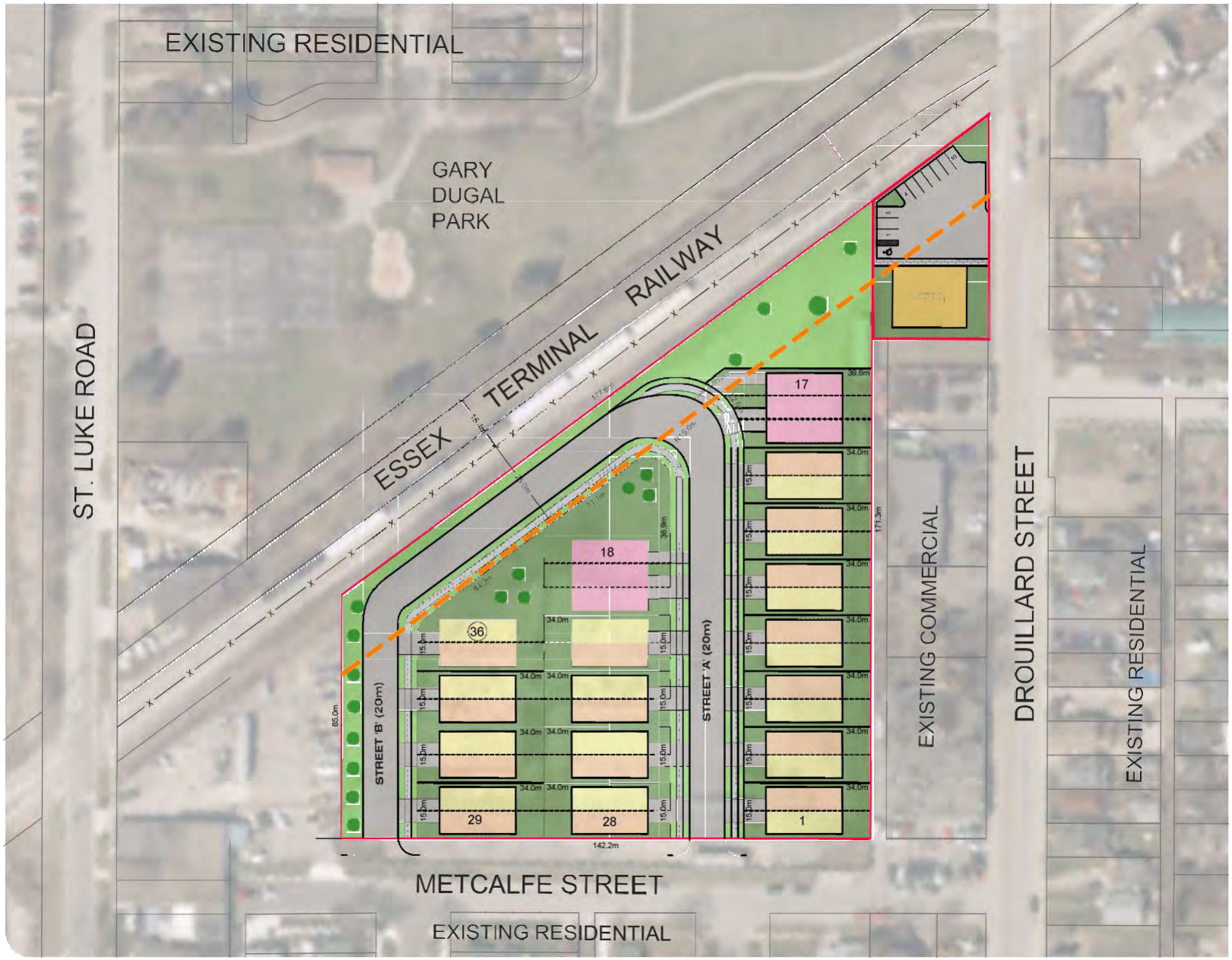
1 Appendix A Location Map
2 Appendix B Concept Plan
3 Appendix C Grant Completeness and Payment



LOCATION MAP : 2650 METCALFE STREET

SUBJECT PROPERTY

Meters
0 5 10 20 30



METCALFE DEVELOPMENT INC.
2650 METCALFE STREET

CONCEPT PLAN - OPTION 3
FIGURE 3.0

- SUBJECT AREA (± 1.68 ha / 4.15 ac)
- PROPOSED SEMI-DETACHED 30 UNITS (± 129.15 m² / 1390.2 ft²)
- PROPOSED TOWNHOUSE UNITS 6 UNITS (± 387.39 m² / 4169.83 ft²)
- PROPOSED COMMERCIAL (± 400 m² / 4300 ft²)
- PROPOSED ROW
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPED AREA (± 0.2 ha / 0.66 ac)
- RAILWAY SETBACK
- ACCESSIBLE PARKING

SITE MATRIX	REQUIRED	PROVIDED
FRONT YARD	6.0 m	6.0 m
SIDE YARD	1.2 m	1.2 m
REAR YARD	7.5 m	7.5 m

UNIT DETAILS

6.3m 6.3m — SEMI DETACHED UNIT SIZE: A-B : 258.3 m² / 2780.3 sq ft

6.3m 6.3m 6.3m — TOWNHOUSE UNIT SIZE: A-B-C : 387.39 m² / 4169.83 sq ft

SCALE: 1:750

MAP/DRAWING INFORMATION:

CREATED BY: HMC
CHECKED BY: MALM
DESIGNED BY: HMC

SOURCE: CITY OF WINDSOR AERIAL PHOTOGRAPHY (2023)

DILLON CONSULTING

STATUS: DRAFT

Appendix C – Grant Checklist – Completeness and Payment

Grants paid from the CIP reserve fund require verification that eligible work has been completed satisfactory to the City Planner, Chief Building Official, City Solicitor, and City Treasurer. This typically includes submission of reports, agreement, other legal documents, and inspection of building/property improvements.

Here is a comprehensive checklist for grant completeness and payment requirements. Once complete submit checklist, expense report and requested documentation to cip@citywindsor.ca for review before the grant approval expiration (refer to council resolution for date). All required documentation to be included in an email with the following title "CIP-Grant Payment Request - Address – Applicant Name".

Planning Staff will review the submission to ensure that eligible costs are not exceeded and documentation compliant.

Grant Completeness Checklist

A development is deemed complete when final inspection is passed a there are no open orders for the subject property.

☐The applicant to contact Building Department building@citywindsor.ca to ensure that final inspection is passed and no open orders exist.

☐Contact Right-of-way Division to ensure that all permits are closed engineeringdept@citywindsor.ca

Grant Payment Checklist

All grant payments are issued following the completion of eligible work and the submission of required information (e.g. invoices and proof of payment in full).

Tax-increment based grants require:

☐Grant agreements to be drafted, signed by the CAO/City Clerk and applicant, and registered on the property title; Contact cip@citywindsor.ca for a draft agreement.

☐Statutory declaration of corporate standing and a legal opinion must be submitted by the applicant; Contact cip@citywindsor.ca for sample format.

☐The applicant to contact Municipal Property Tax Assessment Corporation (MPAC) to provide a post construction property value assessment.

☐The applicant must pay increased municipal tax levy for one full year.

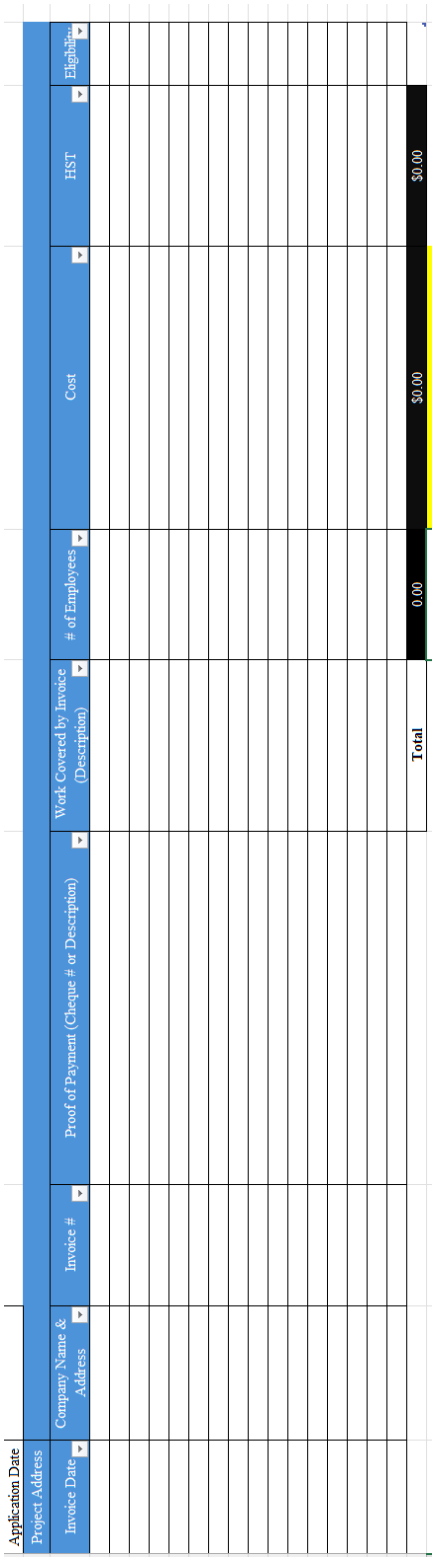
☐The applicant must demonstrate all eligibility requirements have been met/maintained before the first grant payment can be issued (e.g. Record of Site Condition has been filed – letter from Ministry of Environment).

Grants that are issued on an annual basis require verification that eligibility has been maintained.

Finance issues grant payment electronically.

☐A vendor account must be established before electronic payment can be made. Vendor form may be requested at cip@citywindsor.ca

☐The applicant to submit an excel spreadsheet summarizing eligible work invoices as shown below. The applicant to submit proof of payment (bank statement snapshot, copy cheques). Excel Spreadsheet sample available upon request at cip@citywindsor.ca



Item No. 8.9

Committee Matters: SCM 239/2026

Subject: CIP 002-2026 - Brownfield Rehabilitation Community Improvement Plan - 844 Bridge Ave - Ward 2

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

Decision Number: **DHSC 837**

I. THAT the request made by 15847796 Canada Inc. (Shameem Momtaz) to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for the lesser of 70% of the municipal portion of the tax increment increase resulting from the proposed duplex or multiple dwelling 844 Bridge Ave for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

II. THAT if a grant agreement is required, Administration **BE DIRECTED** to prepare an agreement between applicant and The Corporation of the City of Windsor in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment 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 approval to participate in the Brownfield Rehabilitation Grant Program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix C - Grant Completeness and Payment) within two (2) 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: S 56/2026
Clerk's File: Z/15019

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.2 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: CIP 002-2026 - Brownfield Rehabilitation Community Improvement Plan - 844 Bridge Ave - Ward 2

Reference:

Date to Council: July 6, 2026
Author: Simona Simion, Planner III Economic Development (A)
ssimion@citywindsor.ca
519-255-6543 x 6449
Planning & Building Services
Report Date: 5/26/2026
Clerk's File #: Z/15019

To: Mayor and Members of City Council

Recommendation:

I. THAT the request made by 15847796 Canada Inc. (Shameem Momtaz) to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for the lesser of 70% of the municipal portion of the tax increment increase resulting from the proposed duplex or multiple dwelling 844 Bridge Ave for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

II. THAT if a grant agreement is required, Administration **BE DIRECTED** to prepare an agreement between applicant and The Corporation of the City of Windsor in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment 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 approval to participate in the Brownfield Rehabilitation Grant Program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix C - Grant Completeness and Payment) within two (2) 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.

Background:

Brownfield Redevelopment Community Improvement Plan (CIP)

Brownfield sites are properties that may be contaminated due to previous industrial or commercial uses such as a manufacturing facility or gas station. City Council approved a Brownfield Redevelopment CIP at its April 19, 2010 meeting for the purpose of encouraging the study, clean-up, and redevelopment of contaminated properties. The approval of the CIP was the result of nearly five years of study and consultation, which began in October 2005.

Importance of Brownfield Redevelopment

Historically, there has been little interest in redeveloping Brownfield sites due to the uncertainty surrounding the extent of contamination and the potential cost of clean-up. The Brownfield Redevelopment CIP was adopted in 2010 and provides financial incentives to undertake the necessary studies and remedial work necessary to redevelop brownfield sites and reduce the potential negative impacts to the City's environment and neighbourhoods.

The benefits associated with Brownfield redevelopment go beyond the boundaries of the property. For example, they are often strategically located in established areas of the city where services and other infrastructure, such as roads, schools, community facilities and public transit are already available, therefore additional infrastructure costs are not incurred to service these areas. The redevelopment of these sites also removes the negative stigma often associated with Brownfield properties, which increases the value of the subject property and adjacent properties.

Site Background

The subject site is located on the east side of Bridge Ave, between Rooney St and College Ave (Appendix A - Location Map). The property is 371.69 sqm or 0.037 ha (0.09 ac) in size and rectangular shaped. This site is currently vacant land, designated Residential on Official Plan Schedule D: Land Use, and zoned Residential District RD2.2, which permits a range of residential uses. The owner intends to redevelop the property to construct a duplex or a multiple dwelling with three units, which are permitted uses (Appendix B – Facade Drawings and Floor Plans).

In 2025, the subject site was approved for a grant for Phase II Environmental Site Assessment Study and delineation or remedial work plan for a total of $14,377.50 (CR378/2025 approved September 22, 2025).

The applicant is still in the process of undertaking the Phase II ESA study. The findings to-date from the Phase II ESA sampling analysis revealed that contamination is present on the site, thus remediation is required.

Discussion:

Brownfield Rehabilitation Grant Program

The Brownfield Rehabilitation Grant Program encourages the remediation, rehabilitation, and adaptive re-use of brownfield sites by providing grants to help pay for remediation costs as well as non-environmental rehabilitation costs normally associated with Brownfield site redevelopment (e.g. development application and building permit fees and upgrading on-site / off-site infrastructure).

The program offers annual grants funded through the increase in municipal property tax levy created by the investment for up to 10 years to help offset eligible costs. The grant is payable for up to 10 years and is equal to a portion of the municipal tax increase (typically 70%), to a maximum equal to the total eligible costs.

Annual grants are paid out following the filing of a Record of Site Condition (RSC), reassessment of the property has been completed by the Municipal Property Assessment Corporation (MPAC), and the payment of the property taxes has been received for the year in which the grant is to be provided. Issuance of the first grant payment typically occurs at the end of the first year after the assessment has been updated.

CIP Goals

Administration is supportive of the application as it meets all the eligibility requirements specified within the Brownfield Redevelopment CIP. The proposed filing of a RSC and redevelopment of the property support the following CIP goals:

- To promote the remediation, rehabilitation, adaptive re-use and redevelopment of Brownfield sites throughout the City of Windsor in a fiscally responsible and sustainable manner over the long term;
- Improve the physical and visual quality of Brownfield sites;
- Improve environmental health and public safety;
- Provide opportunities for new housing, employment uses, and commercial uses;
- Increase tax assessment and property tax revenues;
- Improve the land use compatibility of potential Brownfield sites with surrounding land uses;
- Increase community awareness of the economic, environmental, and social benefits of Brownfield redevelopment; and
- Utilize public sector investment to leverage significant private sector investment in Brownfield remediation, rehabilitation, adaptive re-use, and redevelopment.

Policy Support

The study of Brownfield sites to support clean up and redevelopment is supported by policies within the 2024 Provincial Planning Statement, the City's Official Plan, and the City's Environmental Master Plan.

Risk Analysis:

As with all Brownfield sites, there is a degree of risk associated related to the potential presence of contamination. The proposed study and remediation will assist in mitigating these risks. The City would retain a copy of the study for future reference.

Climate Change Risks

Climate Change Mitigation:

The proposed redevelopment implements Environmental Master Plan Objective C1: Encourage in-fill and higher density in existing built areas. The redevelopment also advances the Plan's direction to support and implement the Brownfields Redevelopment Strategy.

Climate Change Adaptation:

The proposed redevelopment may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction is required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The site would also be required to incorporate storm water management best practices.

Financial Matters:

Based on the proposed redevelopment plan scenarios submitted by the owner, administration estimates the following post-development property value assessments:

Scenario 1: Proposed duplex

The post-development property value assessment would increase by $ 304,000 (i.e. from $ 22,500 to $ 326,500). The post-development total annual tax levy is estimated to increase by $ 6,373 (i.e. from $ 472 to $ 6,845), with the increase to the municipal portion of taxes totalling $ 5,908. As the Brownfield Rehabilitation Grant is calculated at 70% of the increase in municipal taxes, the estimated annual grant is $4,136. This would yield a total grant value of $41,360 over 10 years under the Brownfield Rehabilitation Grant Program for standard construction.

Environmental Study Grant (approved through CR378/2025)	$14,377.50
Brownfield Rehabilitation Grants (standard construction) (Years 1-10)	$41,360.00
Total (duplex)	**$55,737.50**

Scenario 2: Multiple dwelling with three units

The post-development property value assessment would increase by $ 441,300 (i.e. from $ 22,500 to $ 463,800). The post-development total annual tax levy is estimated to increase by $9,252 (i.e. from $472 to $ 9,724), with the increase to the municipal portion of taxes totalling $ 8,577. As the Brownfield Rehabilitation Grant is calculated at 70% of the increase in municipal taxes, the estimated annual grant is $ 6,004. This would yield a total grant value of $ 60,040 over ten years under the Brownfield Rehabilitation Grant Program for standard construction.

Environmental Study Grant (approved through CR378/2025)	$14,377.50
Brownfield Rehabilitation Grants (standard construction) (Years 1-10)	$60,040.00
Total (multiple dwelling with three units)	**$74,417.50**

The total eligible cost is estimated to be $169,105. This includes $9,705 for environmental remediation including the cost of preparing for RSC, $27,000 for placing clean fill and grading, $45,000 for remediation and filing a Record of Site Condition (RSC), $65,000 for remedial work and monitoring, $1,500 for development application fees and building permit fee, $18,400 for on-site infrastructure, and $2,500 for Committee of Adjustment's approval for minor variance.

The program is funded by the municipal portion of the tax increment resulting from the completed redevelopment for up to 10 years, not to exceed 100% of the eligible costs.

The Brownfield Redevelopment grants are calculated and paid to the applicant annually after redevelopment has occurred, property assessment value has been reassessed by Municipal Property Assessment Corporation, and total taxes as it relates to the redevelopment have been paid to the City in full.

Consultations:

The development and approval of the Brownfield Redevelopment CIP was subject to extensive stakeholder and public consultation, which sought input from a wide range of stakeholders and internal City departments.

Planning staff have consulted with the applicant prior to accepting the application for the Brownfield Rehabilitation Grant Program. Greg Atkinson, Deputy City Planner Development; Jose Mejalli, Assessment Management Officer, Treasury and Financial Accounting; Carolyn Nelson, Manager of Property Valuation & Administration, Michael Okanlawon, Financial Planning Administrator; and Aaron Farough, Senior Legal Counsel, Legal Department were consulted in the preparation of this report.

Conclusion:

Administration recommends Council approve the request from 15847796 Canada Inc. (Shameem Momtaz) to participate in the Brownfield Rehabilitation Grant Program. The

proposed remediation and redevelopment conform to the Brownfield Redevelopment CIP and assist the City in the achievement of a number of the CIP goals.

Planning Act Matters:

N/A

Approvals:

Name	Title
Simona Simion	Planner III - Economic Development (A)
James Abbs	Manager, Planning – Land Info & Special Projects (A)
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Janice Guthrie	Commissioner, Finance and City Treasurer
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

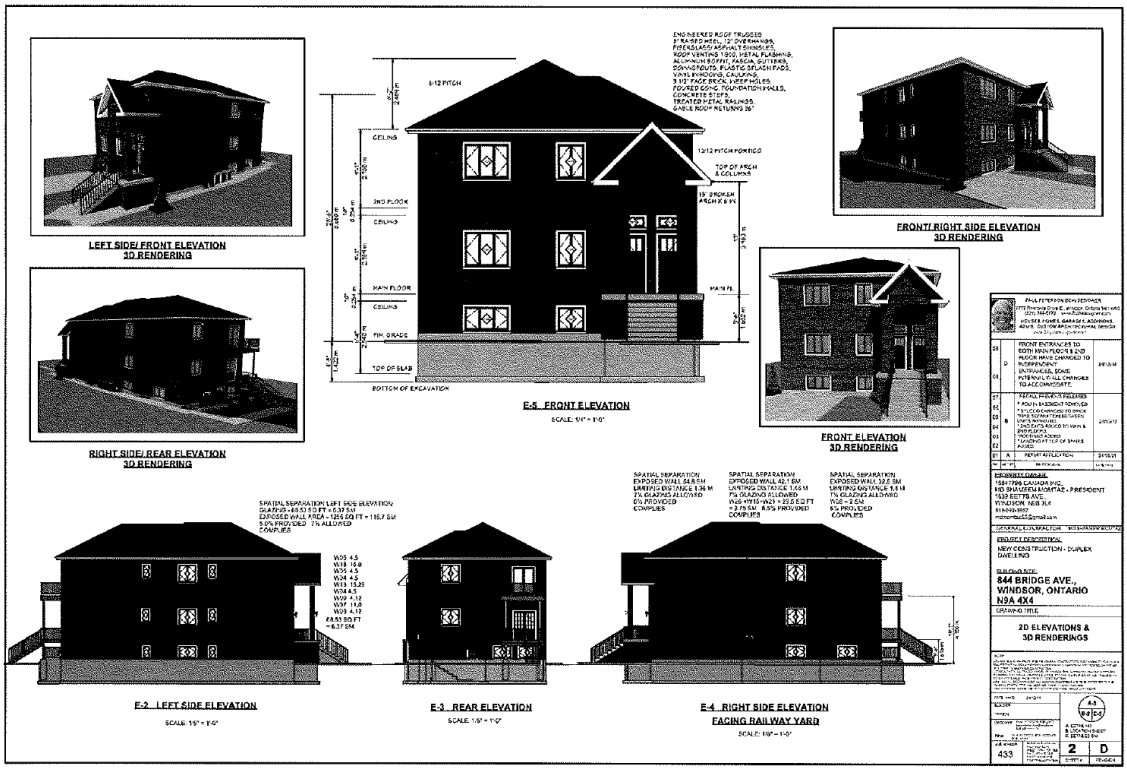
1 Appendix A – Location Map
2 Appendix B – Façade Drawing and Floor Plans
3 Appendix C – Grant Completeness and Payment

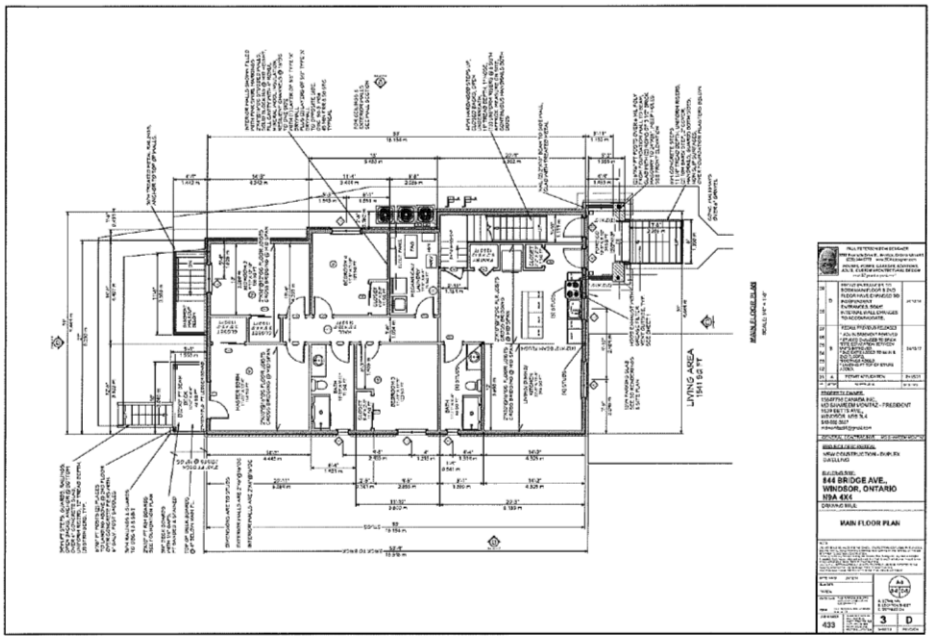


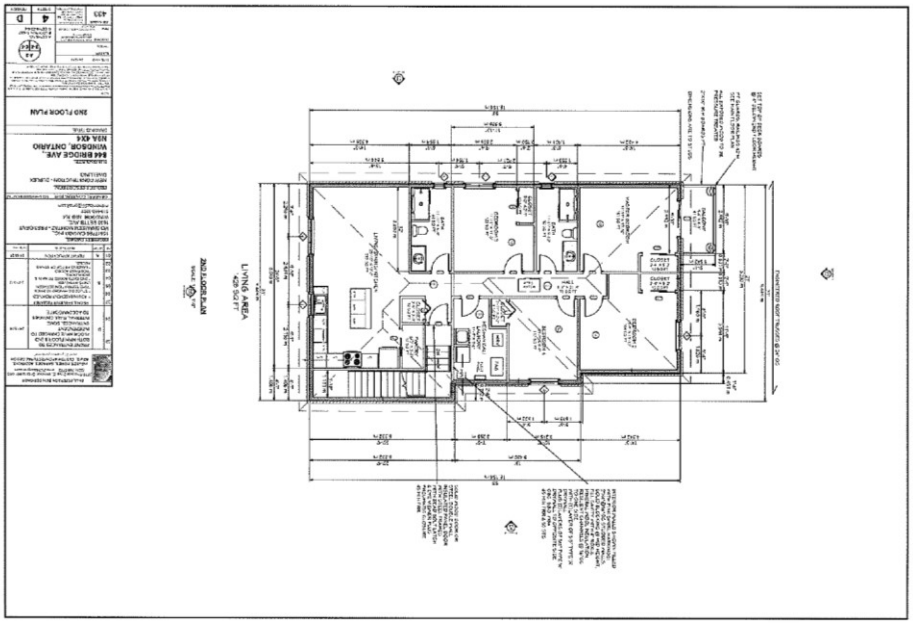
APPLICANT : 15847796 CANADA INC.

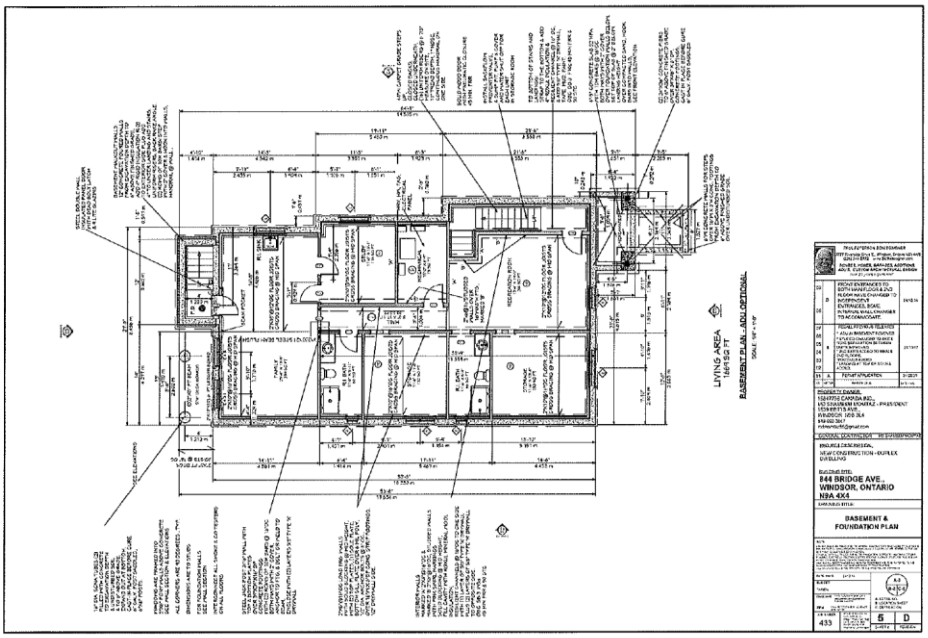
ADDRESS : 844 BRIDGE AVENUE

SUBJECT LANDS


LEFT SIDE/ FRONT ELEVATION
3D RENDERING
RIGHT SIDE/ REAR ELEVATION
3D RENDERING
E-5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
FRONT/ RIGHT SIDE ELEVATION
3D RENDERING
FRONT ELEVATION
3D RENDERING
E-2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
E-3 REAR ELEVATION
SCALE: 1/8" = 1'-0"
E-4 RIGHT SIDE ELEVATION
FACING RAILWAY YARD
SCALE: 1/8" = 1'-0"
844 BRIDGE AVE.,
WINDSOR, ONTARIO
N9A 4X4
2D ELEVATIONS &
3D RENDERINGS


LIVING AREA
1941.65 FT
844 BRIDGE AVE.,
WINDSOR, ONTARIO
N9A 4X4
MAIN FLOOR PLAN


LIVING AREA
2ND FLOOR PLAN
844 BRIDGE AVE.
WINDSOR, ONTARIO
N9A 4X4


LIVING AREA
1691.50 FT²
BASEMENT PLAN - ADDITIONAL
SCALE: 1/4" = 1'-0"
944 BRIDGE AVE.,
WINDSOR, ONTARIO
N9A 4X4
BASEMENT &
FOUNDATION PLAN

Appendix C – Grant Checklist – Completeness and Payment

Grants paid from the CIP reserve fund require verification that eligible work has been completed satisfactory to the City Planner, Chief Building Official, City Solicitor, and City Treasurer. This typically includes submission of reports, agreement, other legal documents, and inspection of building/property improvements.

Here is a comprehensive checklist for grant completeness and payment requirements. Once complete submit checklist, expense report and requested documentation to cip@citywindsor.ca for review before the grant approval expiration (refer to council resolution for date). All required documentation to be included in an email with the following title "CIP-Grant Payment Request - Address – Applicant Name".

Planning Staff will review the submission to ensure that eligible costs are not exceeded and documentation compliant.

Grant Completeness Checklist

A development is deemed complete when final inspection is passed a there are no open orders for the subject property.

☐The applicant to contact Building Department building@citywindsor.ca to ensure that final inspection is passed and no open orders exist.

☐Contact Right-of-way Division to ensure that all permits are closed engineeringdept@citywindsor.ca

Grant Payment Checklist

All grant payments are issued following the completion of eligible work and the submission of required information (e.g. invoices and proof of payment in full).

Tax-increment based grants require:

☐Grant agreements to be drafted, signed by the CAO/City Clerk and applicant, and registered on the property title; Contact cip@citywindsor.ca for a draft agreement.

☐Statutory declaration of corporate standing and a legal opinion must be submitted by the applicant; Contact cip@citywindsor.ca for sample format.

☐The applicant to contact Municipal Property Tax Assessment Corporation (MPAC) to provide a post construction property value assessment.

☐The applicant must pay increased municipal tax levy for one full year.

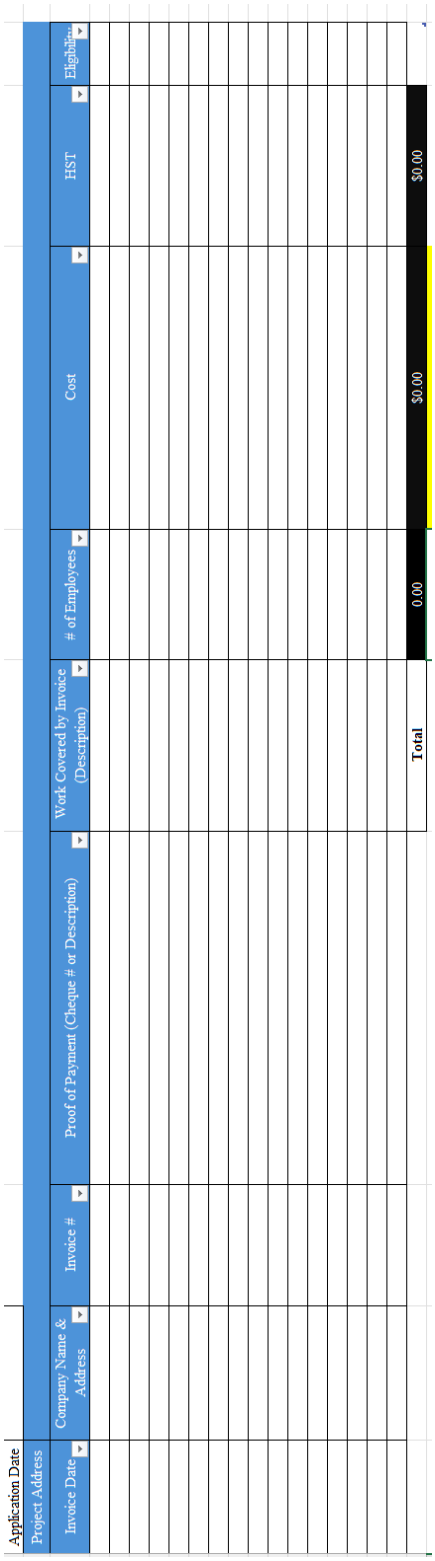
☐The applicant must demonstrate all eligibility requirements have been met/maintained before the first grant payment can be issued (e.g. Record of Site Condition has been filed – letter from Ministry of Environment).

Grants that are issued on an annual basis require verification that eligibility has been maintained.

Finance issues grant payment electronically.

☐A vendor account must be established before electronic payment can be made. Vendor form may be requested at cip@citywindsor.ca

☐The applicant to submit an excel spreadsheet summarizing eligible work invoices as shown below. The applicant to submit proof of payment (bank statement snapshot, copy cheques). Excel Spreadsheet sample available upon request at cip@citywindsor.ca



Application Date									
Project Address									
Invoice Date	Company Name & Address	Invoice #	Proof of Payment (Cheque # or Description)	Work Covered by Invoice (Description)	# of Employees	Cost	HST	Eligible...
				Total	0.00	$0.00	$0.00	

Committee Matters: SCM 240/2026

Subject: Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5

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

Decision Number: **DHSC 838**

I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham Sharma) ("The Owner") of the property located at 979-981 Drouillard Road **BE APPROVED**, for the following incentive programs:

   i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- $18,235;

   ii. *Municipal Development Fees Grant Program* to a maximum amount of $50,000; and,

   iii. *New Residential Development Grant Program* for ten (10) new residential units ($5,000 each) to the maximum amount of $50,000.

II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham Sharma) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

IV. THAT funds in the maximum amount of $50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of $50,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed;

V. THAT grants **BE PAID** to 1001134151 ONTARIO INC (c/o: Saksham Sharma) upon completion of the construction of the mixed use building, which includes ten (10) residential units and two (2) ground floor commercial units, located at 979-981 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,

VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 42/2026
Clerk's File: Z2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.3 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5

Reference:

Date to Council: July 6, 2026
Author: Kevin Alexander, MCIP RPP
Senior Planner-Special Projects
519-255-6543 ext. 6732
kalexander@citywindsor.ca

John (Rowan) McGovern
Community Development Planning Assistant
jmcgovern@citywindsor.ca

Planning & Building Services
Report Date: 4/27/2026
Clerk's File #: Z2026

To: Mayor and Members of City Council

Recommendation:

I. **THAT** the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham Sharma) ("The Owner") of the property located at 979-981 Drouillard Road **BE APPROVED**, for the following incentive programs:

i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- $18,235;

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II. **THAT** Administration **BE AUTHORIZED** to prepare the agreement between the City and 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham Sharma) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies,

requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. **THAT** the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

IV. **THAT** funds in the maximum amount of $50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of $50,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed;

V. **THAT** grants **BE PAID** to 1001134151 ONTARIO INC (c/o: Saksham Sharma) upon completion of the construction of the mixed use building, which includes ten (10) residential units and two (2) ground floor commercial units, located at 979-981 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,

VI. **THAT** grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Executive Summary:

N/A

Background:

On November 19, 2018, City Council approved the Ford City Community Improvement Area and Community Improvement Plan (CIP) through CR625/2018 (PHED 603), adopted by By-laws 171-2018 and 172-2018. These by-laws came into effect in January 2019.

In 2025, Saksham Sharma, acting on behalf of the property owner, 1001134151 ONTARIO INC., applied for financial incentives under the Ford City CIP for the property located at 979-981 Drouillard Road. The subject vacant property is situated within both the Ford City Business Improvement Area (BIA) and the Ford City CIP Area, making it eligible for the available incentive programs.

Discussion:

The proposed development has been identified as a Catalyst Site in the Ford City CIP and consists of a three (3) storey, mixed-use building with commercial units on the ground floor, ten (10) residential units on the upper floors and a parking area established towards the rear of the site. Refer to Appendix B for the proposed architectural drawings.

The proposed development is also the subject of a Stage 2 (SPC PC S2) Site Plan review application and may require variances through the Committee of Adjustment (COA).

Ford City CIP Financial Incentive Programs

Based on the CIP application, the owner is eligible for the following grants:

Summary of Ford City CIP Incentives: 979-981 Drouillard Road		
PROGRAM & MAX CAP	**ELIGIBILITY & KEY DETAILS**	**ESTIMATED GRANT**
Municipal Development Fees (Max: $50,000)	Covers 100% of municipal planning/building fees.	**$50,000** (Based on recent applications/discussions).
New Residential Development (Max: $50,000)	The property has been identified as a catalyst site and eligible for $5000 per unit. Applicant proposes 10 units.	**$50,000** ($5,000 x 10 units).
Building/Property Improvement Tax Increment Grant (10-Year)	Lesser of 100% increment or 10 years. Min. annual increment: $500 (Res) or $1,000 (Other).	**$182,350** ($18,235/yr. based estimated post-development assessment value of $756K)

Risk Analysis:

The approval of these grants does not carry significant risk, as there are sufficient funds within the CIP Reserve Fund 226 approved by Council on February 22, 2021. The applicant will not receive any grants until all work is completed and inspected to the satisfaction of the Planning and Building Department. As a requirement of Section 28 (7.3) of the Planning Act, Administration has confirmed that the grant amount does not exceed the total cost of the project.

Climate Change Risks

Climate Change Mitigation:

The proposed construction will have minimal climate-related impacts related to sourcing of new construction materials for the project. However, the redevelopment represents a positive infill opportunity that supports the ongoing revitalization of Ford City by strengthening the existing urban fabric.

The new building will be constructed using modern methods and will comply with the Ontario Building Code, including current requirements for safety, durability, and energy efficiency. Redeveloping an existing lot within a built-up area also promotes more efficient use of existing municipal infrastructure and helps limit outward growth onto greenfield lands.

Climate Change Adaptation:

The project supports compact urban development. The creation of a mixed-use building with a commercial frontage and ten (10) dwelling units represents a more sustainable land-use pattern. Compact development helps reduce urban sprawl and supports a lower carbon footprint by making more efficient use of land, services, and infrastructure.

Financial Matters:

On February 22, 2021, Council approved the 2021 budget, which included a new reserve fund for all active CIPs in the City. As CIP grant applications are approved, the approved grant amount will be regarded as committed in the CIP Reserve Fund 226 until the grant is ready to be paid out. The current uncommitted balance in the CIP reserve fund is $445,573. This balance does not account for other CIP grant requests that are currently being considered by the Development & Heritage Standing Committee or have been endorsed by the Development & Heritage Standing Committee and are not yet approved by City Council.

If the application for 979-981 Drouillard Road is approved, funding in the amount of up to $100,000 will be transferred from CIP Reserve Fund 226 to the Ford City CIP capital project (Project #7181046) upon completion of the work and once the grant(s) are ready for payment.

The *Building/Property Improvement Tax Increment Grant* would be based upon the lesser of 100% of the municipal tax increment generated from the improvements made to the building or property for up to 10 years, or the eligible costs. Based on the estimated post-development assessment value of $755,600, the estimated total amount of the grant over ten (10) years is $182,350:

Estimated Building/Property Improvement Tax Increment Grant		
Annual Pre-Development Municipal Taxes	Annual Estimate of Post Development Municipal Taxes	Annual Estimate Value of Grant
$837	$19,072	$18,235

Assumptions

Current Property Value Assessment	$42,400
Estimate Post Development Property Assessment	$755,600

The City will retain the amount of pre-development (base) municipal taxes throughout the lifespan of the grant program (estimated to be $8,370 over 10 years); however, it will be foregoing any incremental property taxes, which could otherwise be used to offset future budget pressures (estimated to be $182,350 over 10 years). The City will issue the grant annually once it is satisfied that the municipal property taxes have been paid by the property owner and any additional conditions of the grant have been met.

The applicant indicates that the estimated eligible costs for the project is $1,380,000. The *Planning Act* stipulates that the grants under a CIP cannot be more than the eligible costs. The total estimated grant amount of up to $282,350, as detailed in the table below, is 20.5% of the total eligible costs for the project.

Eligible Incentive Programs	Grant
New Residential Development Grant	$50,000
Municipal Development Fees Grant	$50,000
Building/Property Improvement Tax Increment Grant	$182,350
Total	**$282,350**

Consultations:

The owner for the property located at 979-981 Drouillard Road has been consulted regarding grants and application fees related to the improvements outlined in this report.

The following Administrative staff were also consulted:

- Jose Mejalli, Assessment Management Officer and Carolyn Nelson, Manager of Property Valuation & Administration, Treasury and Financial Accounting, were consulted with respect to the Ford City CIP *Building/Property Improvement Tax Increment Grant*.

- Michael Okanlawon, Financial Planning Administrator was also consulted regarding the capital project/reserve fund balances.

- Emma Lavictoire, Permit Services Clerk from the Building Division was consulted regarding eligible Building Permit and Public Works Permit Fees for the *Municipal Development Fees Grant Program.*

Conclusion:

The proposed development located at 979-981 Drouillard Road is consistent with the Ford City CIP and City's Intensification Guidelines and meets all eligibility criteria and identified in this report, for the *Municipal Development Fees Grant, New Residential Development Grant, and the Building/Property Improvement Tax Increment Grant,* through the *Ford City CIP*.

The vacant property was identified as Catalyst Site through the Ford City CIP and the development of the property will provide a transformative effect toward the revitalization of the Drouillard Road Main Street and Ford City Neighbourhood.

There are sufficient funds in the CIP reserve fund to provide grants for the proposed improvements. Administration recommends approval of the grants identified in this report.

Planning Act Matters:

N/A

Approvals:

Name	Title
Kevin Alexander	Senior Planner – Special Projects
James Abbs	Manager, Planning – Land Info & Special Projects (A)
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager Development Revenue & Financial Administrator
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
John Revell	Chief Building Official
Kate Tracey	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner of Economic Development
Janice Guthrie	Commissioner Finance/City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

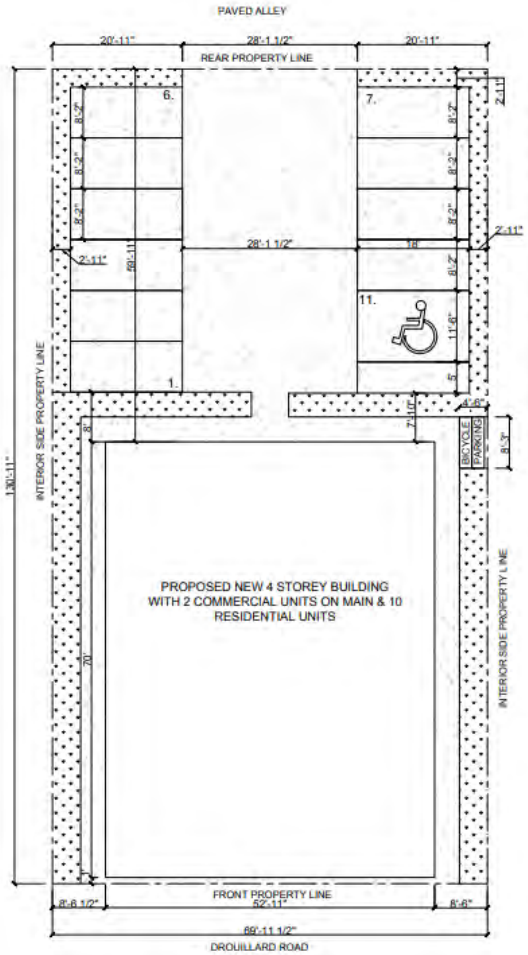
Appendices:

1 Appendix A - Location and Existing Condition
2 Appendix B - Proposed Development

Appendix A – Location Map and Existing Condition







SITE SATISTICS	
ZONING CD2.2	
BUILDING HEIGHT MAXIMUM	PROVIDED
46 ft (14m)	38.5 ft
PARKING	
REQUIRED PARKING SPACES	PROVIDED
COMMERCIAL UNITS = 0	
10 RESIDENTAIL UNITS = 13 (INCLUDES 2 VISITORS)	
TOTAL PARKING SPACES REQUIRED = 13	11
BARRIER FREE SPACE REQUIRED = 1	1
BICYCLE SPACES = 2	2
AMENITY AREA	
REQUIRED	PROVIDED
10 UNITS = 1290 ft²	GREEN SPACE = 1344 ft²
	BALCONY SPACE = 469 ft²
	TOTAL = 1813 ft²

LEGEND

DENOTES NEW GREEN SPACE AREA

DENOTES NEW CONCRETE AREA

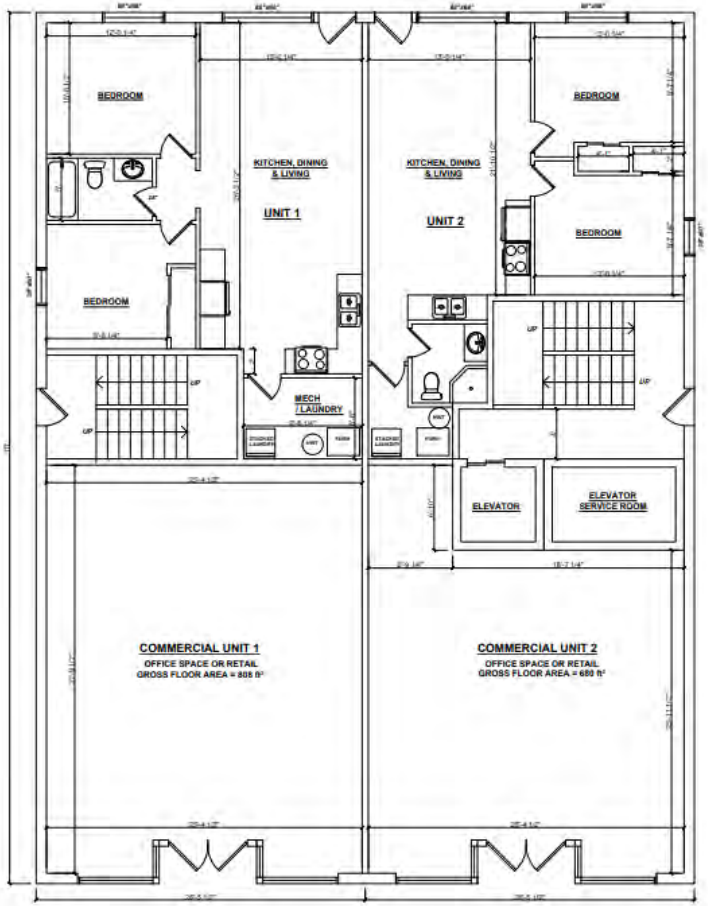
AG DESIGN

NEW BUILDING
979 DROUILLARD ROAD
WINDSOR, ON

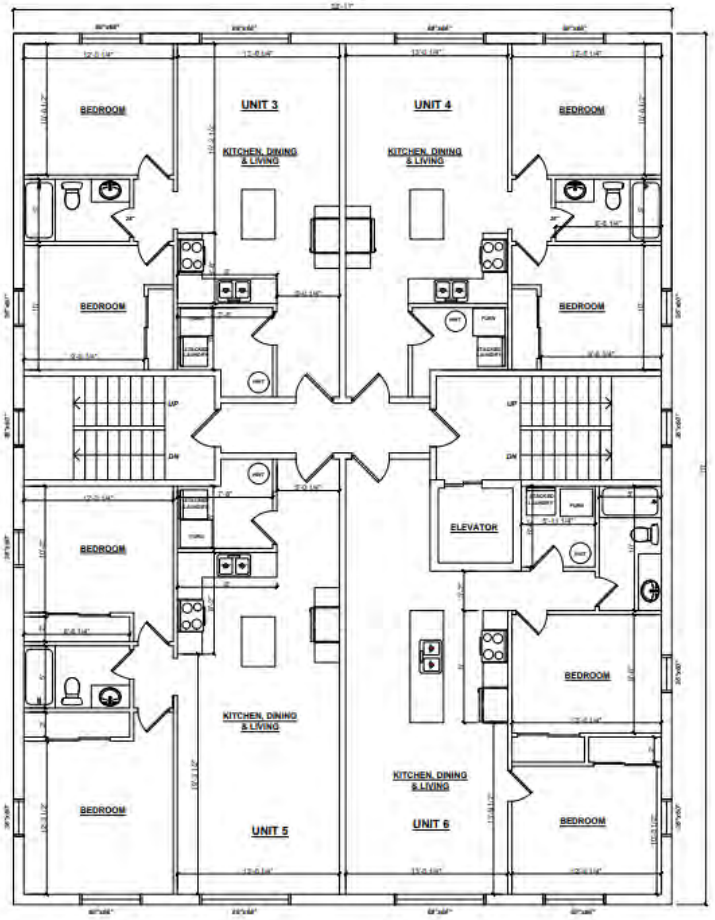
SITE PLAN

Date: December 2, 2025
Scale: 1/4" = 1'-0"
Project No: 04920
Drawing No:

A-0.1



MAIN FLOOR PLAN



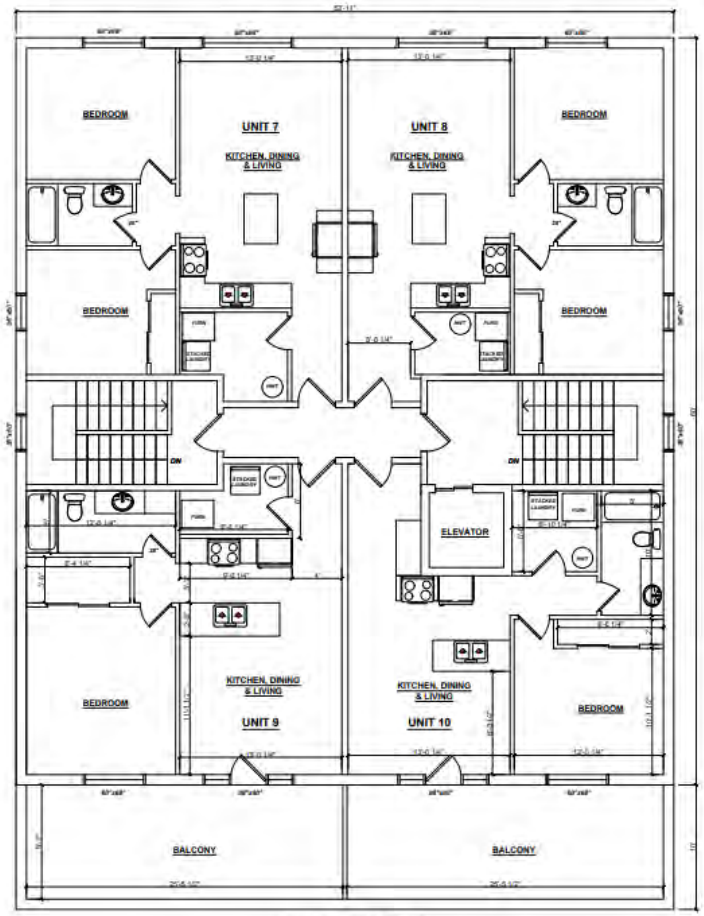
SECOND FLOOR PLAN

AG DESIGN

NEW BUILDING
979 DROUILLARD ROAD
WINDSOR, ON

FLOOR PLANS

A-1.0



THIRD FLOOR PLAN

AG DESIGN

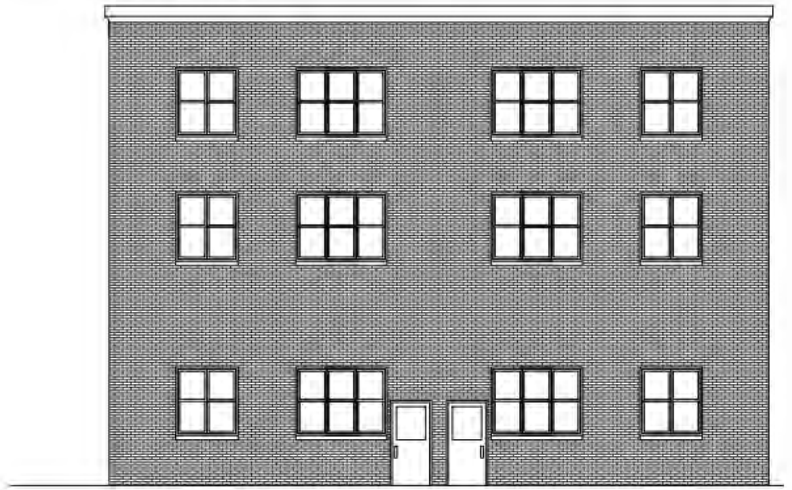
NEW BUILDING
979 DROUILLARD ROAD
WINDSOR, ON

FLOOR PLANS

A-1.1



FRONT ELEVATION



REAR ELEVATION

AG DESIGN

NEW BUILDING
379 DROUILLARD ROAD
WINDSOR, ON

ELEVATIONS

A-2.0

SIDE ELEVATION
SIDE ELEVATION
AG DESIGN
NEW BUILDING
979 DROUILLARD ROAD
WINDSOR, ON
ELEVATIONS
A-2.1

Committee Matters: SCM 241/2026

Subject: CIP 001-2026 - Downtown Community Improvement Plan - 0 Pelissier St - Ward 3

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

Decision Number: **DHSC 839**

I. THAT the request made by Pelissier Park Ltd. (Chris MacLeod) agent for the proposed development at 0 Pelissier St, to participate in:

a) The New Residential Development Grant Program **BE APPROVED** for $2,500 per each new residential unit, up to $50,000 per property, for a total of $120,000 for eight (8) lots with six (6) units on each lot, subject to adjustment based on final number of lots and units.

b) The Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years, plus an additional five (5) years as a Catalyst Project, or eligible costs, in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner;

II. THAT Administration **BE DIRECTED** to prepare the Grant Agreement between Pelissier Park Ltd. (Chris MacLeod) and The Corporation of the City of Windsor to implement all grant programs in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and 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;

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 New Residential Development Grant Program and Building/Property Improvement Tax Increment Grant Program **BE RESCINDED** if the applicant has not obtained a certificate of occupancy and fulfilled the conditions of the grant (see Appendix D Grant Completeness) for the proposed development 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;

V. THAT Grant funds up to $120,000 under the Downtown Windsor Enhancement Strategy and Community Improvement Plan **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when the eligible work is completed to the satisfaction of the City Planner;

VI. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to $120,000 for grants from the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 for 0 Pelissier St to Pelissier Park Ltd. (Chris MacLeod) upon completion of proposed development (see Appendix D Grant Completeness), subject to the satisfaction of the City Planner and Chief Building Official;

VII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and **RETURNED** to Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions of the New Residential Development Grant within five (5) years of the approval date; and

VIII. THAT the City Treasurer **BE AUTHORIZED** to issue payment for the Building/Property Improvement Tax Increment Grant Program to Pelissier Park Ltd. (Chris MacLeod) in accordance with the proposed terms and conditions as outlined in this report commencing upon completion of the proposed development (Appendix D Grant Completeness), subject to the satisfaction of the City Planner and the Chief Building Officer.

Carried.

Report Number: S 55/2026
Clerk's File: Z/12916

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.4 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: CIP 001-2026 - Downtown CIP - 0 Pelissier St - Ward 3

Reference:

Date to Council: July 6, 2026
Author: Simona Simion, Planner III Economic Development (A)
519-255-6543 X-6449
ssimion@citywindsor.ca

Report Date: 5/26/2026
Clerk's File #: Z/12916

To: Mayor and Members of City Council

Recommendation:

I. THAT the request made by Pelissier Park Ltd. (Chris MacLeod) agent for the proposed development at 0 Pelissier St, to participate in:

a) The New Residential Development Grant Program **BE APPROVED** for $2,500 per each new residential unit, up to $50,000 per property, for a total of $120,000 for eight (8) lots with six (6) units on each lot, subject to adjustment based on final number of lots and units.

b) The Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years, plus an additional five (5) years as a Catalyst Project, or eligible costs, in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner;

II. THAT Administration **BE DIRECTED** to prepare the Grant Agreement between Pelissier Park Ltd. (Chris MacLeod) and The Corporation of the City of Windsor to implement all grant programs in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and 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;

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;

IV. THAT the approval to participate in the New Residential Development Grant Program and Building/Property Improvement Tax Increment Grant Program **BE**

RESCINDED if the applicant has not obtained a certificate of occupancy and fulfilled the conditions of the grant (see Appendix D Grant Completeness) for the proposed development 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;

V. THAT Grant funds up to $120,000 under the Downtown Windsor Enhancement Strategy and Community Improvement Plan **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when the eligible work is completed to the satisfaction of the City Planner;

VI. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to $120,000 for grants from the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 for 0 Pelissier St to Pelissier Park Ltd. (Chris MacLeod) upon completion of proposed development (see Appendix D Grant Completeness), subject to the satisfaction of the City Planner and Chief Building Official;

VII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and **RETURNED** to Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions of the New Residential Development Grant within five (5) years of the approval date;

VIII. THAT the City Treasurer **BE AUTHORIZED** to issue payment for the Building/Property Improvement Tax Increment Grant Program to Pelissier Park Ltd. (Chris MacLeod) in accordance with the proposed terms and conditions as outlined in this report commencing upon completion of the proposed development (Appendix D Grant Completeness), subject to the satisfaction of the City Planner and the Chief Building Officer.

Background:

The Downtown Windsor Enhancement Strategy and Community Improvement Plan (Downtown CIP) was approved by City Council on September 29, 2017 and an adopting by-law was passed by City Council on October 16, 2017.

The Downtown CIP provides financial incentives to encourage new residential development, retail investment, facade improvements, and building/property improvements.

In 2023, The City of Windsor began a process to review municipal lands throughout the community that could support developments aimed at addressing the housing crisis in Canada. That review identified several properties with significant and immediate potential for development covering all types of housing needs, including affordable housing and missing middle housing. On March 1, 2024, Windsor Mayor Drew Dilkens announced that City Council identified a list of municipal lands owned by The City of Windsor that are available for development. The subject property located at 0 Pelissier St (between Wyandotte Street West and Elliott Street West), a vacant parking lot, was identified as available for development.

Following a competitive Expression of Interest (EOI) issued in late 2024, Pelissier Park Ltd was selected as the successful respondent for the redevelopment of the 0 Pelissier St site under City Council's Housing Solutions Made for Windsor (HSMFW) initiative.

Discussion:

The City of Windsor is the owner of the property located at 0 Pelissier St (see Appendix A – Location Map and Appendix B – Photographs). The agent, Pelissier Park Ltd. (Chris MacLeod), has applied for financial incentives under the following programs: New Residential Development Grant Program and Building/Property Improvement Tax Increment Grant Program.

The proposed development consists of 48 residential units arranged in 4 buildings over 8 lots consisting of 6 units per lot. The unit mix includes 32 two-bedroom suites, 8 accessible one-bedroom suites, and 8 affordable and accessible one-bedroom suites. Each of the two-bedroom suites will feature a single-car garage, providing for a total of 32 parking spaces on site. Details of the development are attached to this report for reference as Schedule B Site Plan and Schedule C Floor Plans.

New Residential Development Grant Program

The New Residential Development Grant Program is intended to stimulate residential development within Downtown Windsor by providing a financial incentive for the construction of new residential units through the development or redevelopment of a building or property.

The applicant plans to create 8 lots, subject to planning process and approval. Each lot will consist of 6 rental units. Applicants can receive a grant of $2,500 per new residential unit, up to $50,000 per property, if requirements of the Downtown Windsor Enhancement Strategy and Community Improvement Plan are met.

Building/Property Improvement Tax Increment Grant Program

This program offers annual grants for five years to support property development, rehabilitation, and redevelopment in Downtown Windsor. The grant equals the lesser of: 100% of the increase in municipal property taxes, or total eligible project costs once the project is completed and assessed by the Municipal Property Assessment Corporation (MPAC). Grants are only paid after completion of a development and are subject to meeting all the requirements within the Downtown Windsor Enhancement Strategy and Community Improvement Plan.

There is an opportunity for the grant period to be extended by an additional five (5) years, resulting in a total possible grant duration of ten (10) years, if the development is designated as a Catalyst Project under the Downtown Windsor Enhancement Strategy and Community Improvement Plan.

Catalyst Project Review

Council may approve the additional five-year extension of the Building/Property Tax Increment Grant Program. A development may be identified as a Catalyst Project if it meets the criteria for a Catalyst Project as defined in the Downtown Community Improvement Plan (CIP). The applicant must meet three of the seven criteria in the Catalyst Project definition. The applicant meets three or more of the following criteria:

- Will result in a significant increase in land value that results in increased municipal assessment of 20% or more;

  Justification: The proposed development is expected to exceed the minimum threshold of 20%. This represents a substantial enhancement to the municipal tax base.

- Sends a message of neighbourhood progress and stability;

  Justification: the project features a high-quality design that will positively influence the surrounding area, contributing to a sense of progress and long-term stability.

- Increase the number of people choosing to live in downtown Windsor by supporting the creation of range of desirable residential units and the amenities necessary to support day-today living in the downtown core;

  Justification: The proposed mixed-use building represents essential housing and amenity in the downtown core.

- Encourage property improvements that contribute to a vibrant and healthy downtown core and authentic sense of place;

  Justification: the architectural details—both interior and exterior—are contextually appropriate and contribute to the area's character.

- Facilitate the development the downtown's vacant buildings and land that have the potential for higher order uses; and,

  Justification: Facilitates the redevelopment of a currently vacant property.

- Support investment and development that results in an increase in property assessment and grows the municipal tax base over the long-term.

Administration recommends that the project described in the application be formally designated as a Catalyst Project, as it satisfies the necessary criteria outlined in the Downtown Community Improvement Plan. With this designation, it is recommended that the project be granted a five-year extension under the Building/Property Tax Increment Grant Program.

Following the completion of the project, staff will conduct a review to confirm that the development has been executed in accordance with the approved plans and continues to meet the Catalyst Project criteria, as specified in the Downtown Windsor Enhancement Strategy and Community Improvement Plan.

Risk Analysis:

There is low risk associated with the approval of the subject Downtown CIP grant applications. An agreement between The City of Windsor and applicant will be prepared to ensure all program requirements and provisions of the Downtown Windsor Enhancement Strategy and Community Improvement Plan are met.

Climate Change Risks

Climate Change Mitigation:

Designated as Mixed Use in Schedule E: City Centre Planning District of the City of Windsor's Official Plan, the subject property is in a neighbourhood where development is strongly encouraged. Utilization of an existing property in an existing neighbourhood promotes energy efficiency, reducing the need for new development to occur on greenfield sites.

Climate Change Adaptation:

N/A

Financial Matters:

On February 22, 2021, Council approved the 2021 budget which included a new reserve fund for all active CIPs in the city. As CIP grant applications are approved the approved grant amount will be regarded as committed in the CIP Reserve Fund 226 until the grant is ready to be paid out. The current uncommitted balance of the CIP reserve fund is $445,573. This balance does not account for other CIP grant requests that are currently being considered by the Development & Heritage Standing Committee/City Council Standing Committee or have been endorsed by the Standing Committee and are not yet approved by City Council.

New Residential Development Grant Program

The proposal qualifies for the maximum grant of $120,000 under the New Residential Development Grant Program. If approved, a maximum of $120,000 for the New Residential Development Grant Program funds will be transferred from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan project 7011022 once the work is completed to the satisfaction of the City Planner, and the grant is ready to be paid out.

Building/Property Improvement Tax Increment Grant Program

The current 2025 assessment value of the subject property located at 0 Pelissier St. is $418,000. The current annual property taxes are $11,696 (municipal portion is $8,260) for at 0 Pelissier St.

For purposes of this report, Administration has estimated the post-redevelopment property value assessment based on the drawings and information provided by the developer to be $3.2 million. The actual grant will be calculated and paid on the new assessment value determined by MPAC at the completion of the project.

For illustrative purposes, the table below identifies the estimated annual CIP grant to be $6,742 per proposed lot, which is equal to 100% of the increase in the municipal portion of property taxes. The estimated total amount of the grant over ten (10) years per lot, assuming the completed project meets the eligibility criteria for a Catalyst Project, is $67,420. The estimated total amount of the grant over ten (10 years) for eight (8) proposed lots is $539,320.

Estimated Tax Increment Grant for 0 Pelissier St (Catalyst Project)					
Lot	**Annual Pre-Development Taxes (Municipal Portion Only)**	**Estimated Annual Post-Development Taxes (Municipal Portion Only)**	**Estimated Annual Increase in Taxes (Municipal Portion Only)**	**Estimated Annual Tax Increment Grant**	**Estimated 10-year Tax Increment Grant**
Entire Project (8 Lots)	$8,260	$62,192	$53,932	$53,932	$539,320
Per Lot	$1,032	$7,774	$6,742	$6,742	$67,420

The Grant Program does not cancel taxes; the agent must pay the full amount of property taxes annually after completion. The agent will receive a grant for the difference between the pre- and post-development municipal taxes in accordance with the terms and conditions of the grant agreement commencing after completion (refer to P&C memo).

The City of Windsor will retain the amount of pre-development (base) municipal taxes throughout the lifespan of the grant program of $8,260 per annum; however, will be foregoing any incremental property taxes, estimated to be $53,932 per annum to a maximum of 10 years if determined to be a Catalyst Project, that could otherwise be used to offset future budget pressures.

After completion of the grant program, The City of Windsor will collect the full value of the municipal taxes (estimated to be $62,192 annually).

The total estimated grant is $659,320, inclusive of the New Residential Development Grant Program.

Consultations:

The City of Windsor's Downtown Windsor Community Improvement Plan was subject to stakeholder and public consultation as part of the approval process, including public meetings, a statutory public meeting and circulation among internal City staff and the province.

Planning staff have consulted with the applicant prior to accepting the application for the Downtown CIP grants. Michael Okanlawon, Financial Planning Administrator, Carolyn Nelson, Manager Property Valuation & Administration were consulted with respect to the grant application within Downtown CIP.

Conclusion:

Administration recommends that City Council approve the application made by Pelissier Park Ltd. (Chris MacLeod), agent for The City of Windsor, to participate in the New Residential Development Grant Program and Building/Property Improvement Tax Increment Grant Program under the Downtown Windsor CIP for the development at 0 Pelissier St.

Approvals:

Name	Title
Simona Simion	Planner III - Economic Development (A)
James Abbs	Manager, Planning – Land Info & Special Projects (A)
Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning / Deputy Treasurer
Aaron Farough	Senior Legal Counsel, Legal and Real Estate
Neil Robertson	City Planner
Janice Guthrie	Commissioner, Finance and City Treasurer
Neil Robertson for Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A Location Map
2 Appendix B Proposed Building
3 Appendix C Site Plan
4 Appendix D Grant Completeness and Payment
5 Appendix E Typical Floor Plans

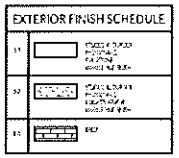


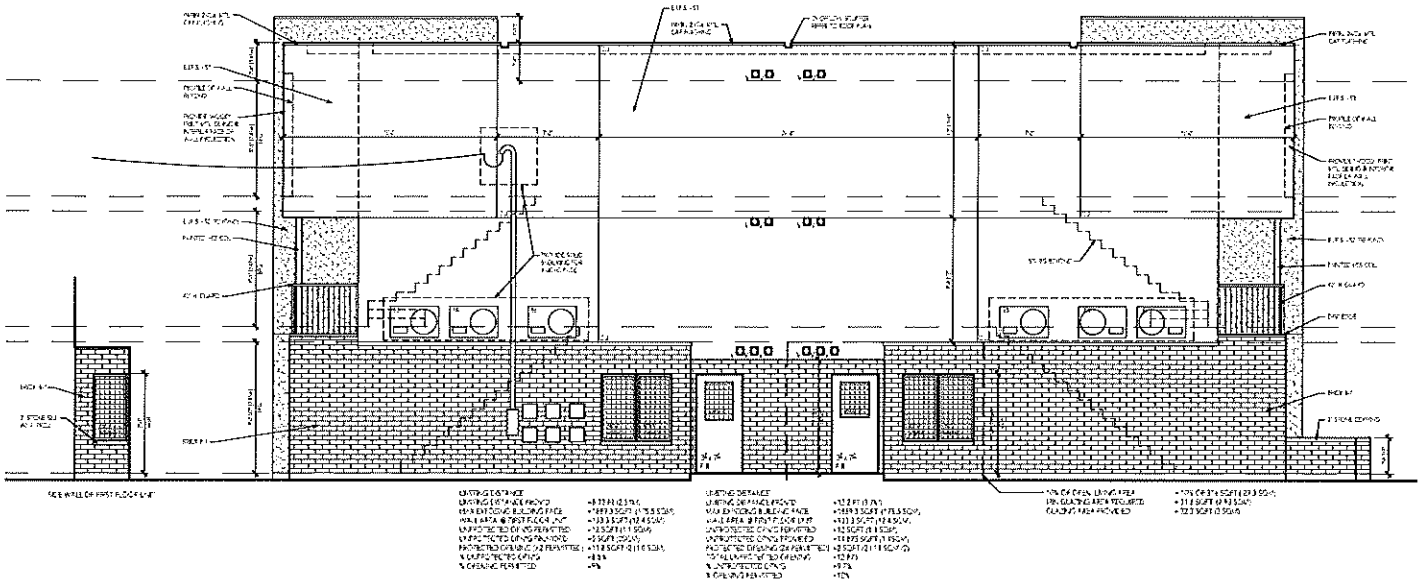
LOCATION MAP : 0 PELISSIER STREET

APPLICANT: CITY OF WINDSOR

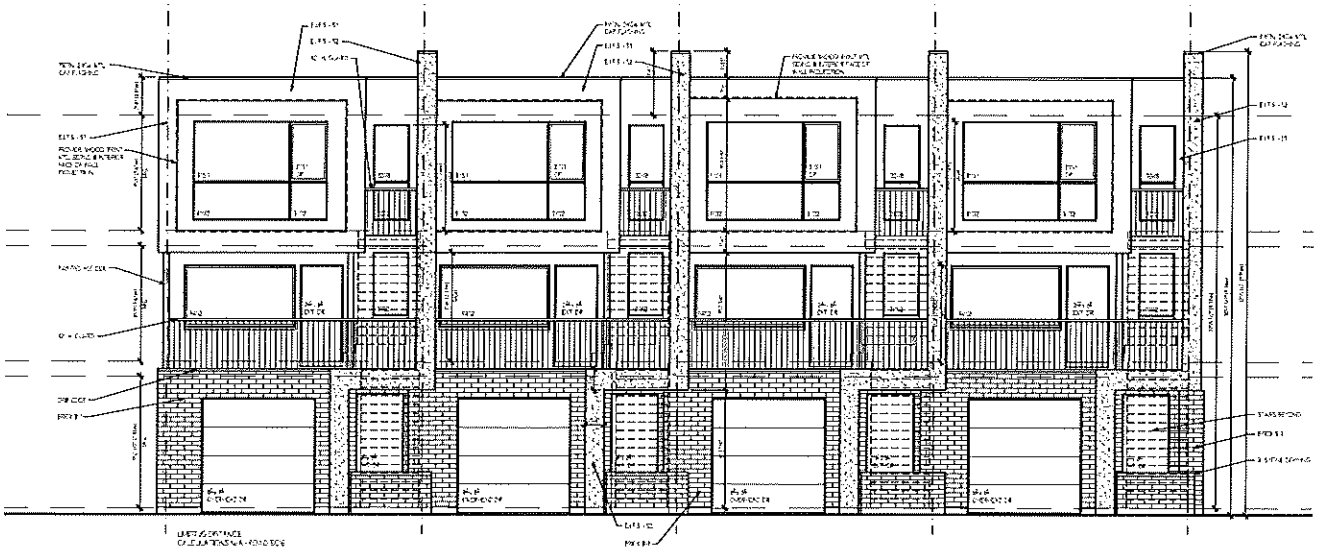
SUBJECT PROPERTY

0 5 10 20 30
Meters





NORTH SIDE ELEVATION



EAST SIDE ELEVATION - PELISSIER FACING

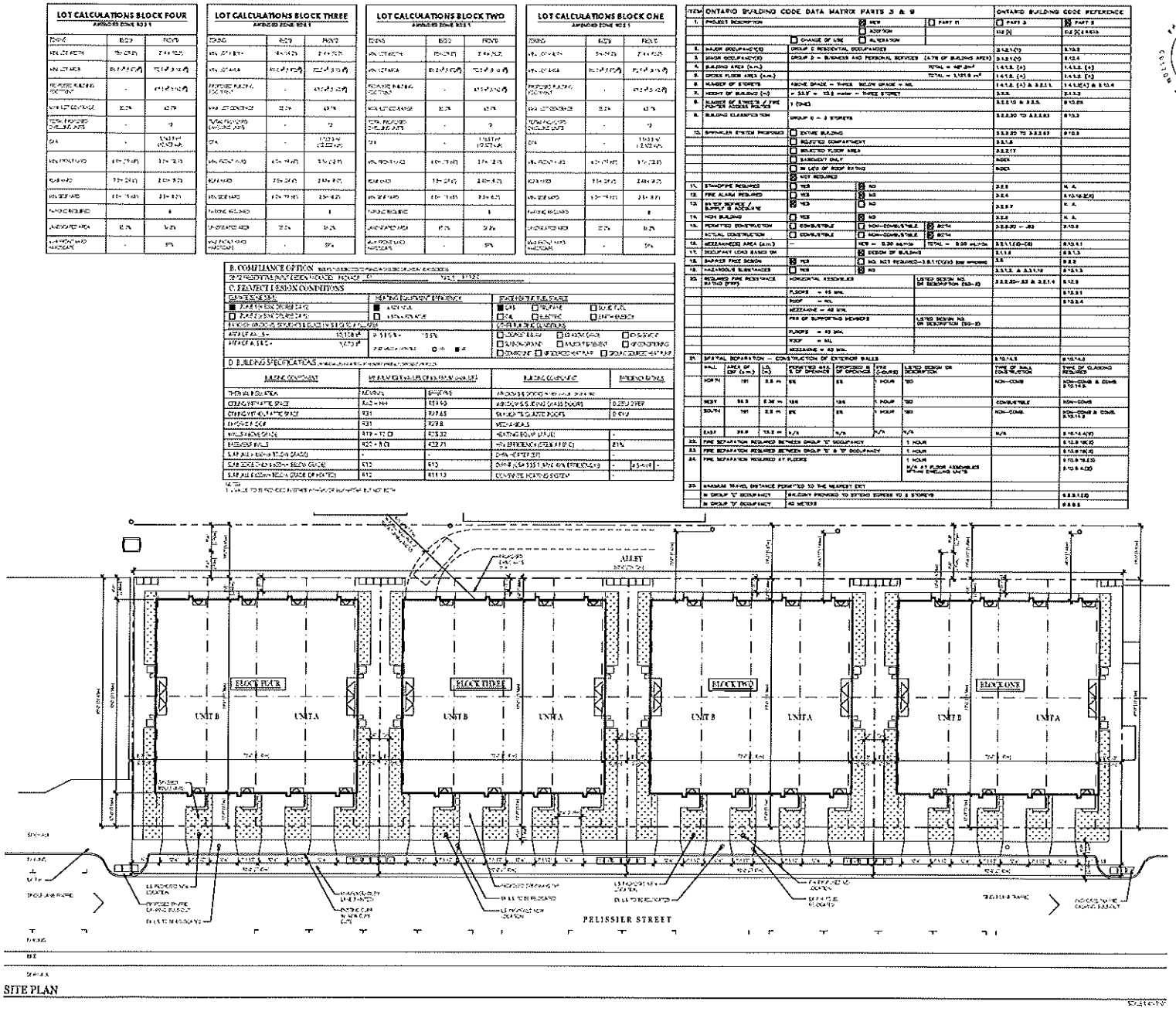
PHILIP FERNANDES ○ CUSTOM ARCHITECTURAL DESIGN

PHILIP FERNANDES
CUSTOM ARCHITECTURAL DESIGN

PELISSIER PARK
PELISSIER STREET
WINDSOR, ONTARIO

ELEVATIONS

201



PHILIP FERNANDES ◦ CUSTOM ARCHITECTURAL DESIGN

PHILIP FERNANDES
CUSTOM ARCHITECTURAL DESIGN

PELISSIER PARK
-
PELISSIER STREET
WINDSOR, ONTARIO

SITE PLAN MATRIX

001

Appendix D – Grant completeness Checklist

This appendix includes a comprehensive checklist for grant completeness. Submit checklist and requested documentation to cip@citywindsor.ca for review before the grant approval expiration (refer to council resolution for date). All required documentation to be included in an email with the following title "CIP-Grant Completeness and Payment Request - Address – Applicant Name".
Email package to: cip@citywindsor.ca

☐The applicant to contact Building Department building@citywindsor.ca to ensure that final inspection is passed and no open orders exist.

☐Contact Right-of-way Division to ensure that all permits are closed engineeringdept@citywindsor.ca

Tax-increment based grants require:

☐Grant agreements to be drafted, signed by the CAO/City Clerk and applicant, and registered on the property title; Contact cip@citywindsor.ca for a draft agreement.

☐The applicant to contact Building Department building@citywindsor.ca to obtain a certificate of occupancy.

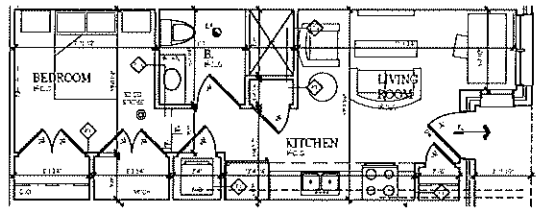
☐Statutory declaration of corporate standing and a legal opinion must be submitted by the applicant; Contact cip@citywindsor.ca for sample format.

Finance issues grant payment electronically.

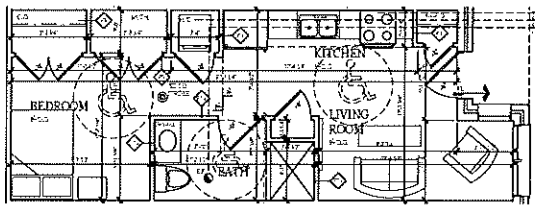
☐A vendor account must be established before electronic payment can be made. Vendor form may be requested at cip@citywindsor.ca

STRUCTURAL NOTES:

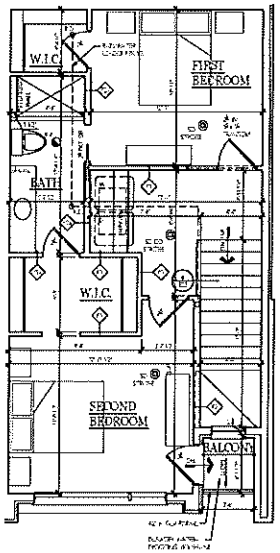
GENERAL NOTES:



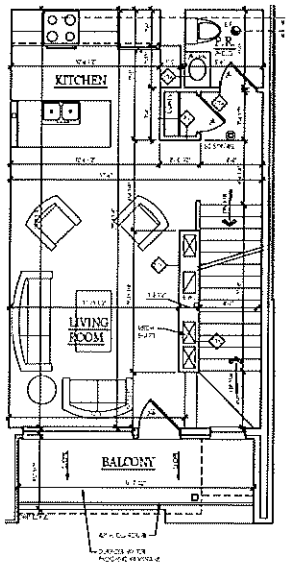
5 / 105 FIRST FLOOR SUITE A6
452.4 sq.ft.



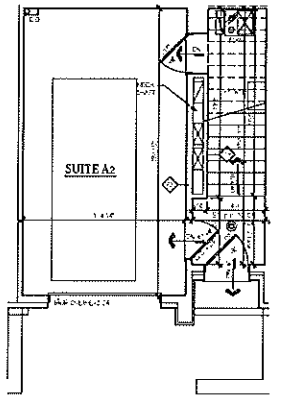
4 / 105 FIRST FLOOR SUITE A5
BARRIER FREE
452.4 sq.ft.



3 / 105 TYPICAL THIRD FLOOR SUITE
THIRD FLOOR: 568.0 sq.ft.
TOTAL SUITE: 1,137.2 sq.ft.



2 / 105 TYPICAL SECOND FLOOR SUITE
SECOND FLOOR 454.7 sq.ft.



1 / 105 TYPICAL FIRST FLOOR SUITE
FIRST FLOOR: 128.5 sq.ft.

PHILIP FERNANDES ○ CUSTOM ARCHITECTURAL DESIGN

PHILIP FERNANDES
CUSTOM ARCHITECTURAL DESIGN

PELISSIER PARK
PELISSIER STREET
WINDSOR, ONTARIO

ENLARGED FLOOR PLAN
NOTES

105

Committee Matters: SCM 242/2026

Subject: Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5

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

Decision Number: **DHSC 840**

I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1001134151 ONTARIO INC. (c/o: Saksham Sharma and Andrew Lennon) ("The Owner"), owner of the property located at 0 Drouillard Road **BE APPROVED**, for the following incentive programs:

   i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- $9,037;

   ii. *Municipal Development Fees Grant Program* to a maximum amount of $50,000; and,

   iii. *New Residential Development Grant Program* for eight (8) new residential units ($5,000 each) to the maximum amount of $40,000.

II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

IV. THAT funds in the maximum amount of $50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of $40,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed to the satisfaction of the City Planner;

V. THAT grants **BE PAID** to the Owner upon completion of the construction of three (3) row townhomes with ADUs on the second floors and in the basements located at 0 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official;

VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 49/2026
Clerk's File: Z2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.5 from the Development & Heritage Standing Committee held on July 6,2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5

Reference:

Date to Council: July 6, 2026
Author: Kevin Alexander, MCIP RPP
Senior Planner-Special Projects
519-255-6543 ext. 6732
kalexander@citywindsor.ca

Kristen Kretschmann
Community Development Planning Assistant
kkretschmann@citywindsor.ca

Planning & Building Services
Report Date: 5/7/2026
Clerk's File #: Z2026

To: Mayor and Members of City Council

Recommendation:

I. **THAT** the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1001134151 ONTARIO INC. (c/o: Saksham Sharma and Andrew Lennon) ("The Owner"), owner of the property located at 0 Drouillard Road **BE APPROVED**, for the following incentive programs:

i. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs.* The estimated annual amount of the grant is +/- $9,037;

ii. *Municipal Development Fees Grant Program* to a maximum amount of $50,000; and,

iii. *New Residential Development Grant Program* for eight (8) new residential units ($5,000 each) to the maximum amount of $40,000.

II. **THAT** Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the

City Solicitor as to legal form, and the City Treasurer as to financial implications;

III. **THAT** the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

IV. **THAT** funds in the maximum amount of $50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of $40,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed to the satisfaction of the City Planner;

V. **THAT** grants **BE PAID** to the Owner upon completion of the construction of three (3) row townhomes with ADUs on the second floors and in the basements located at 0 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official;

VI. **THAT** grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Executive Summary:

N/A

Background:

On November 19, 2018, City Council approved the Ford City Community Improvement Area and Community Improvement Plan (CIP) through CR625/2018 (PHED 603), adopted by By-laws 171-2018 and 172-2018. These by-laws came into effect in January 2019.

In 2026, Saksham Sharma, acting on behalf of the property owner, 1001134151 ONTARIO INC., applied for financial incentives under the Ford City CIP for the vacant property located at 0 Drouillard Road. The subject property is situated within both the Ford City Business Improvement Area (BIA) and the Ford City CIP Area, making it eligible for the available incentive programs.

Discussion:

The proposed development has been identified as a Catalyst Site through the Ford City CIP and consists of three (3) townhomes with (5) five additional dwelling units. Refer to Appendix B for architectural drawings. The property is also the subject of a Committee of Adjustment (COA) application for minor variances.

Ford City CIP Financial Incentive Programs

Based on the CIP application, the owner is eligible for the following grants:

Summary of Ford City CIP Incentives: 0 Drouillard Road		
PROGRAM & MAX CAP	**ELIGIBILITY & KEY DETAILS**	**ESTIMATED GRANT**
Municipal Development Fees (Max: $50,000)	Covers 100% of municipal planning/building fees.	**$50,000** (Based on recent applications/discussions).
New Residential Development (Max: $50,000)	$5,000 per new unit. Applicant proposes 8 units located on an Infill Catalyst Site (3 primary + 5 ADUs).	**$40,000** ($5,000 x 8 units).
Building/Property Improvement Tax Increment Grant (10-Year)	Lesser of 100% municipal tax increase for 10 years or total eligible project costs. Min. annual increment: $500 (Res) or $1,000 (Other).	**$90,373** ($9,037/yr. based estimated post-development assessment value as of $490,000)

Risk Analysis:

The approval of these grants does not present a significant financial risk. Adequate funding is available within CIP Reserve Fund 226. Grant payments will only be issued once all work has been fully completed and inspected to the satisfaction of the Planning and Building Departments. In accordance with Section 28(7.3) of the Planning Act, Administration has confirmed that the total grant amount will not exceed the eligible project costs.

Climate Change Risks

Climate Change Mitigation:

The new building will be constructed using modern methods and will comply with the Ontario Building Code, including current requirements for safety, durability, and energy efficiency. Redeveloping an existing lot within a built-up area also promotes more efficient use of existing municipal infrastructure and helps limit outward growth onto greenfield lands.

Climate Change Adaptation:

The project supports compact urban development. The creation of eight (8) dwelling units on a site that would traditionally accommodate two single detached homes represents a more sustainable land-use pattern. Compact development helps reduce urban sprawl and supports a lower carbon footprint by making more efficient use of land, services, and infrastructure.

Financial Matters:

On February 22, 2021, City Council approved the 2021 Budget, which established a dedicated reserve fund for all active Community Improvement Plans (CIPs). As CIP grant applications are approved, the corresponding grant amounts are recorded as committed within CIP Reserve Fund 226 until the work is completed and the grant is ready for payment. The current *uncommitted* balance of the reserve fund is $445,572.96. This balance does not reflect additional CIP grant requests that are under consideration by the Standing Committee or have been endorsed but not yet approved by Council.

If the application for 0 Drouillard Road is approved, funding in the amount of up to $90,000 will be transferred from CIP Reserve Fund 226 to the Ford City CIP capital project (Project #7181046) upon completion of the work and once the grant(s) are ready for payment.

The Building/Property Improvement Tax Increment Grant would be based upon the lesser of 100% of the municipal tax increment generated from the improvements made to the building or property for up to 10 years, or the eligible costs. Based on the estimated post-development assessment of $490,000, the total estimated value of this grant is $9,037 annually, for a projected ten-year total of $90,373.

Estimated Building/Property Improvement Tax Increment Grant		
Annual Pre-Development Municipal Taxes	**Annual Estimate of Post Development Municipal Taxes**	**Annual Estimate Value of Grant**
$486	$9,523	$9,037

Assumptions

Current Property Value Assessment	$ 25,000
Estimate Post Development Property Assessment	$ 490,000

The City will retain the pre-development (base) municipal tax revenue for the full duration of the grant program of $486 per annum or $4,860 cumulatively over ten (10) years. During this period, the City will forgo the incremental municipal tax revenue generated by the improvements estimated at $9,037 per annum or $90,373 cumulatively over ten (10) years. The annual grant payment will only be issued once the property owner has fully paid all municipal taxes for that year and all program requirements have been satisfied.

The applicant has indicated that the estimated eligible project cost is approximately $1,064,000. The *Planning Act*, CIP stipulates that grants under a CIP cannot exceed the total value of eligible costs. The total estimated grant amount of up to $180,373, as detailed in the table below, is 17% of the total eligible costs for the project.

Eligible Incentive Programs	Grant
New Residential Development Grant	$40,000
Municipal Development Fees Grant	$50,000
Building/Property Improvement Tax Increment Grant	$90,373
Total	**180,373**

Consultations:

The property owner of 0 Drouillard Road has been consulted regarding the applicable grants and associated application fees for the improvements described in this report.

Administration also consulted the following staff:

Jose Mejalli, Assessment Management Officer, and Carolyn Nelson, Manager of Property Valuation & Administration (Treasury and Financial Accounting), regarding the Ford City CIP Building/Property Improvement Tax Increment Grant.

Michael Okanlawon, Financial Planning Administrator, regarding the status of the capital project and CIP Reserve Fund balances.

Conclusion:

The proposed development located at 0 Drouillard Road is consistent with the Ford City CIP and City's Intensification Guidelines and meets all eligibility criteria and identified in this report, for the Municipal Development Fees Grant, New Residential Development Grant, and the Building/Property Improvement Tax Increment Grant, through the Ford City CIP.

The vacant property was identified as a Catalyst Site through the Ford City CIP and the development of the property will provide a positive impact towards the revitalization of the Drouillard Road Main Street and Ford City Neighbourhood.

There are sufficient funds in the CIP reserve fund to provide grants for the proposed improvements. Administration recommends approval of the grants identified in this report.

Planning Act Matters:

N/A

Approvals:

Name	Title
Kevin Alexander	Senior Planner – Special Projects
James Abbs	Manager, Planning – Land Info & Special Projects (A)

Jason Campigotto	Deputy City Planner – Growth (A)
Emilie Dunnigan	Manager - Development Revenue & Financial Administrator
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
John Revell	Chief Building Official
Kate Tracey	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner of Economic Development
Janice Guthrie	Commissioner Finance/City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

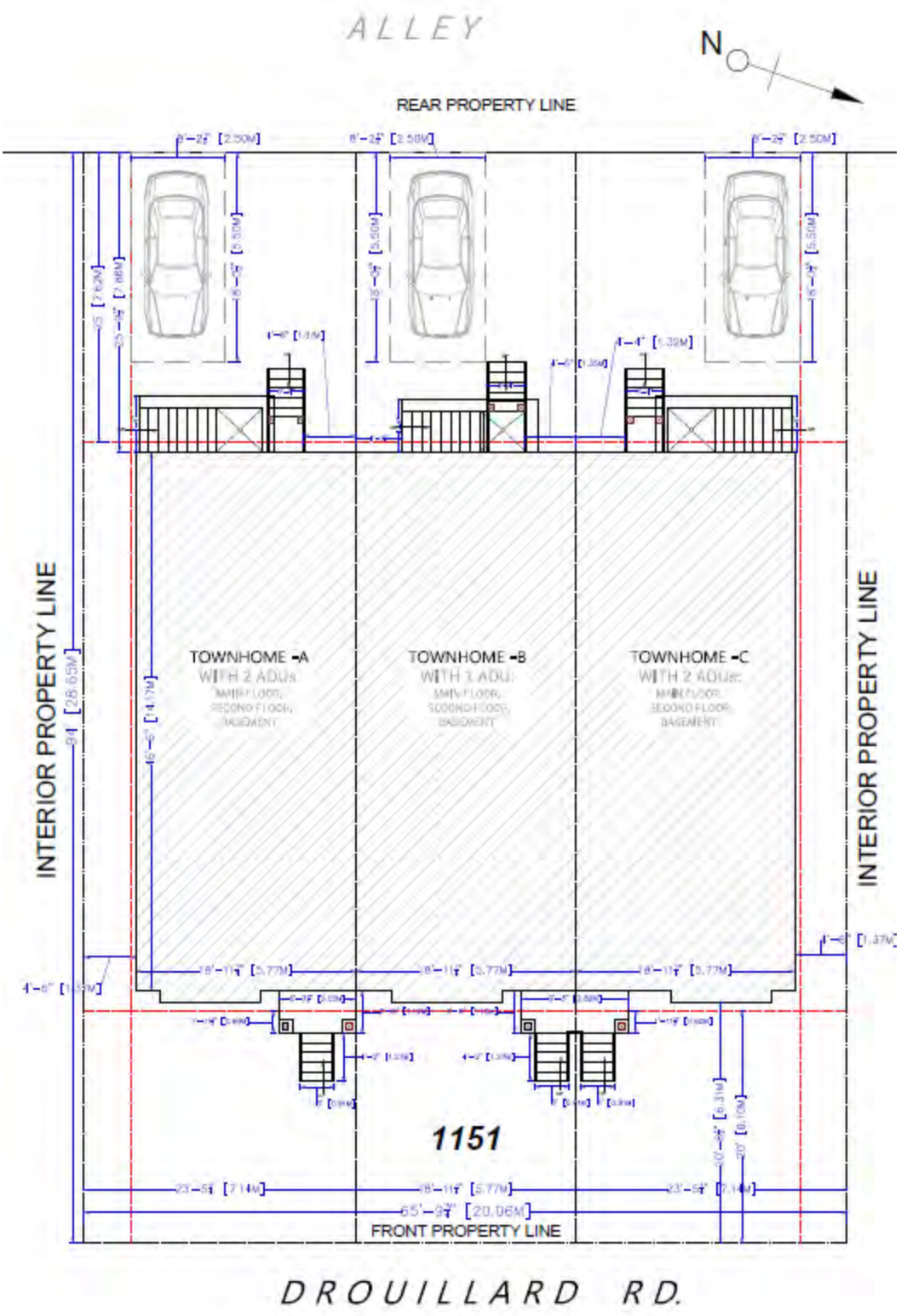
Appendices:

1 Appendix A - Location and Existing Condition
2 Appendix B - Proposed Improvements

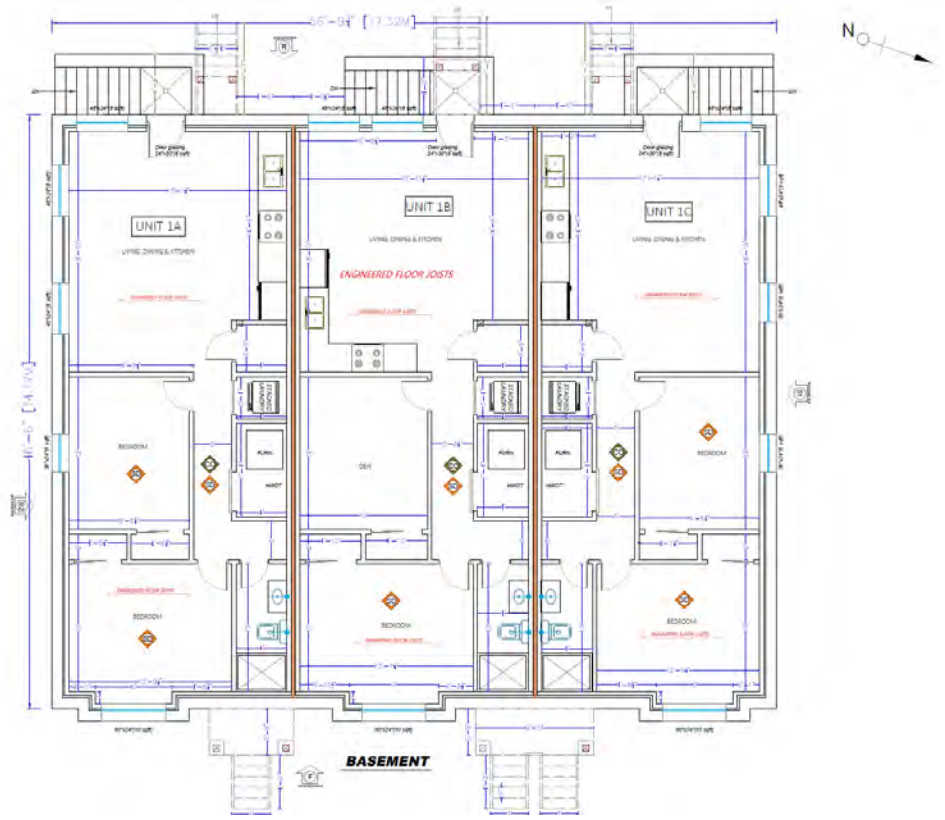
Appendix A – Location Map and Existing Condition





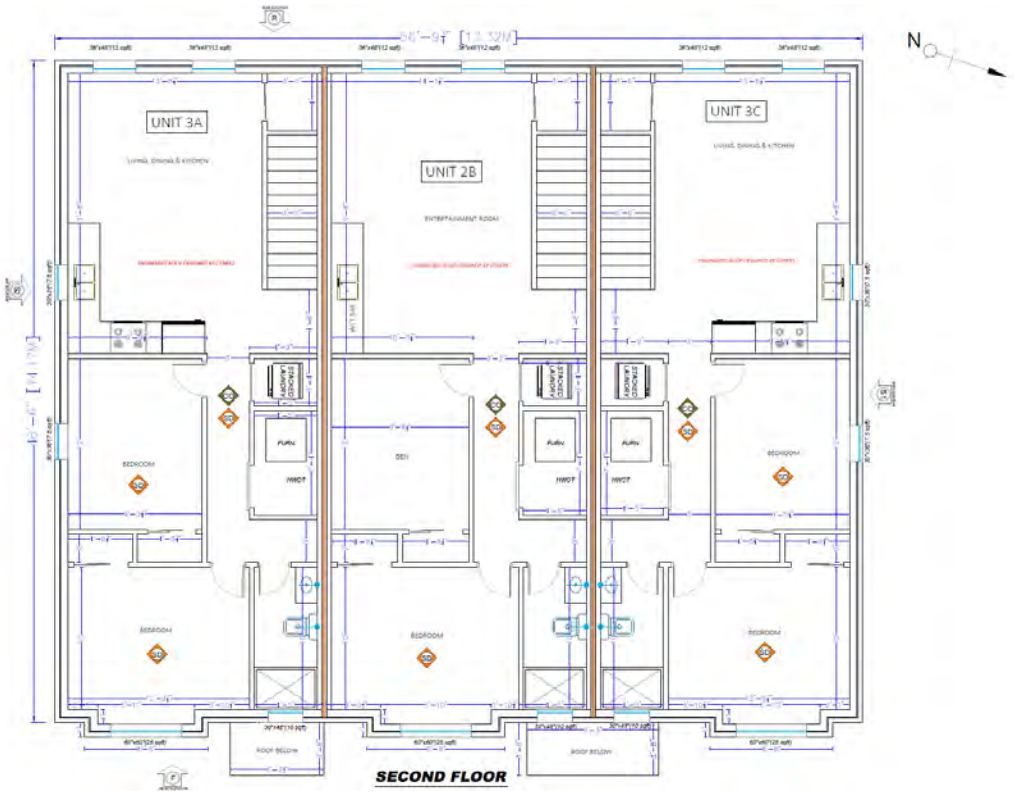

ALLEY
N
REAR PROPERTY LINE
INTERIOR PROPERTY LINE
INTERIOR PROPERTY LINE
TOWNHOME -A
WITH 2 ADUs
MAIN FLOOR,
SECOND FLOOR,
BASEMENT
TOWNHOME -B
WITH 1 ADU
MAIN FLOOR,
SECOND FLOOR,
BASEMENT
TOWNHOME -C
WITH 2 ADUs
MAIN FLOOR,
SECOND FLOOR,
BASEMENT
1151
FRONT PROPERTY LINE
DROUILLARD RD.

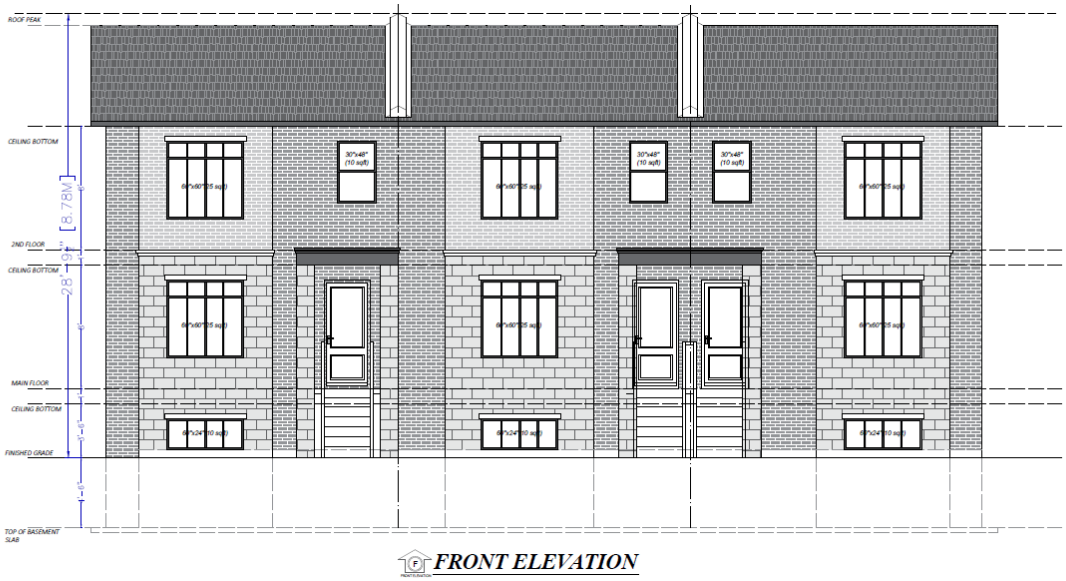
Appendix B –Façade Improvements





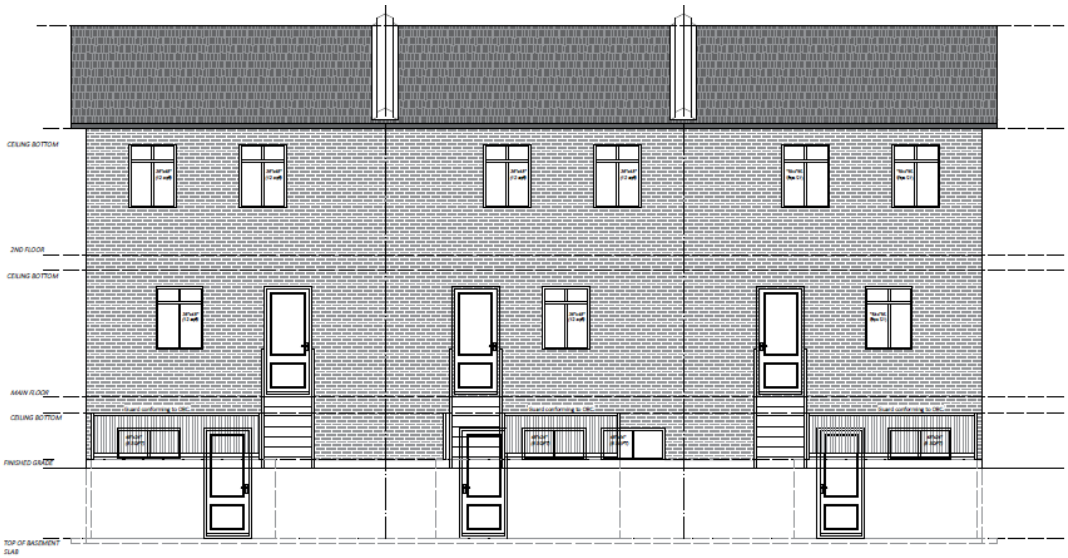
Appendix B –Façade Improvements



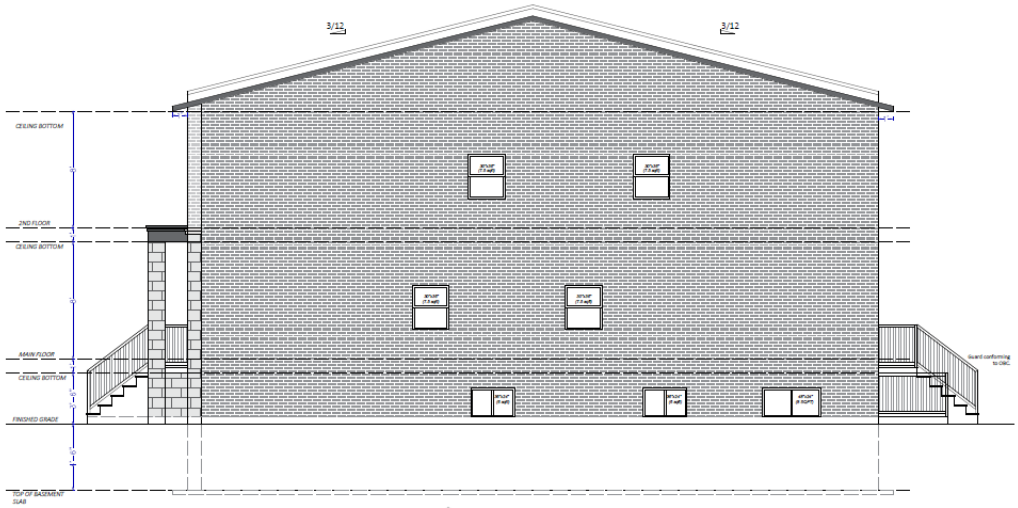


FRONT ELEVATION

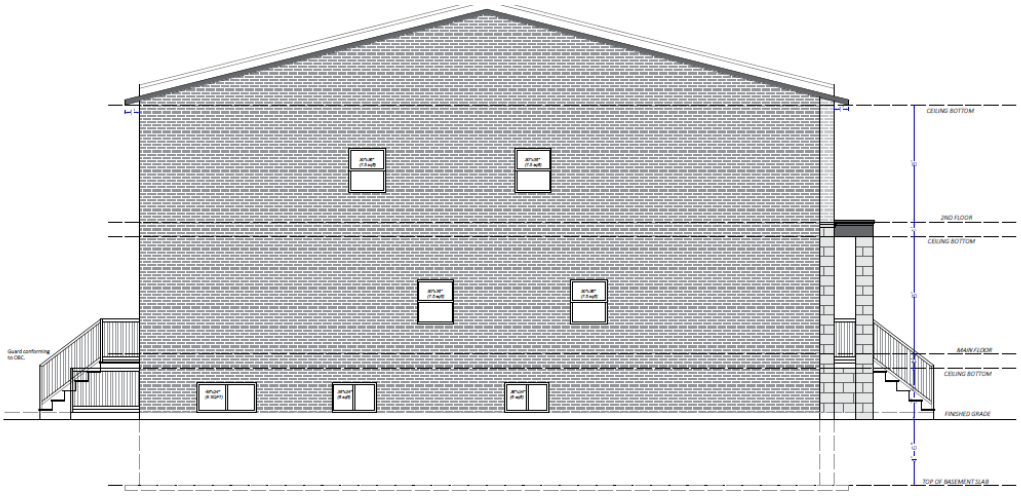
Appendix B –Façade Improvements



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Committee Matters: SCM 243/2026

Subject: Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide

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

Decision Number: **DHSC 841**
THAT By-law Number 106-2010 being "A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor" **BE REPEALED**.
Carried.

Report Number: S 66/2026
Clerk's File:SB2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.6 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide.

Reference:

Date to Council: July 6, 2026
Author: Brandon Calleja
Senior Manager/Deputy Chief Building Official - Permits
bcalleja@citywindsor.ca
519-255-6267 x6166
Planning & Building Services
Report Date: 6/15/2026
Clerk's File #: SB2026

To: Mayor and Members of City Council

Recommendation:

THAT By-law Number 106-2010 being "A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor" **BE REPEALED**.

Executive Summary:

N/A

Background:

By-law 106-2010 - "A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor"

By-law 106-2010 was passed by City Council on June 28, 2010, and came into effect on August 3, 2010. The By-law applies retroactively to indemnity deposits collected on or after January 1, 2003.

The purpose of the By-law is to require property owners applying for construction or demolition permits to provide an indemnity deposit of $50 per metre of property frontage. The deposit serves as financial security to address any damage to sidewalks, curbs, or paved boulevards caused by the delivery or removal of materials.

Where no damage occurs, the deposit is refunded upon completion of the project, following confirmation by an inspector that the right-of-way has not been impacted. Where damage does occur and it is not remedied by the permit holder, the City of Windsor (City) may apply the deposit funds toward repairing the right-of-way.

Any deposits unclaimed after seven years may be transferred to the City's general revenue funds.

By-law 25-2010 - "A By-law to Provide for the Protection of Highways in Windsor"

By-law 25-2010 was passed by City Council on February 1, 2010, and subsequently amended on May 4, 2020. The By-law authorizes the City Engineer to regulate, and issue permits for use of the public highway, including streets, sidewalks, medians, and associated infrastructure. Authorized uses include hoardings, construction openings, and the placement of heavy or oversized vehicles, loads, objects, or structures that exceed limits set by the Ontario Highway Traffic Act.

The By-law requires property owners to restore any damage to the public right-of-way resulting from such activities and authorizes the City Engineer to order remedial work and, where necessary, carry out remedial work at the property owner's expense.

A permit may be revoked by the City Engineer, and the indemnity fee forfeited to the City, if the permitted work is not completed by the permit expiry date and the permit is not renewed.

Discussion:

By-law 106-2010 is administered by the Office of the City Engineer; however, the Building Department is responsible for collecting indemnity deposits at the time of permit issuance and for processing refunds once the inspector confirms that no damage has occurred to the public right-of-way (curbs, sidewalks, or paved boulevards).

Historically, the need to draw on these deposits has been very limited, as damage to the right-of-way by permit holders is uncommon. Where repairs have been necessary, the Building Department has coordinated with Engineering to transfer the applicable indemnity funds to restore the public right-of-way.

In these rare instances where issues arise, Public Works also established enforcement mechanisms available through By-law 25-2010 to address non-compliance.

By-law 106-2010 regulates damage to sidewalks, curbs, and paved boulevards within the City of Windsor, while By-law 25-2010 governs the protection of highways. Since sidewalks, curbs, and paved boulevards fall under the definition of a highway, By-law 25-2010 already addresses their protection. Maintaining two separate by-laws for the same purpose results in unnecessary duplication and staff resources.

Reducing red tape by eliminating redundant requirements will significantly streamline the building permitting process and reduce builder costs. Repealing By-law 106-2010 removes the need for property owners/builders to submit indemnity deposits, as By-law 25-2010 already allows for security or deposit payments and enforcement mechanisms, including permit conditions, inspections, orders to comply, and the ability for the City to complete required work and recover costs through invoicing or by adding them to the property tax roll. By-law 25-2010 allows the City to require a deposit for public works permits up to the estimated cost of reinstating the highway and related work, as determined by the City Engineer. This change will simplify procedures for both staff and building permit applicants by consolidating responsibilities under a single by-law,

reducing confusion, and eliminating duplicate steps. Clear, consistent standards will improve efficiency, minimize administrative delays, and enhance customer experience by presenting a more transparent and straightforward process without compromising the City's ability to safeguard public infrastructure.

Risk Analysis:

Maintaining By-law 106-2010 presents minimal risk to the municipality; however, its repeal is recommended as the By-law is redundant and creates administrative inefficiencies. Currently, By-law 106-2010 requires the Building Department to collect and refund indemnity deposits for potential damage to sidewalks, curbs, and paved boulevards. Historically, such damage is rare, and effective enforcement mechanisms already exist under By-law 25-2010, which governs the protection of highways and includes these elements within its scope.

Maintaining two by-laws addressing similar issues causes confusion for staff and industry stakeholders.

Repealing By-law 106-2010 will streamline Building permit processes, reduce administrative burden, and eliminate duplication without compromising the City's ability to protect public infrastructure. Furthermore, eliminating duplicate by-laws will reduce perceptions of unnecessary red tape, improve the permit applicant experience, and strengthen confidence in the permitting process.

Financial Matters:

The recommendation to repeal By-law 106-2010 has no impact on the City's operating budget. The indemnity deposits collected are expected to be returned to the applicants and accordingly, are not included as revenue in the Building Services' operating budget.

The practice governing unclaimed indemnity deposits currently applied under By-law 25-2010 remains unchanged. As a result, forfeited deposits will continue to be recognized as general revenue on a go forward basis. All existing indemnity deposits issued under By-Law 106-2010 will continue to be held and will either be refunded upon permit completion or transferred to the City after the seven-year expiration period.

Consultations:

John Revell – Chief Building Official

Jessica Barlow – Senior Manager/Deputy Chief Building Official – Inspections (A)

Rob Vani – Senior Manager - Inspections

Colleen Middaugh – Executive Director / Deputy City Engineer (A)

Adam Pillon - Manager of Right-of-Way
Michael Okanlawon – Financial Planning Administrator (Building)

Aaron Farough – Senior Legal Counsel

Shannon O'Moore – Executive Initiatives Coordinator

Conclusion:

Repealing By-law 106-2010 is a prudent and necessary step to eliminate redundancy, streamline administrative processes, and enhance clarity within the City's regulatory framework. By-law 25-2010 already provides comprehensive provisions for the protection of sidewalks, curbs, and paved boulevards as part of the public highway system, rendering By-law 106-2010 duplicative and unnecessary. Its repeal will reduce administrative burden, improve efficiency, and foster a more transparent and user-friendly permitting process without compromising the City's ability to safeguard public infrastructure. This action aligns with best practices for regulatory simplification and supports the City's commitment to reducing red tape while maintaining effective enforcement mechanisms.

Planning Act Matters:

N/A

Approvals:

Name	Title
Brandon Calleja	Senior Manager/Deputy Chief Building Official - Permits
David Simpson	City Engineer
Wira Vendrasco	City Solicitor
Jelena Payne	Deputy CAO & Commissioner Economic Development
Emilie Dunnigan	Manager, Development Revenue and Financial Administration
Janice Guthrie	Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Schedule A - By-law Number 106-2010 being "A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor"

2 Schedule B – By-law 25-2010 - "A By-law to Provide for the Protection of Highways in Windsor"

BY-LAWNUMBER 106-2010

A BY-LAW PERTAINING TO THE DEPOSIT OF MONIES TO MEET THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK, CURBING OR PAVED BOULEYARD IN THE CITY OF WINDSOR

Passed the 28th day of June, 2010.

WHEREAS the provisions of Section 10 of the *Municipal Act,* R.S.O., 2001, as amended, authorizes single tier municipalities to enact by-laws regulating the obstruction of highways and the crossing of boulevards by vehicles;

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

1. In this by-law,

(a) **"Chief Building Official"** means the Chief Building Official appointed by City Council for the puiposes of enforcement of the Building Code Act, Building Code and this by-law;

(b) **"City Treasurer"** means the Treasurer of the Corporation as appointed by City Council;

(c) **"City Engineer"** means the City Engineer as appointed by City Council

(d) **"construct"** means to do anything in the erection, installation or extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "constructed" and "construction" have a corresponding meaning.

(e) **"construction permit"** means a written authorization issued by the Chief Building Official for the construction of a building.

(f) **"Corporation"** means The Corporation of the City of Windsor.

(g) **"demolition"** means the doing of anything in the removal of a building or any material part thereof, and "demolished" has a corresponding meaning.

(h) **"demolition permit"** means a written authorization issued by the Chief Building Official for the demolition of a building.

(i) **"deposit"** means a sum of money paid to the Corporation to meet the cost of repairing any damage to the sidewalk, curbing or paved boulevard or to any water service box or to any other service therein caused by vehicles delivering material to, or removing material from a lot on which a building is being constructed or demolished.

G) **"frontage"** shall mean that part of the limit of a lot abutting upon any curbing, sidewalk or paved boulevard of the Corporation.

(k) **"lot"** means a parcel ofland abutting any curbing, sidewalk or paved boulevard, the boundaries of which are on record in the Land Registry Office for the County of Essex (No. 12).

(I) **"owner"** means a person who appears as the owner of a lot according to the records of the said Land Registry Office.

(m) **"service"** means any improvement of a structural nature or other undertaking that is within the jurisdiction of the Corporation or a local board thereof and, without limiting the generality thereof, includes sewers and drains, waterlines, electrical distribution system and traffic signal installations.

(n) **"work"** means the erection, alteration, repair or demolition of a building or buildings.

2. The owner of a lot abutting any curbing, sidewalk or paved boulevard in the City of Windsor upon making application for a construction permit or demolition permit shall,

(a) submit a site plan indicating thereon the area proposed to be used by vehicles delivering or removing materials to or from the said lot; and

(b) deposit with the Corporation a sum of **$50.00 per metre** of the limit of the lot abutting directly on such curbing, sidewalk or paved boulevard.

3. Where the Chief Building Official has determined the size and location of the area or areas to be used by vehicles delivering or removing materials to or from a lot on which any building is being constructed or demolished, no person shall drive or cause to be driven any vehicle delivering or removing materials to or from any such lot on any area or areas other than those determined by the Chief Building Official.

4. The owner of a lot abutting any curbing, sidewalk or paved boulevard on which any building is being constructed or demolished shall take reasonable precautions to minimize damage to such curbing, sidewalk, paved boulevard or to any other service therein.

5.(1) Where damage has been caused to the curbing, sidewalk, paved boulevard, or other service by vehicles delivering materials to, or removing materials from a lot upon which a building is being constructed or demolished, the owner shall repair the said damage not later than thirty days following the completion of the construction or demolition of the building.

(2) In the event that such repairs have not been completed within the said thirty days, the Chief Building Official shall apply the money on deposit to meet the cost of repairing the said damage in a manner satisfactory to the City Engineer.

6.(1) The owner shall take all necessary steps to prevent building material, waste or soil from being spilled or tracked onto public streets by vehicles going to, or coming from the lot during the period the work is being carried out.

(2) In the event that any building material, waste or soil is spilled or tracked onto the public streets by vehicles going to, or coming from the lot during the carrying out of said work, the owner shall be responsible to the Corporation for the costs of removing such building material, waste or soil, and the costs thereof shall be deducted from the deposit.

7. · Upon the completion of the construction or demolition of the building and upon application by the person who paid the deposit to the Corporation, the said deposit, less the costs the Corporation incurs for any repairs or removal of building material, waste or soil from the public streets, shall be refunded by the Corporation.

8. Where a deposit has been paid in accordance with the provisions of this by-law and remains unclaimed for a period of seven years, the City Treasurer may, at the request of the Chief Building Official, transfer to the general funds of the Corporation all such deposits against which no claim has been made, free of and from any and all claims whatsoever.

9. Every person who contravenes any of the provisions of this by-law is guilty of an offence and, upon conviction pursuant to the provisions of the *Provincial Offences Act* (as amended), is liable to the maximum penalty that may be imposed under the *Provincial Offences Act.*

10. That by-law #7942-1984 is hereby repealed effective August 3, 2010.

11. This by-law shall come into force and take effect August 3, 2010.and will apply to Indemnity deposits paid by Building Permit holders since January 1, 2003.

ACTING MAYOR

DEPUTY CITY CLERK

First Reading June 28, 2010
Second Reading June 28, 2010
Third Reading- June 28, 2010

BY-LAW NUMBER 25-2010

A BY-LAW TO PROVIDE FOR THE PROTECTION OF HIGHWAYS IN WINDSOR

Passed the 1st day of February, 2010
Amended the 4th day of May, 2020

WHEREAS section 10(2) of the *Municipal Act, 2001,* S.O. 2001, c.25, as amended, provides that municipalities may pass By-laws respecting public assets of the municipality, the health, safety and well-being of Persons and for the protection of property;

AND WHEREAS section 110 of the Highway Traffic Act, R.S.O. 1990, c. H.8 as amended, provides that municipalities may pass by-laws to permit the use of the highway by a vehicle, load or structure that is in excess of the dimensional limits or weight limits set out in the said Act, and such permits may be issued by an officer of the municipality named therein;

AND WHEREAS Council deems it necessary and desirable to pass a By-law providing for the protection of highways in Windsor;

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

Part 1- Definitions

1. In this By-law,

"City Engineer" means the person appointed by the Council of The Corporation of the City of Windsor as the City Engineer, and his or her designate.

"Corporation" means The Corporation of the City of Windsor.

“Contravener” means a Person who is in violation of this By-law, and includes an abutting property owner who caused or permitted the contravention to subsist.

"Culvert" means a pipe that runs across the frontage or flankage of a property intended to provide for the drainage of water from an open ditch, permitting the passage of Persons or vehicles from a highway to abutting property.

"Driveway approach” means the portion of the highway that is improved to permit the passage of Persons or vehicles from a highway to abutting property.

“Engineering Best Practices” means the most recent version of the document authored by the Corporation of the City of Windsor, which details desirable construction standards.

"Highway” means a street, road, avenue, parkway, alley, lane, median, sidewalk, trail, square, place, bridge, viaduct, or other public way under the jurisdiction of the Corporation.

"Hoarding" means the temporary, placement, and/or storage of materials or equipment on a highway, or work on the highway, including the erection of fencing or placement of barriers to enclose such areas of storage or work.

“Infrastructure” means any structure or facility placed within the Highway that is needed to serve the needs of the public.

“Leadwalk” means the portion of the highway that is improved to permit the passage of Persons from a highway to abutting property, but does not include a Driveway approach.

"Occupant" means any Person or Persons over the age of eighteen (18) years in possession of property and includes an owner, as defined in this By-law, who is in possession of the property.

“Order” means a directive to discontinue activity as set out more particularly in Section 444 of the *Municipal Act, 2001, S.O. 2001, c. 25*

"Owner” means the Person in whom is vested the ownership, or title of property and includes his or her agent or trustee in bankruptcy.

"Parking By-law" means the Corporation's *By-law Number 9023*, as amended from time to time, or any successor thereto.

"Permit" means a permit issued by the City Engineer under the provisions of this By-law.

“Permit Holder” means a Person who has applied for and has received a Permit.

"Person" includes an individual, sole proprietorship, partnership, and corporation, and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

"Private water connection" means the lateral water pipe which connects a building to the municipal water service system.

"Private sewer connection" is that part of a sewer system which connects private property to a municipal sewer system and includes the following: the tee or tap into the municipal sewer, the entire pipe from the municipal sewer to 3 feet (1.0 metres) inside the building, the cleanout tee fitting, the riser, and the cap / cover or sampling manhole with frame and cover.

“Traffic Protection Plan” is a document outlining the temporary management of traffic as specified in the Ontario Traffic Manual, to be submitted for municipal review.

“User Fee Schedule” is, as approved by Windsor City Council, a schedule of fees and charges, forming part of By-law 392-2002, *The Fees and Charges By-law*, as amended from time to time.

“Utility” means a public Utility as defined by the *Public Utilities Act, R.S.O. 1990, c. P.52*.

"Vehicle" means a motor vehicle, and trailer as defined in the *Highway Traffic Act, R.S.O. 1990, c. H.18,* as amended, and any vehicle drawn, propelled or driven by any kind of non-muscular power, but does not include a farm tractor or road building machine.

Part 2 - Placing of Goods and Personal Property on the Highway

2.1 Except as permitted by the Parking By-law, no Person shall place or cause to be placed upon any highway, any goods, wares or merchandise of any description whatever for a longer period than is actually necessary for shipping or receiving the same, and in no case for longer than thirty (30) minutes.

a) Section 2.1 , shall not apply to sidewalk sale organized by a Business Improvement Area Board of Management, as approved by the Corporation.

2.2 Except as otherwise permitted by this by-law, no Person shall place, occupy or maintain or cause or permit to be placed, occupied or maintained, upon any highway, any Personal property of any description, including but not limited to, signs, fences, decorative or landscape rocks or boulders, logs, raised planter beds, planters, trees or shrubs, or install any decorative landscape features whatsoever, including, but not limited to, statues, fountains, gravel, artificial turf, pavers or paving of any kind unless the objects are placed in accordance with the City of Windsor’s Engineering Best Practices.

a) Section 2.2 shall not apply to a Person who places, occupies, or maintains upon the highway, garbage, recycling materials or other goods, out for weekly collection by the Corporation, or collection undertaken at the request of the Corporation.

b) Section 2.2 shall not apply to a Person who has entered into an encroachment agreement with the Corporation, which agreement is in good standing,

concerning their personal property, which may be placed, occupied, or maintained upon the highway.

c) Section 2.2 shall not apply to a Person where such placement, occupation, or maintenance is permitted by a by-law of the Corporation.

d) Section 2.2 shall not apply to a Person operating under or party to an executed Municipal Access Agreement.

Part 3 - Short Term Use of Highway

3.1 No Person shall use any portion of any highway for a period for longer than 1 hour but less than 24 hours for construction operations, for the storage of materials or equipment, or for the operation of overhead cranes or booms, unless:

a) such Person is the owner or occupant of lands adjoining such highway or is the authorized agent of such Person and provides evidence of such satisfactory to the City Engineer; and

b) the owner or occupant of lands adjoining such highway or the authorized agent of such Person is the holder of a valid Permit issued by the City Engineer.

3.2 Every Person who makes application for a Permit to use a portion of a highway under the provisions of this part shall make application to the City Engineer, on the form and in the manner specified from time to time and such application shall be accompanied by the General Permit Requirements and such information as required by the City Engineer.

3.3 A Permit issued under this part shall indicate the portion of the highway which may be occupied, the time or times during which it may be so occupied, the applicable terms and conditions of such occupation, the General Permit Requirements and shall be subject to cancellation at any time, without notice, at the discretion of the City Engineer.

Part 4 - Long Term Use of Highway

4.1 No Person shall use any portion of any highway during construction operations for the erection of hoarding, or for the operation of overhead cranes or booms, for longer than 24 hours, unless:

a) such Person is the owner or occupant of lands adjoining such highway or is the authorized agent of such Person and provides evidence of such satisfactory to the City Engineer; and

b) the owner or occupant of lands adjoining such highway or the authorized agent of such Person is the holder of a valid Permit issued by the City Engineer.

4.2 Every Person who makes application for a Permit to use a portion of a highway under the provisions of this part shall make application to the City Engineer, on the form and in the manner specified from time to time and such application shall be accompanied by the General Permit Requirements and such information as required by the City Engineer.

4.3 A Permit issued under this part shall indicate the portion of the highway which may be occupied, the time or times during which it may be so occupied, the applicable terms and conditions of such occupation, the General Permit Requirements and shall be subject to cancellation at any time, without notice, at the discretion of the City Engineer.

4.4 In no event shall a Permit issued under this part authorize the occupation of any portion of a highway beyond the limits of the frontage of the lands upon which construction operations take place, as projected, unless the Owner and/or Occupant of the land abutting such portion of the highway consents, in writing, in a form and

manner specified by the City Engineer from time to time, to the issue of a Permit for such enlarged occupation and waives all claims against the Corporation for damages arising directly or indirectly from such extended occupation.

4.5 No Permit issued under this part shall authorize or be deemed to authorize, expressly or impliedly, the placing of any materials or the doing of any act, matter or thing that will obstruct the free passage of water in drains, gutters, ditches or watercourses on any highway.

4.6 A Permit issued under this part may allow occupation of a part of a highway for one continuous period of time or may be only for a portion of each day during which the Permit is in effect, but if the Permit is granted for a portion of each day only, this fact shall not affect the scale of fees payable for the Permit.

4.7 In all cases where material or hoarding have been placed on a portion of a highway under the authority of a Permit issued under this part, the holder of a Permit shall, if such material or hoarding is on a highway between dusk and dawn, place and maintain on the material or hoarding a number and type of warning lights and barricades as specified by the City Engineer, to warn the public of the obstruction.

4.8 The holder of a Permit issued under this part shall keep any hoarding, fence or barricade, covered, in a neat and tidy condition, free of signs, posters or advertising material, and if constructed of lumber, shall be neatly painted.

4.9 Where the construction is carried out on a building or structure located within 4.5 meters of the highway, and a Permit has been issued under this part, the Permit Holder shall also comply with the requirements provided in Ontario Regulation 213/91, as amended from time to time, issued under the *Occupational Health and Safety Act,* R.S.O. 1990, c. 01, as amended.

4.10 The holder of a Permit issued under this part shall forthwith upon the expiration or termination of, or upon completion of the construction operations upon the land subject to the Permit (whichever date occurs first), at the Permit Holder's own expense and without notice so to do, remove from the highway all fences, barricades, hoarding, covered-ways, building materials, machinery and apparatus and restore the highway to the condition it was in before the same was placed thereon, to the satisfaction of the City Engineer.

Part 5 - Breaking up of Highway

5.1 No Person shall, for any purpose whatever, break up or remove any earth or portion of the material of any highway or construct anything at all upon any highway within the City of Windsor without having first obtained a Permit from the City Engineer.

5.2 Any Person seeking a Permit from the City Engineer for the purposes of breaking up or removing any portion of the material of any highway within the City of Windsor shall apply to the City Engineer in the form and manner established by the City Engineer from time to time.

5.3 A Permit issued under this part shall indicate the portion of the highway, which may be broken up or removed, the time or times during which it may be occupied by the Permit holder and shall be subject to cancellation at any time, without notice, at the discretion of the City Engineer

5.4 Every Person breaking up or removing any portion of the material of any highway within the City of Windsor under the authority of a Permit shall:

a) exercise all possible precaution against injury to Persons or property resulting from such work; and

b) leave no trenches, pits, holes or excavations uncovered, without providing sufficient protection at all times; and

c) install, erect and provide barricades, signs, traffic cones, flashers, lights, plates, warning and other devices, materials and Personnel in accordance with the provisions of the "Ontario Traffic Manual - Book 7, Temporary Conditions", issued by the Ontario Ministry of Transportation, as amended from time to time.

5.5 No Permit issued under this part shall authorize or be deemed to authorize, expressly or impliedly, the placing of any materials or the doing of any act, matter or thing that will obstruct the free passage of water in drains, gutters, ditches or watercourses on any highway.

5.6 A Permit issued under this part may allow occupation, break-up and/or removalof a part of a highway for one continuous period of time or may be only for a portion of each day during which the Permit is in effect, but if the Permit is granted for a portion of each day only, this fact shall not affect the scale of fees payable for the Permit.

5.7 Any Person performing any work under the authority of a Permit issued underthis part shall restore the highway in accordance with the Corporation's Standard Specifications for such work to the satisfaction of the City Engineer.

5.8 (1) Every owner shall maintain their Driveway Approach(es), Culvert(s) and Leadwalk(s) to their property so as not to cause injury to Persons or damage to property.

(2) The owner shall maintain the Driveway Approach(es) and Leadwalk(s) with a paved surface, constructed flush to the boulevard grade, without raised curbs, or trip hazards and Drive Approach(es) shall be placed with straight line flares to match the width of the curb cut unless otherwise approved by the City Engineer.

(3) The owner shall ensure clear open passage of water through the culvert so as to not impede the flow of water.

Part 6 - Private Sewer Connection / Private Water Connection

6.1 No Person shall, repair, construct or install a private sewer connection/private water connection upon any highway, attach a private sewer connection/private water connection to a municipal sewer or waterline, as the case may be, or alter or modify a municipal sewer or waterline located within any highway within the City of Windsor without having first obtained a Permit from the CityEngineer.

6.2 Should a private sewer connection fail or become in a state of disrepair and is therefore causing any Infrastructure to fail or become in a state of disrepair, the City Engineer can issue an order for its repair, including the repair of Infrastructure, and the costs for said repairs will be collected in accordance with Section 12.2.

6.3 Section 5.2 to 5.7 inclusive, of this By-law; apply with necessary modifications to a Permit issued under this part.

Part 7 - Sampling Manholes

7.1 No Person shall install sampling manholes on any highway pursuant to the Corporation's Sewer Use By-law, as may be amended from time to time, without first obtaining a Permit for the installation of such sampling manholes from the City Engineer.

7.2 Any Person seeking a Permit from the City Engineer for the purposes of installing sampling manhole(s) on any highway within the City of Windsor shall apply to the City Engineer in the form and manner established by the City Engineer from time to time.

Part 8 - Discharge of Oil and other Contaminants from Vehicles onto Highway

8.1 No Person shall park any portion of a vehicle on any highway where such vehicle is leaking any fluid, including but not limited to, oil or gasoline, but not including water from the vehicle's air conditioning unit.

8.2 Where a vehicle parked in contravention of subsection 8.1 of this By-law leaks any fluid onto any portion of any highway, the owner of the vehicle shall cause the fluid to be cleaned up to the satisfaction of the City Engineer.

8.3 If the owner of the vehicle fails to comply with subsection 8.2, the Corporation may, in addition to any other available remedies, undertake the removal of the vehicle from the highway and/or clean the fluid, at the vehicle owner’s expense.

Part 9 - Heavy and Over-Sized Loads

9.1 No Person shall move a vehicle, load, object, or structure in excess of the weight limits or dimensional limits set out in the *Highway Traffic Act, R.S.O. 1990, c. H.8*, as amended, over any highway in the City of Windsor without a Permit issued under this part.

9.2 Every Person seeking a Permit under this part shall provide a written description and drawing of the proposed route of travel to the City Engineer as part of the application and upon request, shall provide a scale drawing of the vehicle illustrating the number of, and dimensions between each axle, and specifying the loading on each axle.

9.3 Every Person issued a Permit under this part, shall, forty-eight (48) hours before commencing movement for which the Permit is issued, give notice to the departments, companies, agencies and Utility companies as set out in the Permit, indicating the route to be traveled and the time of commencement of such the movement.

Part 10 - General Permit Requirements

10.1 In all instances, application for a Permit shall be accompanied by:

a) The Permit fee for the category of Permit, and any other applicable fees as set out in the most current schedule of fees as approved by By-law 392-2002, *The Fees & Charges By-law*, as may be amended from time to time; and

b) Such security or deposit, in an amount calculated by the City Engineer, based upon his or her estimate of the cost which will be incurred to reinstate the highway and for other services provided by the Corporation; and

c) A stamped, reviewed Traffic Protection Plan from the City Engineer if road or sidewalk closures are required.

d) Proof of General Liability Insurance in the legal name of the applicant naming The Corporation of the City of Windsor as an additional insured, with limits of not less than $5,000,000 per occurrence of bodily injury including death, Personal injury and property damage or such other higher amounts as determined by the City, for the entire duration of the Permit.

Proof of the insurance shall be in form satisfactory to the City and approved prior to the commencement of any work or activity being performed and the coverage provided by any policy required under this subsection will not be changed or amended in any way to the detriment of the Corporation, nor cancelled, by the Permit Holder until thirty (30) days after written notice has been sent by registered mail of such change or cancellation to the City

10.2 The City Engineer, in his/her sole discretion, may require that the applicant provide additional documentation to support the Permit application, including but not limited to, demonstrating notification to required stakeholders as indicated on the stamped review Traffic Protection Plan, work schedule, grading plan and legal survey.

10.3 Upon satisfactory completion of the work that is:

a) subject to the Permit, and
b) following a maintenance period of one year, or other time period as deemed appropriate by the City Engineer,

the amount of the security or deposit, which exceeds any costs incurred by the Corporation related to restoration of any highway related to work that is subject of the Permit, will be returned to the Permit Holder.

10.4 The Permit shall be valid until the date is expires, as outlined on the Permit. To extend the granted permission, the Permit Holder must request that a new Permit be issued, that the original Permit be closed, and that the security or deposit b e returned.

10.5 A Utility that completes work on an emergency basis must apply for a Permit in accordance with the terms of their Municipal Access Agreement.

10.6 Every Permit Holder shall, forty-eight (48) hours before commencing the works for which the Permit is issued, give notice to the departments, companies, agencies and Utility companies as set out in the Permit, indicating the area of the works and the time the works shall be undertaken.
A Permit may be revoked by the City Engineer and the indemnity fee forfeited to the City, if the work is incomplete after the Permit expiry date and a Permit has not been renewed.

10.7 The City Engineer may require, as a condition to a Permit, that the work site be attended and supervised at all times.

10.8 The City Engineer may require, as a condition to a Permit that the work within the highway be inspected by the City Engineer at specified times.

10.9 The City Engineer may require, as a condition to a Permit that flagmen, uniformed police officer, and/or traffic warning devices be provided by the Permit Holder.

10.10 The City Engineer may require, as a condition to a Permit, that barricades, platforms or other structures be erected by the Permit Holder, for the protection of the public.

10.11 The City Engineer may require, as a condition to a Permit, compliance with any other condition as in his or her opinion is reasonably necessary for the protection of the public safety and right to travel along a highway.

10.12 The City Engineer may require, as a condition to a Permit, that construction drawings of the proposed works be submitted prior to the issuance of a Permit and/or as-constructed drawings be submitted prior to the return of security deposit(s) in accordance with Section 10.2.

10.13 The City Engineer may, without notice, revoke any Permit if the work, for whatever reason, constitutes a danger, in the opinion of the City Engineer.

10.14 The Permit Holder shall ensure that the work authorized by the Permit is conducted in a manner only as approved by the City Engineer.

10.15 The Permit Holder shall ensure that the work authorized by the Permit is conducted only at a date and time as authorized by the Permit.

10.16 The Permit Holder shall ensure that notification is given to all required utilities prior to the commencement of the work authorized by the Permit.

10.17 The Permit Holder shall ensure that the highway and existing Infrastructure are protected within the construction zone.

10.18 The City Engineer may require, as a condition to a Permit, the payment of costs for outstanding sewerage fees and, or, contributions directly associated with the works authorized by the said Permit.

10.19 A Permit is not transferable.

Part 11 - General Exception

11.1 The provisions of this By-law shall not apply to works undertaken by the Corporation, or by any agents or contractors employed by or engaged by the Corporation, acting under the direction of the City Engineer.

Part 12 – Offences & Enforcement

12.1 If this By-law is contravened, the City Engineer may make an Order requiring the Contravener to correct the contravention.

12.2 Failure to comply with an Order may result in the Corporation correcting the contravention, and the costs of the correction as well as any applicable fees under the City's User Fee Schedule will be added to the property tax roll of the Contravener and will be collected in the same manner as property taxes.

12.3 Every Person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine not exceeding the maximum fine from time to time prescribed by the *Provincial Offences Act,* R.S.O. 1990, c.P.33, as amended, or any legislation passed in succession thereto.

12.4 This By-law shall be administered and enforced by the City Engineer.

Committee Matters: SCM 244/2026

Subject: Closure of the North/South Alley, Located South of Guignion Road, East of Gelinas Road and West of Routley Road, SAA-7271 - Ward 9

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

Decision Number: **DHSC 842**

I. THAT the 4.26 metre-wide north/south alley, located south of Guignion Road, east of Routley Road and west of Gelinas Road, and shown on Drawing No. CC-1869 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED.**

III. THAT THE Subject Alley **BE CONVEYED** in as is condition, to the owner of the abutting properties known municipally as 0 Gelinas Road and 0 Routley Road, legally described as Lots 175 to 189, Registered Plan 1079, at the same time that the abutting owner purchases the abutting City Lands, known municipally as 0 Routley Road (Roll No. 3739-070-301-09400), legally described as Lots 163 to 174, Registered Plan 1079.

IV. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned MD 2.7, $1.50 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

V. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1869.

VI. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VII. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Report Number: S 61/2026
Clerk's File: SAA2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.7 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Closure of the north/south alley, located south of Guignion Road, east of Gelinas Road and west of Routley Road, SAA-7271, Ward 9

Reference:

Date to Council: July 6, 2026
Author: Denise Wright, Manager Real Estate Services
(519) 255-6100 x 6403
dwright@citywindsor.ca
Legal - Real Estate Services
Report Date: 6/10/2026
Clerk's File #: SAA2026

To: Mayor and Members of City Council

Recommendation:

I. THAT the 4.26 metre-wide north/south alley, located south of Guignion Road, east of Routley Road and west of Gelinas Road, and shown on Drawing No. CC-1869 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED.**

III. THAT THE Subject Alley **BE CONVEYED** in **as is condition**, to the owner of the abutting properties known municipally as 0 Gelinas Road and 0 Routley Road, legally described as Lots 175 to 189, Registered Plan 1079, at the same time that the abutting owner purchases the abutting City Lands, known municipally as 0 Routley Road (Roll No. 3739-070-301-09400), legally described as Lots 163 to 174, Registered Plan 1079.

IV. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned MD 2.7, $1.50 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

V. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1869.

VI. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VII. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Executive Summary:

N/A



Background:

The applicant, The Corporation of the City of Windsor, owner of the property legally described as Lots 163 to 174, Registered Plan 1079 and known municipally as 0 Routley Road (Roll No. 3739-070-301-09400) (the "**Subject Property**"), applied to close the 4.26 metre-wide north/south alley, located south of Guignion Road, east of Routley Road and west of Gelinas Road (the "**Subject Alley**"), and shown on Drawing No. CC-1869 attached hereto as Appendix "A", and also shown on the aerial photo attached hereto as Appendix "B".

The applicant wishes to close and convey the Subject Alley to the owner of the abutting lands, known municipally as 0 Gelinas Road and 0 Routley, legally described as Lots

175 to 189, Registered Plan 1079. The conveyance of the Subject Alley will occur at the same time that the abutting owner purchases the Subject Property.

The Subject Alley is unmaintained and composed primarily of dirt, grass and gravel.

There are no Encroachment Agreements on record for the use of the alley.

The Subject Alley was established by Registered Plan of Subdivision No. 1079, registered on May 25, 1923.

Discussion:

The criteria for evaluating applications to close a street or alley is included as part of the City's *Street & Alley Closing Policy* (the "Policy") as amended from time to time.

The Policy provides four classifications that a street or alley will fall under and corresponding direction on its suitability for closure, summarized in Table 1 below, and attached hereto as Appendix "E".

Table 1 - Classification & Suitability for Closing a Street or Alley

Classification	Suitability for Closing
Indispensable	Not suitable for closure
Have some usefulness	May be considered for closure only when requested by abutting property owners; requests are not initiated by the City
Dispensable with no current or anticipated purpose	Suitable for closure where possible
Located in Holding zones and other similar undeveloped areas	Not suitable for closure unless required for municipal purposes or supported by specific development proposals acceptable to the city.

Administration investigated the possibility of closing the remainder of the north/south alley and deemed it to be "dispensable".

It is our recommendation that, upon closure, the Subject Alley be conveyed to the abutting owner, in the manner described in the Recommendation herein. Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** to the abutting property owner. While this disposition method is contrary to the standard manner of conveyance of offering abutting properties first right to acquire their half of the closed street or alley, in this instance, the other abutting owner is the City. Once the alley has been closed, it will be conveyed to the owner of 0 Gelinas Road at the same time the City's land at 0 Routley Road are conveyed. A separate report on the successful negotiations of that transaction will be brought to Council in due course.

Risk Analysis:

The recommended closure will result in the eventual sale of the Subject Alley and divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

In accordance with CR106/2003, as amended by CR427/2003 & CR182/2005, the market value for the Subject Alley, to be conveyed to abutting lands zoned MD 2.7, is $1.50 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

Administration will negotiate an Agreement of Purchase and Sale with the abutting owners for the Subject Property, should the recommendation be approved. Acquisition of the Subject Alley is conditional on the abutting owner also acquiring the Subject Property.

There will be no survey costs associated with closure of the Subject Alley.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information found in attached hereto as Appendix “C”.

Notice of this application was issued to property owners abutting the alley by first-class mail on January 20, 2025, with no objections being received as of the date of writing this report.

Notice of Development & Heritage Standing Committee meeting and Council meeting are published in the Windsor Star prior to each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners prior to the meetings.

Kristen Karam, Financial Planning Administrator, was consulted on the financial matters associated with this report.

Jamelah Hersh, Senior Legal Council, was consulted on the legal matters associated with this report.

Conclusion:

Administration recommends closure of Subject Alley shown on attached Appendix “A”, in **as is condition**, to the owner of the abutting properties known municipally as 0

Gelinas Road and 0 Routley, legally described as Lots 175 to Lot 189, Registered Plan 1079, conditional on the abutting owner purchasing the abutting Subject Lands.

Planning Act Matters:

N/A

Approvals:

Name	Title
Denise Wright	Manager Real Estate Services
Wira Vendrasco	City Solicitor
David Soave	Manager, Strategic Operating Budget Development & Controls, Financial Planning
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

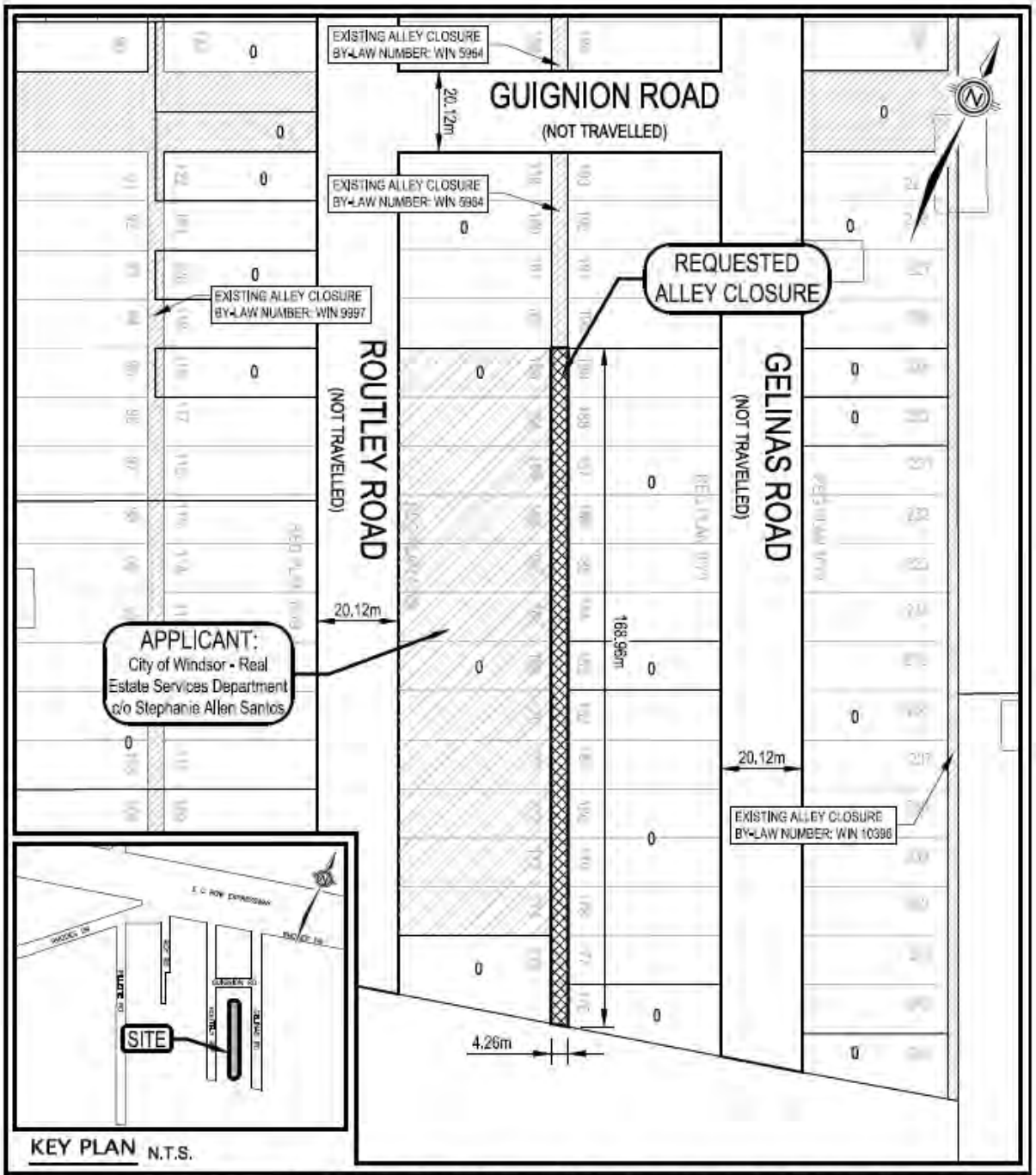
Notifications:

The Legal Department provided the Clerks Department with mailing labels for Notice of Development & Heritage Standing Committee on June 23, 2026.

Appendices:

1 Appendix A - Drawing No. CC-1869
2 Appendix B - EIS Drawing - Aerial Photo
3 Appendix C - Consultations with Municipal Departments and Utility Companies
4 Appendix D - Site Photos
5 Appendix E - Criteria for Evaluation Applications to Close a Street or Alley

APPENDIX "A"
Drawing No. CC-1869



THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT

Proposed Closure of Part of the North/South Alley Located between Routley Road and Gelinas Road, Abutting Lots 163-189, R.P. 1079

Carter Day For: Kirk Tamm, Manager of Geomatics	SCALE: 1:1250	DATE: MAY 2026	REVISED: -	DWG. NO. CC-1869
	DWN BY: JM	CHKD BY: PJU / BN	REVISION NO.: -	

APPENDIX "B"
EIS Drawing - Aerial Photo





STREET & ALLEY CLOSING (SAA/7271)

1:1,000

APPLICANT : CITY OF WINDSOR – REAL ESTATE SERVICES DEPARTMENT, c/o STEPHANIE ALLEN SANTOS

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: JANUARY, 2025

APPENDIX "C"

Consultations with Municipal Departments and Utility Companies

BELL CANADA

No comments provided

COGECO CONNEXION INC.

Cogeco does not need easements for this.

[Daniel Haggins - Lead OSP Engineering Windsor and Essex]

ENBRIDGE GAS INC.

No comment provided

ENGINEERING (DEVELOPMENT & ROW)

No comments provided

ENGINEERING (OPERATIONS)

No comments provided

ENVIRONMENTAL SERVICES

This application doesn't affect any of our services.

[Jim Leether - Senior Manager, Environmental Services]

ENWIN UTILITIES LTD. (HYDRO)

No Objection.

[Steve Zambio – Senior Hydro Engineering Technologist]

ENWIN UTILITIES LTD. (WATER)

ENWIN Water has no objections.

[Bruce Ogg - Water Project Review Officer]

FINANCIAL PLANNING

No concerns as there are no costs to the City.

[Kristen Karam, - Financial Planning Admin.]

LEGAL & REAL ESTATE SERVICES

For alley lands abutting MD2.7, a conveyance price of $12.00 per square foot without easements and $6.00 per square foot with easements, plus HST If applicable.

Deed preparation and survey costs in addition to the above, if applicable.

[Stephanie Santos - Coordinator Real Estate Services]

MANAGED NETWORK SYSTEM INC. (MNSi)

MNSi does not require any Easements through this area.

[Dave Hartleib - Outside Plant Manager]

PARKS

Natural Areas has no concerns or comments.

[Karen Alexander - Naturalist & Outreach Coordinator]

No Forestry issues with this one.

[Yemi Adeyeye - City Forester / manager Forestry & Natural Areas]

PLANNING (LANDSCAPE)

There is no urban design and landscape architectural comment on this application.

[Hoda Kameli - Landscape Architect]

PLANNING & DEVELOPMENT

The requested closure is in an area zoned Manufacturing District 2.7 (MD2.7), and has an Industrial land use designation on Official Plan Schedule D – Land Use. The alley does not service any commercial properties. The requested closure will not land lock transferable lots/blocks on a Registered Plan of Subdivision, restrict property access, or restrict development. There are no development applications on properties adjacent to the alley. Alley closure is not a condition of SPC.

The subject property is located within the Archaeological Potential Zone (APZ) (as per the Windsor Archaeological Management Plan, 2024; OPA 181; and 2024 archaeological potential model OP Volume I Schedule C-1). However, there are no land disturbing activities proposed. Therefore, a Stage 1 archaeological assessment is **not** requested at this time. Nevertheless, the Applicant should be notified of the following archaeological precaution while undertaking ground disturbing works.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's

Planning & Development Services Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.

2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

[Kristina Tang – Planner III Heritage]
[Michelle Staadegaard – Manager Culture & Events]
[Ontario Ministry of Citizenship and Multiculturalism, Archaeology Programs Unit]
[Windsor Police: 911]
[Ontario Ministry of Public and Business Service Delivery and Procurement]
[Ian Hember - Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures]

ROGERS

No comments provided

TELECON (TELUS)

TELUS has no infrastructure between Pavement Centerline & ROW line on the same side as the proposal.

Consent expires six (6) months from approval date. If the location of your proposed design changes, it will be necessary to re-apply.

[Frederic Sua – Design Specialist II – Access Engineering]

TRAFFIC OPERATIONS

No concerns with closing the alley as proposed.

[Ankit Italiya- Traffic Technician]

TRANSPORTATION PLANNING

Transportation Planning has no objections to the proposed alley closure.

[Elara MehriLou - Transportation Planner I]

WINDSOR FIRE

No issue with fire

[Mike Coste - Chief Fire Prevention Officer]

WINDSOR POLICE

The Windsor Police Service has no concerns or objections with the subject application for closure. Closure in this particular situation will carry no impact on the ability of the Windsor Police Service to carry out incident response or general service delivery to the affected properties.

[Barry Horrobin - Director of Planning & Physical Resources]

APPENDIX “D”
Site Photos (May 7, 2026)



Figure 1 – Google Map photo of alley location

APPENDIX "E"

Criteria for Evaluating Applications to Close a Street or Alley

Classifications:

Currently streets and alleys fall into four classifications on the basis of their usefulness:

1. Alleys that are **indispensable**. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
2. Alleys that **have some usefulness** are nevertheless dispensable and may or may not be a complete liability.
3. Alleys that **appear to serve no useful purpose, either now, or anticipated**. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets which are dead-ended and do not serve as access to other streets.
4. Alleys **lying in Holding zones and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed**, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

Following are the criteria and suitability for closing alleys in each of the above classifications:

1. **Indispensable alleys** should not be closed, conveyed, reduced or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e. ambulance) and loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to complete or adequately access; and would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
2. **Alleys having some usefulness** should be considered for closing only upon request of abutting owners rather than by encouragement of the City.
3. **Alleys that serve no useful purpose** should be closed if at all possible, and in fact the owners abutting thereon should be encouraged to accept conveyance.
4. **Alleys that are clearly obsolete** should not be closed unless there is a municipal need or specific development proposals acceptable to the City are submitted.

Committee Matters: SCM 245/2026

Subject: Closure of North/South Alley Located Between Dougall Avenue and Church Street, North of Norfolk Street, SAA-7325 - Ward 1

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

Decision Number: **DHSC 843**

I. THAT the 4.27 metre-wide north/south alley, located north of Norfolk Street, east of Church Street, and west of Dougall Avenue, and shown on Drawing No. CC-1875 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves along the centreline to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Cogeco Connexion Inc. to accommodate existing aerial facilities;
ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side and easement for guy and anchor installations into private property;
iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.4, $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.
b. For alley conveyed to abutting lands zoned CD3.9, $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario

Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

Carried.

Report Number: S 62/2026
Clerk's File: SAA2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.8 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Closure of north/south alley located between Dougall Avenue and Church Street, North of Norfolk Street, SAA-7325, Ward 1

Reference:

Date to Council: July 6, 2026
Author: Denise Wright, Manager Real Estate Services
(519) 255-6100 x 6403
dwright@citywindsor.ca
Legal - Real Estate Services
Report Date: 6/11/2026
Clerk's File #: SAA2026

To: Mayor and Members of City Council

Recommendation:

I. THAT the 4.27 metre-wide north/south alley, located north of Norfolk Street, east of Church Street, and west of Dougall Avenue, and shown on Drawing No. CC-1875 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves along the centreline to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Cogeco Connexion Inc. to accommodate existing aerial facilities;
ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side and easement for guy and anchor installations into private property;
iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.4, $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.
b. For alley conveyed to abutting lands zoned CD3.9, $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.

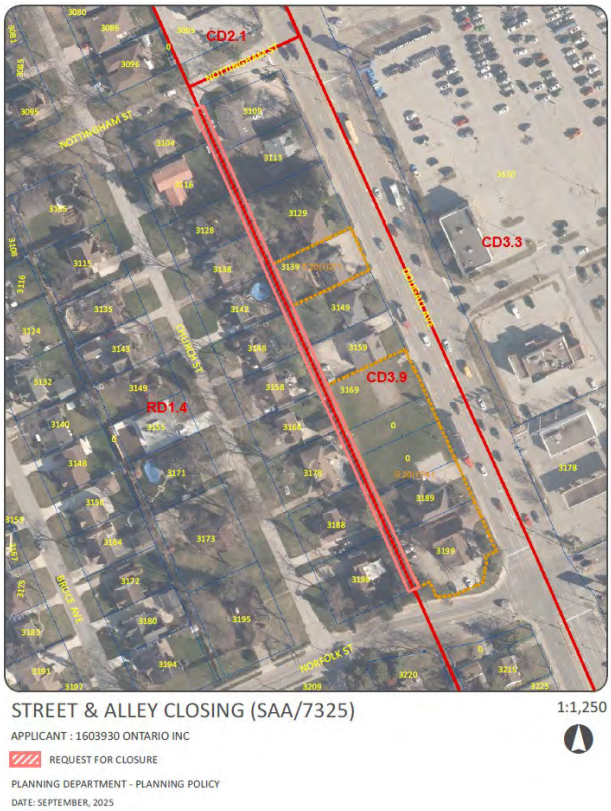
V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

Executive Summary:

N/A



Background:

The applicant, 1063930 Ontario Inc., owner of the property known municipally as 3129 Dougall Avenue (the "**Subject Property**"), applied to close the 30.49 metre portion of the 4.27 metre-wide north/south alley abutting the Subject Property. Administration reviewed the Application to Close Street/Alley/Walkway and recommends closing the remainder of the north/south alley, located north of Norfolk Street, east of Church Street and west of Dougall Avenue (the "**Subject Alley**"), and shown on Drawing No. CC-1875 attached hereto as Appendix "A", and also shown on the aerial photo attached hereto as Appendix "B".

The applicant wishes to close the Subject Alley as it is a Site Plan requirement for a proposed new development at 3113-3129 Dougall Avenue, Windsor.

The Subject Alley is unmaintained and composed primarily of dirt, grass and natural vegetation. The Subject Alley contains utility poles with guy wires and anchors supporting overhead hydro and utility lines. The Subject Alley has been encroached upon over the years by abutting properties with landscaping, and pool and structures. There are no Encroachment Agreements on record for the use of the alley.

The Subject Alley was established by Registered Plan of Subdivision No. 1019, registered on August 12, 1921.

Transportation Planning Services had no objection to the requested alley closure, however they strongly recommend that the entire closed right-of-way be offered for consolidation with the commercial properties fronting on Dougall Avenue. The shallow depth of these parcels creates challenges for development on the site with the required setbacks, adequate number of parking spaces and adequate widths for internal maneuvering aisles with the parking area.

Due to numerous encroachments existing within the Subject Alley, Administration recommends the alley be conveyed in two equal halves along the centreline to the abutting property owners.

Discussion:

The criteria for evaluating applications to close a street or alley is included as part of the City's *Street & Alley Closing Policy* (the "Policy") as amended from time to time.

The Policy provides four classifications that a street or alley will fall under and corresponding direction on its suitability for closure, summarized in Table 1 below, and attached hereto as Appendix "E".

Table 1 - Classification & Suitability for Closing a Street or Alley

Classification	Suitability for Closing
Indispensable	Not suitable for closure
Have some usefulness	May be considered for closure only when requested by abutting property owners; requests are not initiated by the City

Dispensable with no current or anticipated purpose	Suitable for closure where possible
Located in Holding zones and other similar undeveloped areas	Not suitable for closure unless required for municipal purposes or supported by specific development proposals acceptable to the city.

Administration investigated the possibility of closing the remainder of the north/south alley and deemed it to be “dispensable”.

It is our recommendation that, upon closure, the abutting property owners be given the chance to acquire the Subject Alley in the manner described in the Recommendation herein. Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** in two equal halves along the centreline to the abutting property owners, being the standard manner of conveyance.

Risk Analysis:

The recommended closure will divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

Closure of the Subject Alley will have little impact on GHG emissions, with any positive outcome dependent on individual landowner choices. In some cases, owners may choose to naturalize the space while others may introduce hardscaping or accessory structures. The City can help support more favourable outcomes through programs that encourage tree planting and low-impact landscaping.

Climate Change Adaptation:

Closure of the Subject Alley may result in increased green space and/or on site drainage which can potentially strengthen overall resilience to extreme heat and rainfall.

Financial Matters:

The rate for an alley conveyed to abutting lands zoned RD1.4 is assessed at $1.00 plus HST, plus 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.

The rate for an alley conveyed to abutting lands zoned CD3.9 is $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

The survey cost is estimated at $24,150 plus HST. The Legal Department will contract the survey when funds become available. Funds associated with a pending street

closing sale are expected to be received in the fall of 2026 and will be used to cover this cost.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information found in attached hereto as Appendix "C".

Notice of this application was issued to property owners abutting the alley by first-class mail on September 15, 2025, with no objections being received as of the date of writing this report.

Notice of Development & Heritage Standing Committee meeting and Council meeting are published in the Windsor Star prior to each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners prior to the meetings.

Kristen Karam, Financial Planning Administrator, was consulted on the financial matters associated with this report.

Jamelah Hersh, Senior Legal Counsel, was consulted on the legal matters associated with this report.

Conclusion:

Administration recommends closure of the Subject Alley shown on attached Appendix "A", subject to easements in favour of Cogeco Connexion Inc., ENWIN Utilities Ltd., and Managed Network System Inc. (MNSi.).

Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** in two equal halves**,** to the abutting property owners.

Planning Act Matters:

N/A

Approvals:

Name	Title
Denise Wright	Manager Real Estate Services
Wira Vendrasco	City Solicitor
David Soave	Manager, Strategic Operating Budget Development & Controls, Financial Planning
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

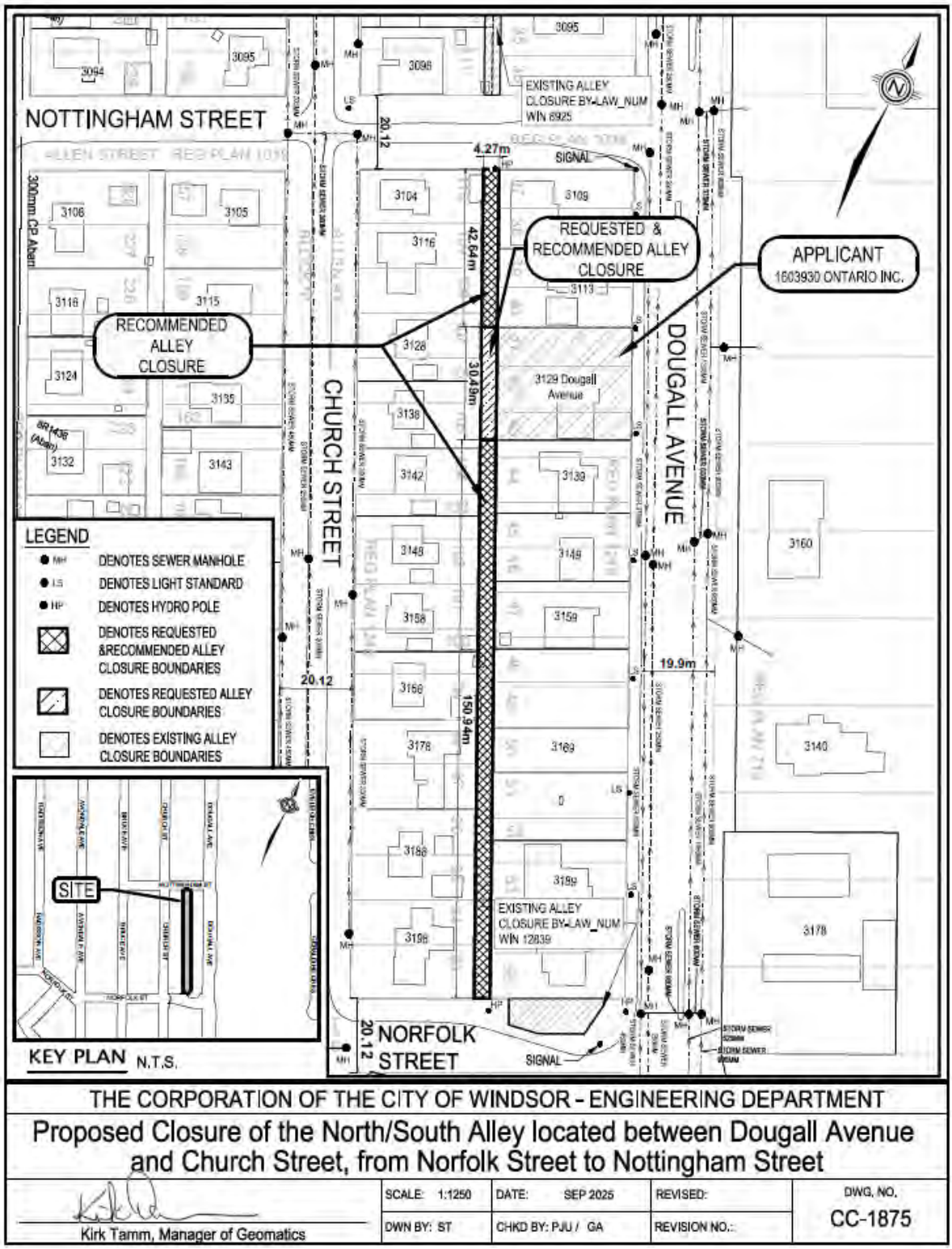
Notifications:

The Legal Department provided the Clerks Department with mailing labels for Notice of Development & Heritage Standing Committee on June 23, 2026.

Appendices:

1 Appendix A - Drawing No. CC-1875
2 Appendix B - EIS Drawing - Aerial Photo
3 Appendix C - Consultations with Municipal Departments and Utility Companies
4 Appendix D - Site Photos (May 22, 2026)
5 Appendix E - Criteria for Evaluating Applications to Close a Street or Alley

APPENDIX "A"
Drawing No. CC-1875



APPENDIX "B"
EIS Drawing - Aerial Photo



STREET & ALLEY CLOSING (SAA/7325)

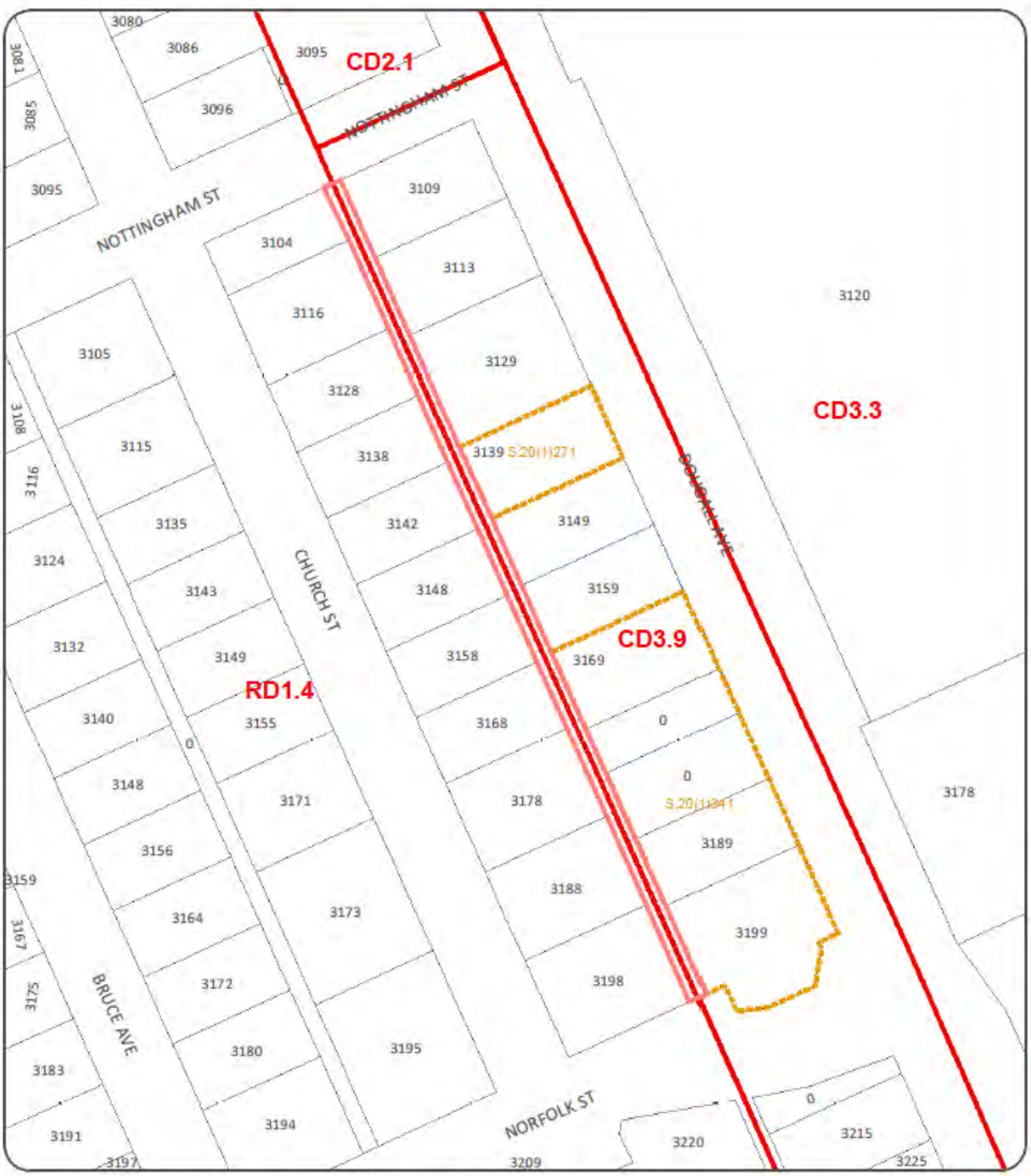
1:1,250

APPLICANT : 1603930 ONTARIO INC

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: SEPTEMBER, 2025



STREET & ALLEY CLOSING (SAA/7325)

1:1,250

APPLICANT : 1603930 ONTARIO INC

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: SEPTEMBER, 2025

APPENDIX "C"
Consultations with Municipal Departments and Utility Companies

BELL CANADA

No comments provided.

[Mike Wiengust – Network Development Specialist]

COGECO CONNEXION INC.

Good morning Cogeco will require an easement as our plant is currently on the rear lot hydro poles.

[Mike Wiengust – Network Development Specialist]

ENBRIDGE GAS INC.

No comments provided

[Jose Dellosa - Drafter Estimator]

ENGINEERING (DEVELOPMENT & ROW)

The alley measures approximately 4m wide and 225m long and is undeveloped.

There are several encroachments along the alley and entry is not easily accessibly.

There are hydropoles and guywires along the whole span and therefore an easement is requested.

We have no objections to this closure.

[Ethan Hernandez – Development Engineering Co-op Student]

ENGINEERING (OPERATIONS)

No comments provided

ENVIRONMENTAL SERVICES

This alley closure has no impact on any of the services we provide, we don't access the alley for anything.

[Jim Leether - Senior Manager, Environmental Services]

ENWIN UTILITIES LTD. (HYDRO)

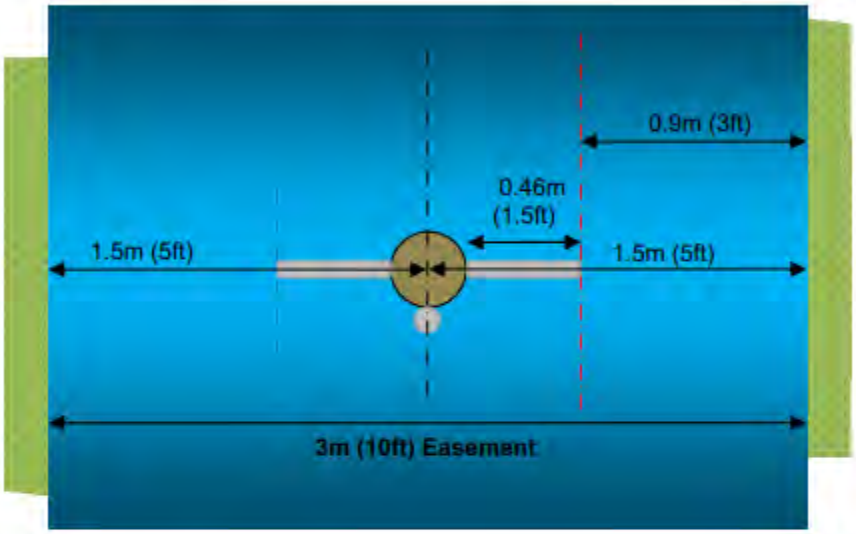
No objection, provided existing ENWIN infrastructure and anchors are not impacted.

If no open alley exists, ENWIN will require a minimum 3m wide easement (1.5m each side of the pole line) to accommodate the pole and existing overhead plant. Any guy wires and anchors not installed along the pole line will require a 3m wide easement that extends the full length of the guy anchor plus 1 meter into private property.

Also, please note communications may also require easements (ie: Bell, Cogeco)

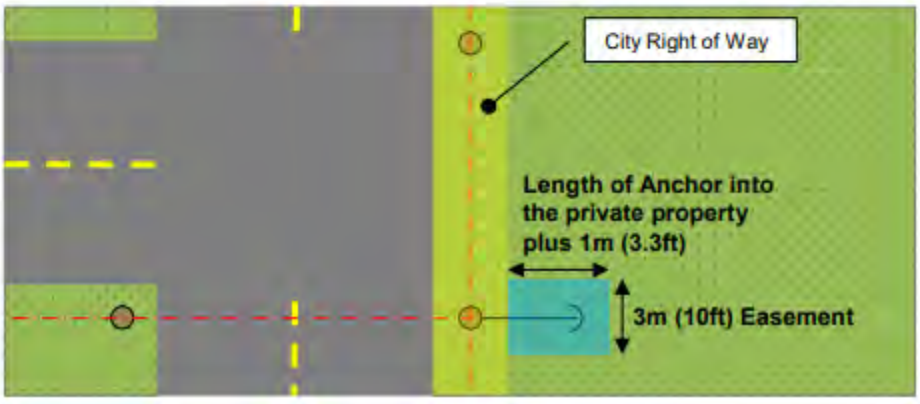
Overhead Line

A 3m (10ft) Easement is required for a straight pole line 1.5m (5ft) (on each side) This takes into consideration a 0.3m (1ft) pole diameter, 0.46m (1.5ft) primary insulator, and 0.9m (3ft) clearance from any nearby structure. See top view representation below:



Guy and Anchor

A 3m (10ft) wide easement is required for guy and anchor installations into private property. This easement should extend 1m (3.3ft) into the property.



[Jeremy Allossery – Hydro Engineering Technologist]

ENWIN UTILITIES LTD. (WATER)

ENWIN Water has no objections.

[Bruce Ogg - Water Project Review Officer]

FINANCIAL PLANNING

There are currently insufficient funds in Capital Project 7145002 Alley Closing Subsidy Program to cover the cost of the survey. The Legal Department will contract the survey when funds become available.

[Kristen Karam - Financial Planning Admin.]

LEGAL & REAL ESTATE SERVICES

The property abutting this alley is zoned CD3.9, therefore the conveyance price should be set at $20/sq foot without easements or $10/sq foot with easements plus deed preparation costs and proportionate share of the survey costs.

[Stephanie Santos - Coordinator Real Estate Services]

MANAGED NETWORK SYSTEM INC. (MNSi)

MNSi will require an Aerial Easement through the subject closure area

[Dave Hartleib - Outside Plant Manager]

PARKS

The Parks Development has no comments to this alley closure.

[Hoda Kameli - Landscape Architect]

No comments provided

[Karen Alexander - Naturalist & Outreach Coordinator]

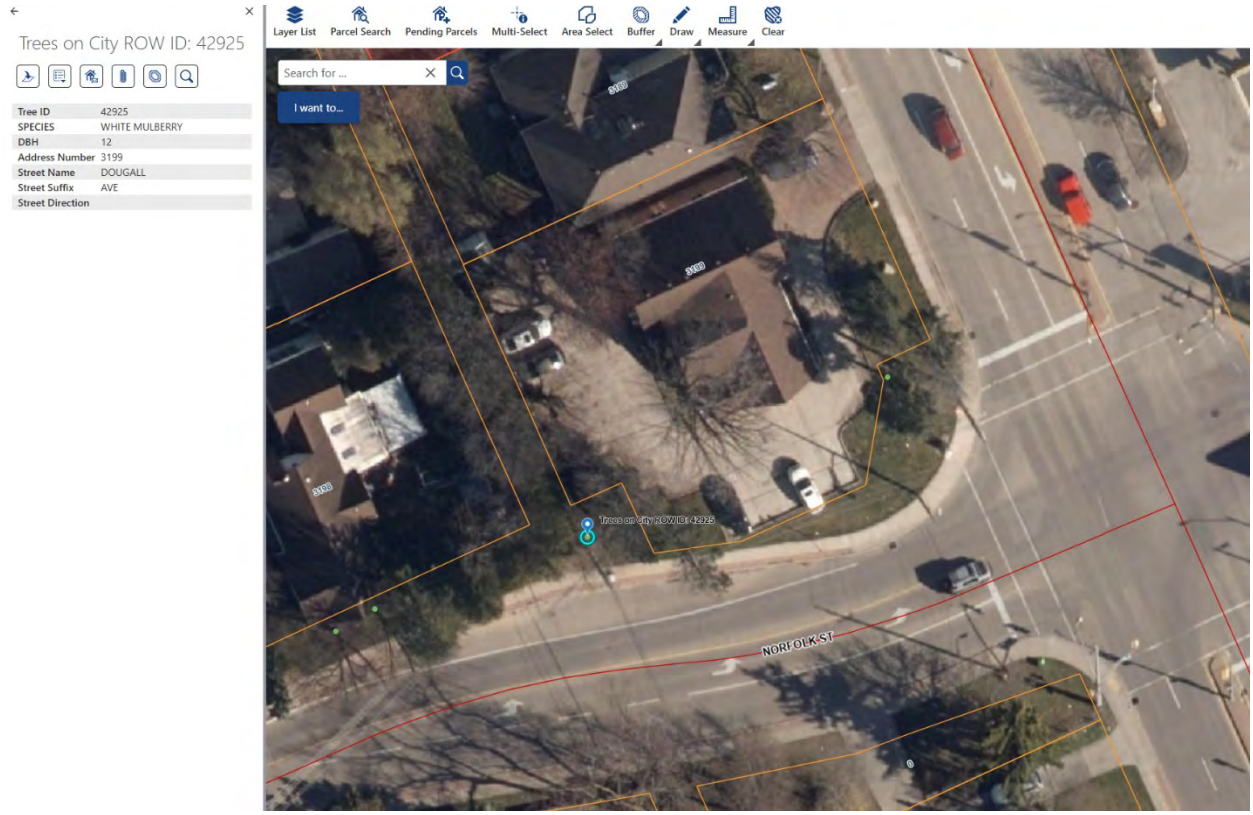
No comments provided

[Yemi Adeyeye - City Forester / manager Forestry & Natural Areas]

PLANNING (LANDSCAPE)

As requested the Alley Closure Application has been reviewed. There are no concerns from a Landscape Architecture perspective. There is however a City tree on the south end of the alley in the right of way which could be impacted (Image below).

Should the City tree be subject to damages or removal, the applicant must contact City Forestry.



[Ryan Gardiner-Upton - Landscape Architect]

PLANNING & DEVELOPMENT

The subject parcel is designated Mixed Use Centre and Residential on Schedule D: Land Use in the Official Plan, and zoned Commercial District 3.9 (CD3.9) and Residential District 1.4 (RD1.4) by Zoning Bylaw 8600. Though there are commercial properties along Dougall Avenue, they are not accessed from the alley. The alley does not serve as the only vehicular means of access to any properties. The requested closure will not land lock transferable lots/blocks on a Registered Plan of Subdivision, restrict property access, or restrict development. The applicant has completed a SPC application for a proposed development at 3129 Dougall Avenue (SPC-2025-22). This development includes a dental clinic and commercial area with surface parking. All application requirements have been fulfilled.

[Kareem Kurdi – Planner III-Site Plan Approval Officer]

ROGERS

No comments provided

TELECON (TELUS)

TELUS has no infrastructure between Pavement Centerline & ROW line on the same side as the proposal. **Consent expires six(6) months from approval date. If the location of your proposed design changes, it will be necessary to re-apply.**

[Frederic Sua – Design Specialist II – Access Engineering]

TRAFFIC OPERATIONS

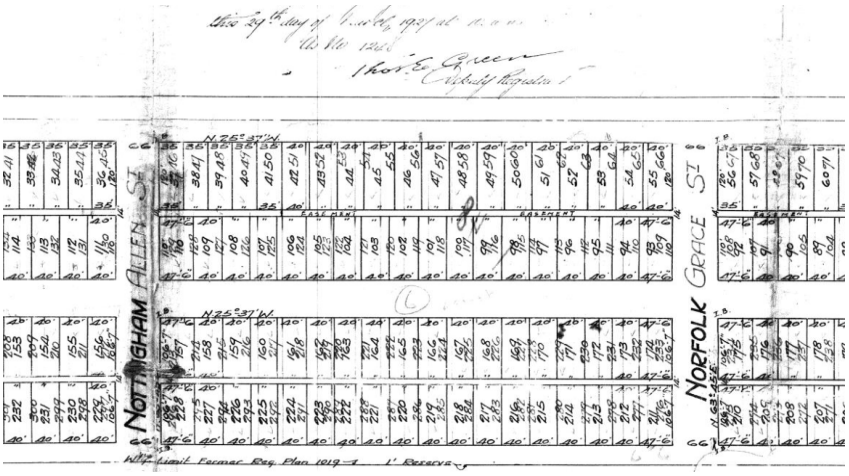
Not used for vehicle or pedestrian access. No Concerns.

[Ankit Italiya- Traffic Technician]

TRANSPORTATION PLANNING

Non-Objection: Transportation Services has **no objection** to the requested alley closure. The alley's operational functionality is already compromised; it is deemed **functionally inaccessible** due to historical and current property encroachments by neighboring parcels.

Recommendation for future commercial development: Should Council approve the requested closure, Transportation Services **strongly recommends** that the entire 4.27m (14ft) width of the closed right-of-way be offered for consolidation with the commercial properties fronting Dougall Avenue. The properties fronting Dougall Avenue are currently zoned Commercial (CD3.9). The shallow existing depth of these parcels creates many challenges for sufficiently developing the site with required setbacks, adequate number of parking spaces and adequate widths for internal maneuvering aisles within the parking area. These commercial properties will greatly benefit from obtaining the extra 4.27m (14ft) depth, reducing future requests for minor variances to develop the site.



[Sahar Jamshidi – Manager, Road Safety]

WINDSOR FIRE

No comments provided

WINDSOR POLICE

The Windsor Police Service has no concerns or objections with the proposed closure, as the outcome from this will not inhibit our ability to carry out emergency police response or gain access to abutting properties for the purpose of providing mobile patrol and other forms of policing service delivery within the affected area.

[Barry Horrobin - Director of Planning & Physical Resources]

APPENDIX "D"
Site Photos (May 22, 2026)



Figure 1 – South facing view of alley from Nottingham Street

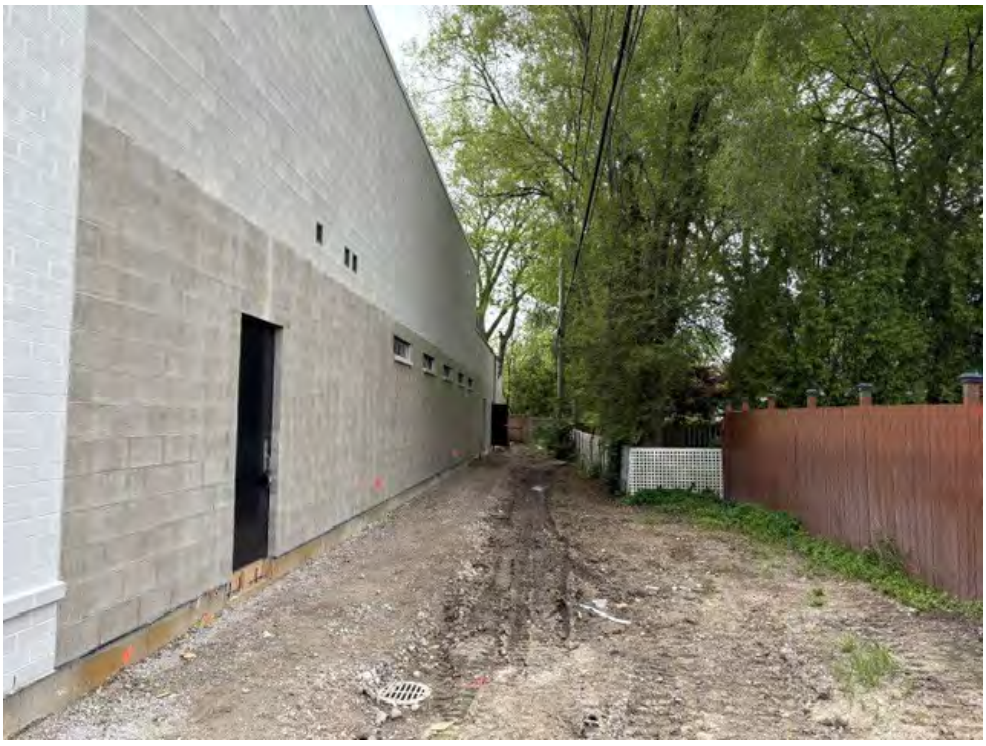


Figure 2 – View of alley facing south from applicant's property at 3129 Dougall



Figure 3 – View of alley facing north from applicant's property at 3129 Dougall



Figure 4 – South facing view of encroachments into open alley



Figure 5 – North facing view of alley from Norfolk Street



Figure 6 – North facing view of alley from Norfolk Street depicting encroachments

APPENDIX "E"

Criteria for Evaluating Applications to Close a Street or Alley

Classifications:

Currently streets and alleys fall into four classifications on the basis of their usefulness:

1. Alleys that are **indispensable**. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
2. Alleys that **have some usefulness** are nevertheless dispensable and may or may not be a complete liability.
3. Alleys that **appear to serve no useful purpose, either now, or anticipated**. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets which are dead-ended and do not serve as access to other streets.
4. Alleys **lying in Holding zones and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed**, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

Following are the criteria and suitability for closing alleys in each of the above classifications:

1. **Indispensable alleys** should not be closed, conveyed, reduced or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e. ambulance) and loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to complete or adequately access; and would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
2. **Alleys having some usefulness** should be considered for closing only upon request of abutting owners rather than by encouragement of the City.
3. **Alleys that serve no useful purpose** should be closed if at all possible, and in fact the owners abutting thereon should be encouraged to accept conveyance.
4. **Alleys that are clearly obsolete** should not be closed unless there is a municipal need or specific development proposals acceptable to the City are submitted.

Committee Matters: SCM 246/2026

Subject: Closure of the North/South Alley Located Between St. Patrick's Avenue and Randolph Avenue, North of Totten Street and South of Algonquin Street, SAA-7208 - Ward 10

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

Decision Number: **DHSC 844**

I. THAT the 4.28 metre-wide north/south alley, located north of Totten Street, east of St. Patrick's Avenue, south of Algonquin Street, and west of Randolph Avenue shown on Drawing No. CC-1859 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** in two equal halves along the centre to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;

ii. ENWIN Utilities Ltd. to accommodate the existing 120/240V secondary overhead hydro distribution, hydro services, associated poles & guy wires;

iii. Managed Network System Inc. (MNSi) to accommodate existing aerial infrastructure.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.1, $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.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1859.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Report Number: S 63/2026
Clerk's File: SAA2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.9 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Closure of the north/south alley located between St. Patrick's Avenue and Randolph Avenue, north of Totten Street and south of Algonquin Street, SAA-7208, Ward 10

Reference:

Date to Council: July 6, 2026
Author: Denise Wright, Manager Real Estate Services
(519) 255-6100 x 6403
dwright@citywindsor.ca
Legal - Real Estate Services
Report Date: 6/11/2026
Clerk's File #: SAA2026

To: Mayor and Members of City Council

Recommendation:

I. THAT the 4.28 metre-wide north/south alley, located north of Totten Street, east of St. Patrick's Avenue, south of Algonquin Street, and west of Randolph Avenue shown on Drawing No. CC-1859 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** in two equal halves along the centre to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;

ii. ENWIN Utilities Ltd. to accommodate the existing 120/240V secondary overhead hydro distribution, hydro services, associated poles & guy wires;

iii. Managed Network System Inc. (MNSi) to accommodate existing aerial infrastructure.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.1, $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.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1859.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Executive Summary:

N/A



Background:

The applicants, Ali Al Sebehawi and Rabab Abed, owners of the property known municipally as 1604 St. Patrick's Avenue (the "**Subject Property**"), applied to close the 4.28 metre-wide north/south alley, abutting the Subject Property. Administration

reviewed the application of Ali Al Sebehawi and Rabab Abed and recommends closure of the remainder of the alley located north of Totten Street, east of St. Patrick's Avenue, south of Algonquin Street and west of Randolph Avenue (the "**Subject Alley**"), shown on Drawing No. CC-1859 attached hereto as Appendix "A", and also shown on the aerial photo attached hereto as Appendix "B".

The applicant wishes to close the Subject Alley for the purpose of renovating their existing dwelling.

The Subject Alley was established by Registered Plan of Subdivision No. 973, registered on October 19, 1920.

The Subject Alley is unmaintained and composed primarily of grass and natural vegetation. The Subject Alley contains utility poles with guy wires and anchors supporting overhead hydro and utility lines. The Subject Alley has been encroached on over the years by abutting properties with fences and structures. There is one Encroachment Agreement on record for 1697 Randolph and 1691 Randolph with respect to a proposed storm and sanitary sewer into the Randolph Avenue right-of-way. The infrastructure is in the adjacent right-of-way, not within the alley system and will not impact the Subject Alley closure.

Discussion:

The criteria for evaluating applications to close a street or alley is included as part of the City's *Street & Alley Closing Policy* (the "**Policy**") as amended from time to time.

The Policy provides four classifications that a street or alley will fall under and corresponding direction on its suitability for closure, summarized in Table 1 below, and attached hereto as Appendix "E".

Table 1 - Classification & Suitability for Closing a Street or Alley

Classification	Suitability for Closing
Indispensable	Not suitable for closure
Have some usefulness	May be considered for closure only when requested by abutting property owners; requests are not initiated by the City
Dispensable with no current or anticipated purpose	Suitable for closure where possible
Located in Holding zones and other similar undeveloped areas	Not suitable for closure unless required for municipal purposes or supported by specific development proposals acceptable to the city.

Administration deems the Subject Alley “dispensable” and supports the requested closure together with the remainder of the north/south alley.

It is our recommendation that, upon closure, the abutting property owners be given the chance to acquire the Subject Alley in the manner described in the Recommendation herein. Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** in two equal halves along the centre to the abutting property owners, being the standard manner of conveyance.

Risk Analysis:

The recommended closure will divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

Closure of the Subject Alley will have little impact on GHG emissions, with any positive outcome dependent on individual landowner choices. In some cases, owners may choose to naturalize the space while others may introduce hardscaping or accessory structures. The City can help support more favourable outcomes through programs that encourage tree planting and low-impact landscaping.

Climate Change Adaptation:

Closure of the Subject Alley may result in increased green space and/or on-site drainage which can potentially strengthen overall resilience to extreme heat and rainfall.

Financial Matters:

The rate for an alley conveyed to abutting lands zoned RD1.1 is assessed at $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.

The survey cost is estimated at $27,600.00 plus HST. The Legal Department will contract the survey when funds become available. Funds associated with a pending street closing sale are expected to be received in the fall of 2026 and will be used to cover this cost.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information found in attached hereto as Appendix “C”.

Notice of this application was issued to property owners abutting the alley by first-class mail on October 18, 2024, with no objections being received as of the date of writing this report.

Notice of Development & Heritage Standing Committee meeting and Council meeting are published in the Windsor Star prior to each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners prior to the meetings.

Kristin Karam, Financial Planning Administrator, was consulted on the financial matters associated with this report.

Jamelah Hersh, Senior Legal Council, was consulted on the legal matters associated with this report.

Conclusion:

Administration recommends closure of the Subject Alley shown on attached Appendix "A", subject to easements in favour of Cogeco Connexion Inc., ENWIN Utilities Ltd., and Managed Network System Inc. (MNSi).

Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** in two equal halves along the centre to the abutting property owners.

Planning Act Matters:

N/A

Approvals:

Name	Title
Denise Wright	Manager Real Estate Services
Wira Vendrasco	City Solicitor
David Soave	Manager, Strategic Operating Budget Development & Control
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

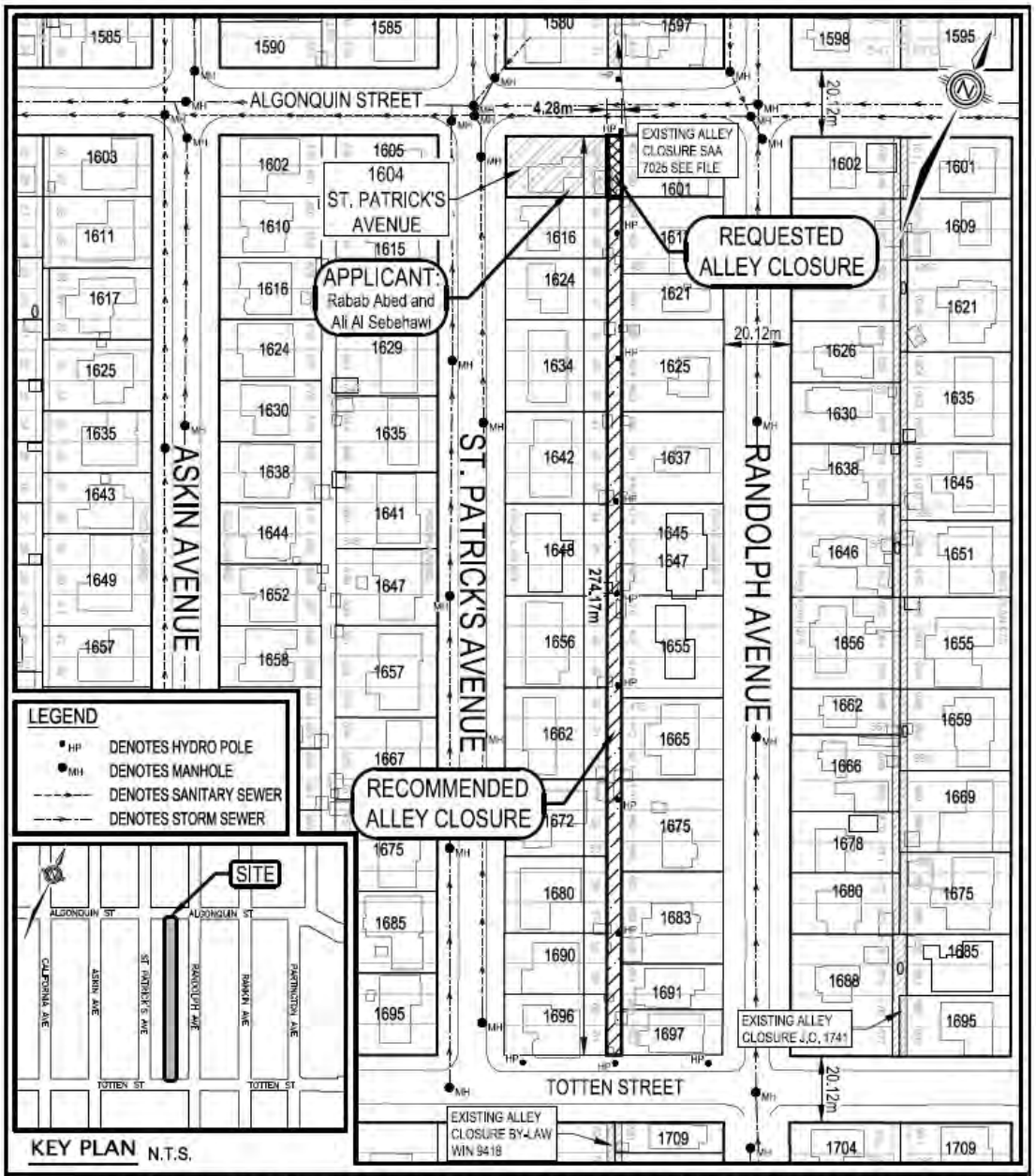
Notifications:

The Legal Department provided the Clerks Department with mailing labels for Notice of Development & Heritage Standing Committee on June 23, 2026.

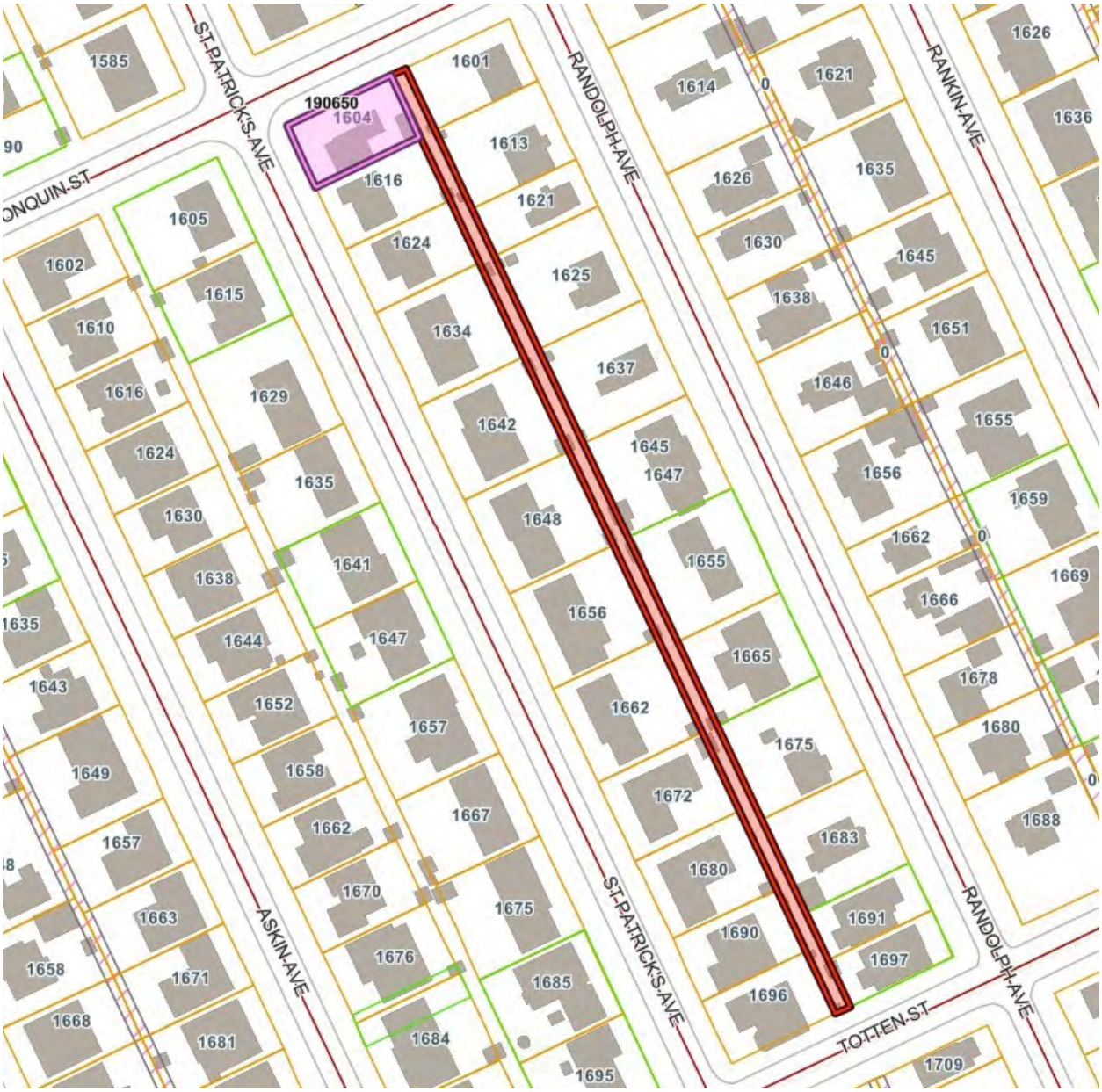
Appendices:

1 Appendix A - Drawing No. CC-1859
2 Appendix B - EIS Drawing - Aerial Photo
3 Appendix C - Consultations with Municipal Departments and Utility Companies
4 Appendix D - Site Photos (May 6, 2026)
5 Appendix E - Criteria for Evaluating Applications to Close a Street or Alley

APPENDIX "A"
Drawing No. CC-1859



APPENDIX "B"
EIS Drawing - Aerial Photo





STREET & ALLEY CLOSING (SAA/7208)

1:1,500

APPLICANT : RABAB ABED

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: JUNE, 2024

APPENDIX "C"
Consultations with Municipal Departments and Utility Companies

BELL CANADA

No comments provided

COGECO CONNEXION INC.

Cogeco will need to be registered for the easement in this area. We are attached to Bell/Enwin poles.

[Daniel Haggins - Lead OSP Engineering Windsor and Essex]

ENBRIDGE GAS INC.

After reviewing the provided drawing, and consulting our mapping system, please note that Enbridge Gas has no active infrastructure in the proposed area. A PDF drawing has been attached for reference.

Also, please note the following should you find any abandoned infrastructure in the area:

Any pipe that is excavated, please assume that it is live

If during any job if any pipe is found that is not on the locate sheet and conflicts with your work, please call our emergency number (1-877-969-0999), and one of our Union Gas representatives will respond to determine if that plant is in fact live or dead

Please note that our Enbridge Gas representative will respond to the live or dead call within 1-4 hours, so please plan your work accordingly

Please contact me if you have any further questions or concerns.

[Sandro Aversa – Drafter/Estimator, Construction & Growth]

ENGINEERING (DEVELOPMENT & ROW)

The alley to be closed is approximately 274 m long and 4.75 m wide and made of grass.

There are no sewers running through the alley.

There are no driveway approaches to this alley.

There are hydro poles and overhead wires in the alley. An easement will be required for utilities.

There are multiple encroaching fences throughout the alley.

This subject alley to have no usefulness by CR146/2005; therefore, we have no objections to the closure.

[Shannon Mills, C.E.T. - Technologist]

ENGINEERING (OPERATIONS)

No Comments

[Charles Harford - Manager of Right-of-Way & Field Services]

ENVIRONMENTAL SERVICES

No Comments

[Jim Leether - Senior Manager, Environmental Services]

ENWIN UTILITIES LTD. (HYDRO)

No Objection to alley closing based on the following:

An easement named to ENWIN Utilities Ltd. is provided for the whole width and length of the entire North/South alley upon closing to accommodate

the existing 120/240V secondary overhead hydro distribution, hydro services, associated poles & guy wires.

We also recommend referring to the Occupational Health and Safety Act for minimum safe limits of approach during construction

and the Ontario Building Code for adequate clearance requirements.

[Jerry Raniwsky – Senior Hydro Engineering Technologist]

ENWIN UTILITIES LTD. (WATER)

ENWIN Water has no objections.

[Bruce Ogg - Water Project Review Officer]

FINANCIAL PLANNING

There are currently insufficient funds in Capital Project 7145002 Alley Closing Subsidy Program to cover the cost of the survey. The Legal Department will contract the survey when funds become available.

[Kristen Karam, - Financial Planning Administration]

LEGAL & REAL ESTATE SERVICES

Alley abutting property zoned RD1.1

Conveyance price $1.00 plus deed and survey costs.

[Stephanie Santos - Coordinator Real Estate Services]

MANAGED NETWORK SYSTEM INC. (MNSi)

MNSi would like to be included in an Aerial Easement through this entire closure please.

[Dave Hartleib - Outside Plant Manager]

PARKS

The Parks Development Division, including Forestry and Natural Areas, has no comments regarding these street closures.

[Hoda Kameli - Landscape Architect]

No Comments

[Karen Alexander - Naturalist & Outreach Coordinator]

No Comments

[Yemi Adeyeye - City Forester / manager Forestry & Natural Areas]

PLANNING (DEVELOPMENT)

The requested closure is in an area zoned RD1.1 and has Residential land use designation on Official Plan Schedule D – Land Use. The alley does not service any commercial properties. The alley does not serve as the only vehicular means of access to any properties. The requested closure will not land lock transferable lots/blocks on a Registered Plan of Subdivision, restrict property access, or restrict development. There are no development applications on properties adjacent to the alley. Alley closure is not a condition of SPC.

[Zaid Zwayyed – Planner II – Development Review]

PLANNING (LANDSCAPE)

From an Urban Design and Landscape Architecture perspective, there are no objections to these street closures.

[Hoda Kameli – Landscape Architect]

ROGERS

No comments provided

TELECON (TELUS)

TELUS has no infrastructure between Pavement Centerline & ROW line on the same side as the proposal.

Consent expires six (6) months from approval date. If the location of your proposed design changes, it will be necessary to re-apply.

[Frederic Sau – Design Specialist II – Access Engineering]

TRAFFIC OPERATIONS

No Concerns.

[Ankit Italiya- Traffic Technician]

TRANSPORTATION PLANNING

The alley is already blocked and not being used. Transportation Planning has no comments.

[Elara Mehrilou - Transportation Planner I]

WINDSOR FIRE

No issue from fire

[Mike Coste - Chief Fire Prevention Officer]

WINDSOR POLICE

The Windsor Police Service has no concerns or objections with this requested closure. From Google Earth/Street View, privacy fencing appears to have been erected across the access points to this alley at both the Totten and Algonquin ends of the affected space, so there is no existing physical access capability currently. The closure will not impact our ability to deliver service to the abutting properties.

[Barry Horrobin - Director of Planning & Physical Resources]

APPENDIX “D”
Site Photos (May 6, 2026)



Figure 1 – Looking south towards alley from Algonquin Street (1604 St. Patrick’s on right)



Figure 2 – View of alley over fence facing south from 1604 St. Patrick’s



Figure 3 – Looking north towards alley from Totten Street



Figure 4 – View of alley over fence facing north from 1697 Randolph

APPENDIX "E"

Criteria for Evaluating Applications to Close a Street or Alley

Classifications:

Currently streets and alleys fall into four classifications on the basis of their usefulness:

1. Alleys that are **indispensable**. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
2. Alleys that **have some usefulness** are nevertheless dispensable and may or may not be a complete liability.
3. Alleys that **appear to serve no useful purpose, either now, or anticipated**. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets which are dead-ended and do not serve as access to other streets.
4. Alleys **lying in Holding zones and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed**, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

Following are the criteria and suitability for closing alleys in each of the above classifications:

1. **Indispensable alleys** should not be closed, conveyed, reduced or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e. ambulance) and loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to complete or adequately access; and would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
2. **Alleys having some usefulness** should be considered for closing only upon request of abutting owners rather than by encouragement of the City.
3. **Alleys that serve no useful purpose** should be closed if at all possible, and in fact the owners abutting thereon should be encouraged to accept conveyance.
4. **Alleys that are clearly obsolete** should not be closed unless there is a municipal need or specific development proposals acceptable to the City are submitted.

Item No. 8.17

Committee Matters: SCM 247/2026

Subject: Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1

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

Decision Number: **DHSC 845**

I. THAT the 4.27 metre-wide north/south alley, located north of Liberty Street, east of Church Street, south of Norfolk Street, and west of Dougall Avenue, shown on Drawing No. CC-1879 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Bell Canada to accommodate existing aerial facilities and maintain service;
ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side through the full length of the alley and for any guy wires reaching into private property;
iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.4, $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.

b. For alley conveyed to abutting lands zoned CD3.9, $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario

Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Report Number: S 67/2026
Clerk's File: SAA2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.10 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1

Reference:

Date to Council: July 6, 2026
Author: Denise Wright
Manager, Real Estate Services
(519) 255-6100 x 6403
dwright@citywindsor.ca
Legal – Real Estate Services
Report Date: 6/16/2026
Clerk's File #: SAA2026

To: Mayor and Members of City Council

Recommendation:

I. THAT the 4.27 metre-wide north/south alley, located north of Liberty Street, east of Church Street, south of Norfolk Street, and west of Dougall Avenue, shown on Drawing No. CC-1879 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** in two equal halves to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Bell Canada to accommodate existing aerial facilities and maintain service;
ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side through the full length of the alley and for any guy wires reaching into private property;
iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned RD1.4, $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.

b. For alley conveyed to abutting lands zoned CD3.9, $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

Executive Summary:

N/A



Background:

The applicant, Gurbax Bhullar, owner of the properties known municipally as 3245 Dougall Avenue and 3265 Dougall Avenue (the "**Subject Properties**"), applied to close

the 36.57 metre length of the 4.27 metre-wide north/south alley abutting the Subject Properties. Administration has reviewed the Application to close the alley and recommends closing the remaining 296.11 metre length of the north/south alley, located north of Liberty Street, east of Church Street, south of Norfolk Street and west of Dougall Avenue (the "**Subject Alley**"), and shown on Drawing No. CC-1879 attached hereto as Appendix "A", and also shown on the aerial photo attached hereto as Appendix "B".

The applicant wishes to close the Subject Alley for a proposed minor commercial centre at 3245-3265 Dougall Avenue, Windsor.

The Subject Alley is unmaintained and composed primarily of grass and natural vegetation.

The Subject Alley contains utility poles with guy wires and anchors supporting overhead hydro and utility lines.

The Subject Alley has been encroached upon over the years by abutting properties with landscaping, fences and structures. There is one Encroachment Agreement on record for use of the alley for a proposed fence, pool and concrete pad encroachment for the property at 3386 Church Street.

Transportation Planning advised that notwithstanding that the alley is blocked/fenced prohibiting access from the street, there is a curb-cut at Liberty Street.

The Subject Alley was established by Registered Plan of Subdivision No. 1248, registered on March 29, 1927 and by Registered Plan of Subdivision No. 1324, registered on October 23, 1928.

Discussion:

The criteria for evaluating applications to close a street or alley is included as part of the City's *Street & Alley Closing Policy* (the "Policy") as amended from time to time.

The Policy provides four classifications that a street or alley will fall under and corresponding direction on its suitability for closure, summarized in Table 1 below, and attached hereto as Appendix "E".

Table 1 - Classification & Suitability for Closing a Street or Alley

Classification	Suitability for Closing
Indispensable	Not suitable for closure
Have some usefulness	May be considered for closure only when requested by abutting property owners; requests are not initiated by the City
Dispensable with no current or anticipated purpose	Suitable for closure where possible

Located in Holding zones and other similar undeveloped areas	Not suitable for closure unless required for municipal purposes or supported by specific development proposals acceptable to the city.

Administration investigated the possibility of closing the remainder of the north/south alley and deemed it to be “dispensable”.

It is our recommendation that, upon closure, the abutting property owners be given the chance to acquire the Subject Alley in the manner described in the Recommendation herein. Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** in two equal halves to the abutting property owners, being the standard manner of conveyance.

Risk Analysis:

The recommended closure will divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

Closure of the Subject Alley will have little impact on GHG emissions, with any positive outcome dependent on individual landowner choices. In some cases, owners may choose to naturalize the space while others may introduce hardscaping or accessory structures. The City can help support more favourable outcomes through programs that encourage tree planting and low-impact landscaping.

Climate Change Adaptation:

Closure of the Subject Alley may result in increased green space and/or on site drainage which can potentially strengthen overall resilience to extreme heat and rainfall.

Financial Matters:

The rate for an alley conveyed to abutting lands zoned RD1.4 is assessed at $1.00 plus HST, plus 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.

The rate for an alley conveyed to abutting lands zoned CD3.9 is $20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and $10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

The survey cost is estimated at $29,900 plus HST. The Legal Department will contract the survey when funds become available. Funds associated with a pending street closing sale are expected to be received in the fall of 2026 and will be used to cover this cost.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information found in attached hereto as Appendix "C".

Notice of this application was issued to property owners abutting the alley by first-class mail on December 9, 2025, with no objections being received as of the date of writing this report.

Notice of Development & Heritage Standing Committee meeting and Council meeting are published in the Windsor Star prior to each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners prior to the meetings.

Kristen Karam, Financial Planning Administrator, was consulted on the financial matters associated with this report.

Jamelah Hersh, Senior Legal Counsel, was consulted on the legal matters associated with this report.

Conclusion:

Administration recommends closure of the Subject Alley shown on attached Appendix "A", subject to easements in favour of Bell Canada, ENWIN Utilities Ltd., and Managed Network System Inc. (MNSi).

Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** in two equal halves**,** to the abutting property owners.

Planning Act Matters:

N/A

Approvals:

Name	Title
Denise Wright	Manager Real Estate Services
Wira Vendrasco	City Solicitor
David Soave	Manager, Strategic Operating Budget Development & Controls, Financial Planning
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

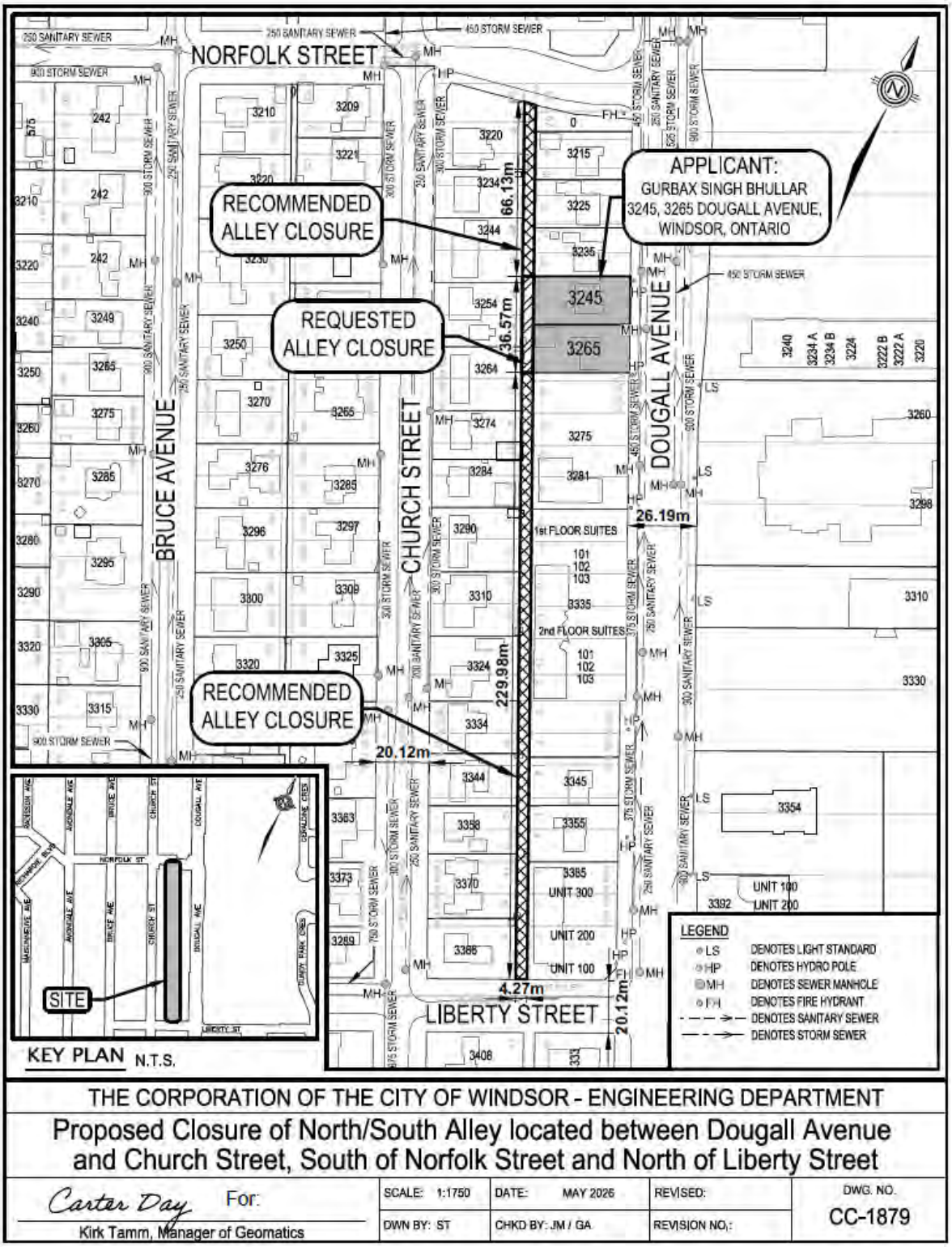
Notifications:

The Legal Department provided the Clerks Department with mailing labels for Notice of Development & Heritage Standing Committee on June 23, 2026.

Appendices:

1 Appendix A - Drawing No. CC-1879
2 Appendix B - EIS Drawing - Aerial Photo
3 Appendix C - Consultations with Municipal Departments and Utility Companies
4 Appendix D - Site Photos (May 22, 2026)
5 Appendix E - Criteria for Evaluating Applications to Close a Street or Alley

APPENDIX "A"
Drawing No. CC-1879



THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT

Proposed Closure of North/South Alley located between Dougall Avenue and Church Street, South of Norfolk Street and North of Liberty Street

Carter Day For: Kirk Tamm, Manager of Geomatics	SCALE: 1:1750	DATE: MAY 2026	REVISED:	DWG. NO. CC-1879
	DWN BY: ST	CHKD BY: JM / GA	REVISION NO.:	

APPENDIX "B"
EIS Drawing - Aerial Photo



STREET & ALLEY CLOSING (SAA/7348)

APPLICANT : BHULLAR, GURBAX SINGH

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: DECEMBER, 2025



STREET & ALLEY CLOSING (SAA/7348)

1:1,600

APPLICANT : BHULLAR, GURBAX SINGH

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: DECEMBER, 2025

APPENDIX "C"
Consultations with Municipal Departments and Utility Companies

BELL CANADA

We acknowledge receipt and thank you for your correspondence December 9th.

Subsequent to review of the Proposed Lane Closure by our local Engineering Department it has been confirmed that Bell Canada will require a transfer of a blanket easement over these lands, in order to protect the integrity of our existing facilities and maintain service in the area.

If the Municipality elects to not grant a blanket easement to Bell Canada, we would request a specific utility corridor as follows:

- In regards to aerial facilities, the corridor is to be measured 10.0 metres in width, 5 metres on either side of the centre line of the aerial installation. To encompass anchors located outside of this corridor, an additional lateral 3 metres wide corridor will be required to extend 1.0 m past any existing anchor installation and to be measured 1.5 metres either side of centreline.

Bell Canada kindly requests that the easement be granted from the City of Ottawa prior to the sale of these lands into private ownership. Please find attached to this e-mail, Bell's Standard Schedule.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction will be the responsibility of the Owner.

We hope this proposal meets with your approval and look forward to your reply.

If there are any questions or concerns, please do not hesitate to call.

[Amanda Bracken – Right of Way Manager]

COGECO CONNEXION INC.

Cogeco has no need for easement

[Mike Weingust – Network Delivery Specialist]

ENBRIDGE GAS INC.

No comments provided

ENGINEERING (DEVELOPMENT & ROW)

The subject alley is approximately 331 m long and 4.4 m wide.

There are several encroachments in the alley.

There are hydropoles and guywires across the span of the alley, therefore, an easement is requested.

This subject alley has no usefulness by CR146/2005; therefore, Engineering has no objections to the closure.

[Ethan Hernandez – Development Engineering Co-op Student]

ENGINEERING (OPERATIONS)

There are no concerns from maintenance, and we would support the closure.

[Roberta Harrison, Manager, Maintenance]

ENVIRONMENTAL SERVICES

No impact to our operations, no waste management occurs in those alleys.

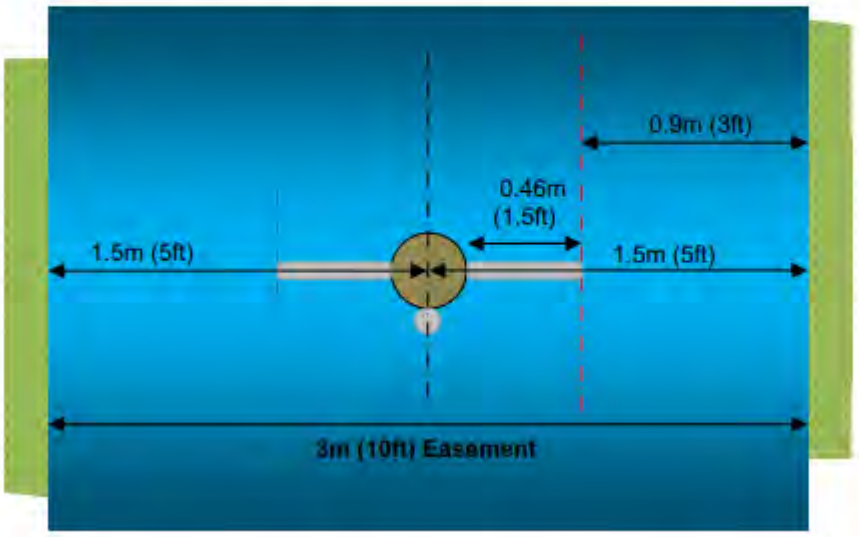
[Jim Leether - Senior Manager, Environmental Services]

ENWIN UTILITIES LTD. (HYDRO)

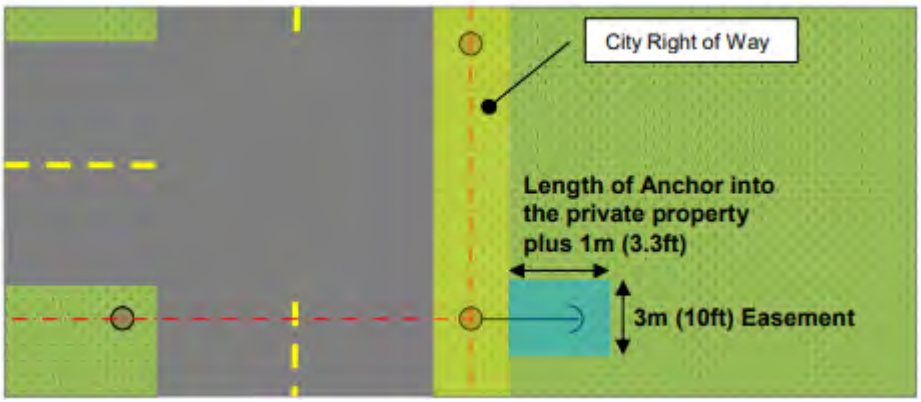
Within this alley there is a pole line carrying primary, secondary and communication conductors. ENWIN will require an easement of 1.5m on each side of the pole line, 3m wide in total, through the full length of the alley, beneath the poles.

Overhead Line

A 3m (10ft) Easement is required for a straight pole line 1.5m (5ft) (on each side)
This takes into consideration a 0.3m (1ft) pole diameter, 0.46m (1.5ft) primary insulator, and 0.9m (3ft) clearance from any nearby structure.
See top view representation below:



Any guy wires reaching into private property will require an easement as well.



[Jeremy Allossery – Hydro Engineering Technologist]

ENWIN UTILITIES LTD. (WATER)

ENWIN Water has no objections.

[Bruce Ogg - Water Project Review Officer]

FINANCIAL PLANNING

There are currently insufficient funds in Capital Project 7145002 Alley Closing Subsidy Program to cover the cost of the survey. The Legal Department will contract the survey when funds become available.

[Kristen Karam, - Financial Planning Admin.]

LEGAL & REAL ESTATE SERVICES

No comments provided

MANAGED NETWORK SYSTEM INC. (MNSi)

MNSi would like an Aerial Easement through this entire Alley

[Dave Hartleib - Outside Plant Manager]

PARKS

No comments from Parks.

PLANNING (LANDSCAPE)

This application has been reviewed. There are no comments or concerns from a landscape architecture perspective.

Should any privately owned trees be damaged as a result of potential construction activity, it is strongly encouraged that they be replaced at a like-per-like dbh caliper ratio.

[Ryan Gardiner-Upton - Landscape Architectural Intern]

PLANNING & DEVELOPMENT

The requested closure is in an area zoned half Commercial District 3.9 and half Residential District 1.4 and has a land use designation that is half Mixed Use Centre and half Residential per the Official Plan Schedule D – Land Use. The alley does not service commercial properties. The alley does not serve as the only vehicular means of access to any properties. The requested closure will not land lock transferable lots/blocks on a Registered Plan of Subdivision, restrict property access, or restrict development. There are no development applications on properties adjacent to the alley. Alley closure is not a condition of SPC.

[Conner O'Rourke – Planner II – Development Review]

ROGERS

No comments provided

TELECON (TELUS)

TELUS has no underground infrastructure in the area of your proposed work.

[Jonalyn Sy]

TRAFFIC OPERATIONS

No issue with the closure.

[Ankit Italiya- Traffic Technician]

TRANSPORTATION PLANNING

Transportation has no objections to the proposed alley closure as it already blocked.

Even though, the alley is blocked/fenced, there is curb-cut at Liberty St to the alley access.

[Elara MehriLou – Supervisor, Corridor Maintenance (A)]

WINDSOR FIRE

No comments provided

WINDSOR POLICE

The Windsor Police Service has no concerns or objections with this alley closure request. The alley in question appears to already be physically closed off to a large degree, preventing access by vehicles and is not required by Windsor Police to carry out effective emergency incident response or general service delivery to any of the abutting properties.

[Barry Horrobin - Director of Planning & Physical Resources]

APPENDIX "D"
Site Photos (May 22, 2026)



Figure 1 – South facing view of alley from Nottingham Street

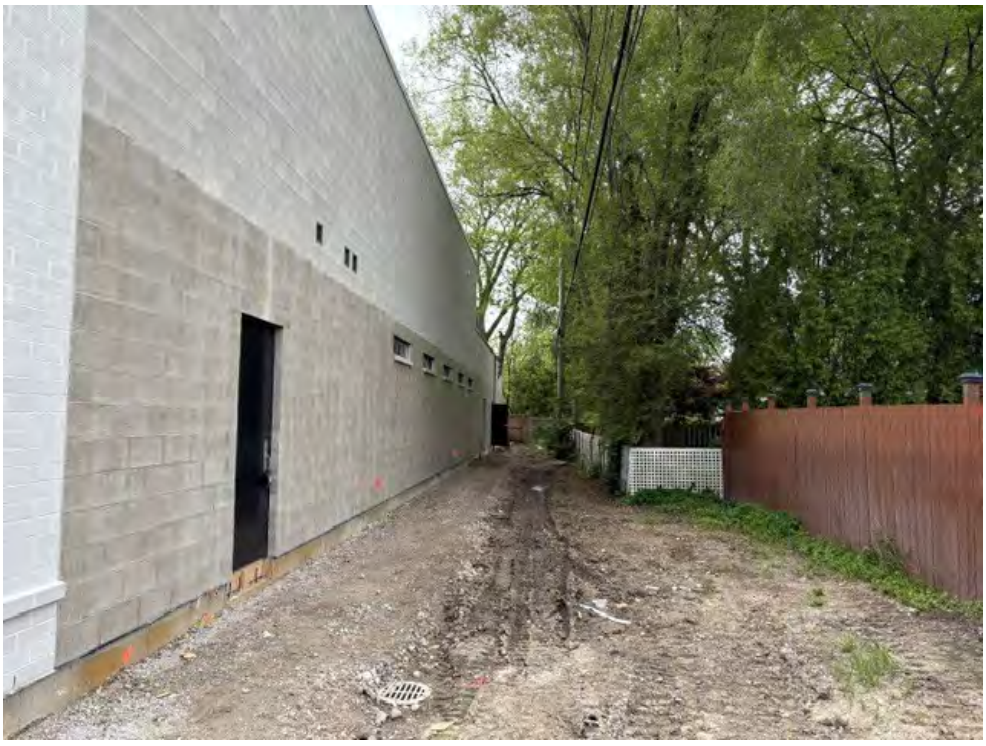


Figure 2 – View of alley facing south from applicant's property at 3129 Dougall



Figure 3 – View of alley facing north from applicant's property at 3129 Dougall



Figure 4 – South facing view of encroachments into open alley



Figure 5 – North facing view of alley from Norfolk Street



Figure 6 – North facing view of alley from Norfolk Street depicting encroachments

APPENDIX "E"

Criteria for Evaluating Applications to Close a Street or Alley

Classifications:

Currently streets and alleys fall into four classifications on the basis of their usefulness:

1. Alleys that are **indispensable**. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
2. Alleys that **have some usefulness** are nevertheless dispensable and may or may not be a complete liability.
3. Alleys that **appear to serve no useful purpose, either now, or anticipated**. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets which are dead-ended and do not serve as access to other streets.
4. Alleys **lying in Holding zones and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed**, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

Following are the criteria and suitability for closing alleys in each of the above classifications:

1. **Indispensable alleys** should not be closed, conveyed, reduced or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e. ambulance) and loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to complete or adequately access; and would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
2. **Alleys having some usefulness** should be considered for closing only upon request of abutting owners rather than by encouragement of the City.
3. **Alleys that serve no useful purpose** should be closed if at all possible, and in fact the owners abutting thereon should be encouraged to accept conveyance.
4. **Alleys that are clearly obsolete** should not be closed unless there is a municipal need or specific development proposals acceptable to the City are submitted.

Committee Matters: SCM 248/2026

Subject: Closure of the East/West Alley Located North of Kent Street and East of Malden Road, SAA-7199 - Ward 1

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Jim Morrison

Decision Number: **DHSC 846**

I. THAT the 4.57-metre-wide east/west alley located north of Kent Street and east of Malden Road, and west of Second Street, and shown on Drawing No. CC-1856 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition to the abutting residential property owners known municipally as 1810 Kent Street, 1820 Kent Street, 1830 Kent Street, 1850 Kent Street, 1874 Kent Street, 1880 Kent Street, 1890 Kent Street and 0 Malden Road (legally described as Lot 5, Plan 553) and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:

a. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to the owners of the properties.

III. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.1 and DRD1.1, $1.00 plus HST (if applicable), 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.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1856.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Report Number: S 68/2026
Clerk's File: SAA2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.11 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Closure of the East/West Alley Located North of Kent Street and East of Malden Road, SAA-7199 - Ward 1

Reference:

Date to Council: July 6, 2026
Author: Denise Wright
Manager, Real Estate Services
(519) 255-6100 x 6304
Legal – Real Estate Services
Report Date: 6/16/2026
Clerk's File #: SAA2026

To: Mayor and Members of City Council

Recommendation:

I. THAT the 4.57-metre-wide east/west alley located north of Kent Street and east of Malden Road, and west of Second Street, and shown on Drawing No. CC-1856 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition to the abutting residential property owners known municipally as 1810 Kent Street, 1820 Kent Street, 1830 Kent Street, 1850 Kent Street, 1874 Kent Street, 1880 Kent Street, 1890 Kent Street and 0 Malden Road (legally described as Lot 5, Plan 553) and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:

a. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to the owners of the properties.

III. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.1 and DRD1.1, $1.00 plus HST (if applicable), 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.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1856.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Executive Summary:

N/A



STREET & ALLEY CLOSING (SAA/7199)

1:1,000

APPLICANT : BABAK SABERI

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: JUNE, 2024

Background:

The applicant, Babak Saberi, owner of the property known municipally as 1850 Kent Street (the "Subject Property"), applied to close the 4.57-metre-wide east/west alley abutting the Subject Property. Administration has reviewed the applicant's request and recommends closure of the remaining portion of the alley located north of Kent Street and east of Malden Road (the "Subject Alley"), as shown on Drawing No. CC-1856 attached hereto as Appendix "A", and on the aerial photo attached hereto as Appendix "B".

The applicant wishes to close the alley to legalize encroaching structures existing on the Subject Property and to purchase the Subject Alley abutting their property.

The alley is unmaintained (unpaved) and composed primarily of grass and natural vegetation. The alley has been encroached on over the years by abutting properties with accessory buildings, landscaping, and fences. There are no Encroachment Agreements on record for the use of the alley.

The alley was established by Registered Plan of Subdivision No. 553, registered on July 15, 1909.

Discussion:

The criteria for evaluating applications to close a street or alley is included as part of the City's *Street & Alley Closing Policy* (the "Policy") as amended from time to time.

The Policy provides four classifications that a street or alley will fall under and corresponding direction on its suitability for closure, summarized in Table 1 below, and attached hereto as Appendix "E".

Table 1 - Classification & Suitability for Closing a Street or Alley

Classification	Suitability for Closing
Indispensable	Not suitable for closure
Have some usefulness	May be considered for closure only when requested by abutting property owners; requests are not initiated by the City
Dispensable with no current or anticipated purpose	Suitable for closure where possible
Located in Holding zones and other similar undeveloped areas	Not suitable for closure unless required for municipal purposes or supported by specific development proposals acceptable to the city.

Administration has determined that the Subject Alley is no longer required for municipal use, deemed same 'dispensable,' and supports the closure.

Should the recommendation be approved, the abutting residential property owners known municipally as 1810 Kent Street, 1820 Kent Street, 1830 Kent Street, 1850 Kent Street, 1874 Kent Street, 1880 Kent Street, 1890 Kent Street and 0 Malden Road (legally described as Lot 5, Plan 553) will be provided with the opportunity to acquire the Subject Alley in the manner described in the Recommendation herein. While the proposed disposition is contrary to the standard manner of conveyance of offering abutting properties first right to acquire their half of the closed alley, in this instance this manner of disposition is being recommended as it will resolve the issue of the existing encroachments within the Subject Alley.

Risk Analysis:

The recommended closure will divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

Closure of the Subject Alley will have little impact on GHG emissions, with any positive outcome dependent on individual landowner choices. In some cases, owners may choose to naturalize the space while others may introduce hardscaping or accessory structures. The City can help support more favourable outcomes through programs that encourage tree planting and low-impact landscaping.

Climate Change Adaptation:

Closure of the Subject Alley may result in increased green space and/or on site drainage which can potentially strengthen overall resilience to extreme heat and rainfall.

Financial Matters:

The rate for an alley conveyed to abutting lands zoned RD1.1 is assessed at $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.

The survey cost is estimated at $9,250.00 plus HST. The Legal Department will contract the survey when funds become available. Funds associated with a pending street closing sale are expected to be received in the fall of 2026 and will be used to cover this cost.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information set out in Appendix “C”. Karen Alexander, Naturalist & Outreach Co-ordinator, originally did not support the recommended alley closure.

A meeting was held on April 23, 2026, between Karen Alexander, Denise Wright and Jamelah Hersh, to discuss the above comments. Karen Alexander advised that her comments formed part of a standard response for properties that potentially form part of the Ojibway Prairie Complex for the proposed Natural Urban Park. After further discussion, Karen Alexander agreed that the Subject Alley was not part of, and would not affect, the Ojibway Prairie Complex.

Notice of this application was issued to property owners abutting the alley by first-class mail on July 11, 2024, with no objections being received as of the date of writing this report.

Notice of Development & Heritage Standing Committee meeting and Council meeting are published in the Windsor Star prior to each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners prior to the meetings.

Kristen Karam, Financial Planning Administrator was consulted on the financial matters associated with this report.

Jamelah Hersh, Senior Legal Council, was consulted on the legal matters associated with this report.

Conclusion:

Administration recommends closure of the Subject Alley shown on attached Appendix "A". Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** abutting residential property owners known municipally as 1810 Kent Street, 1820 Kent Street, 1830 Kent Street, 1850 Kent Street, 1874 Kent Street, 1880 Kent Street, 1890 Kent Street and 0 Malden Road.

Planning Act Matters:

N/A

Approvals:

Name	Title
Denise Wright	Manager Real Estate Services
Wira Vendrasco	City Solicitor
David Soave	Manager, Strategic Operating Budget Development & Control
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administration Officer

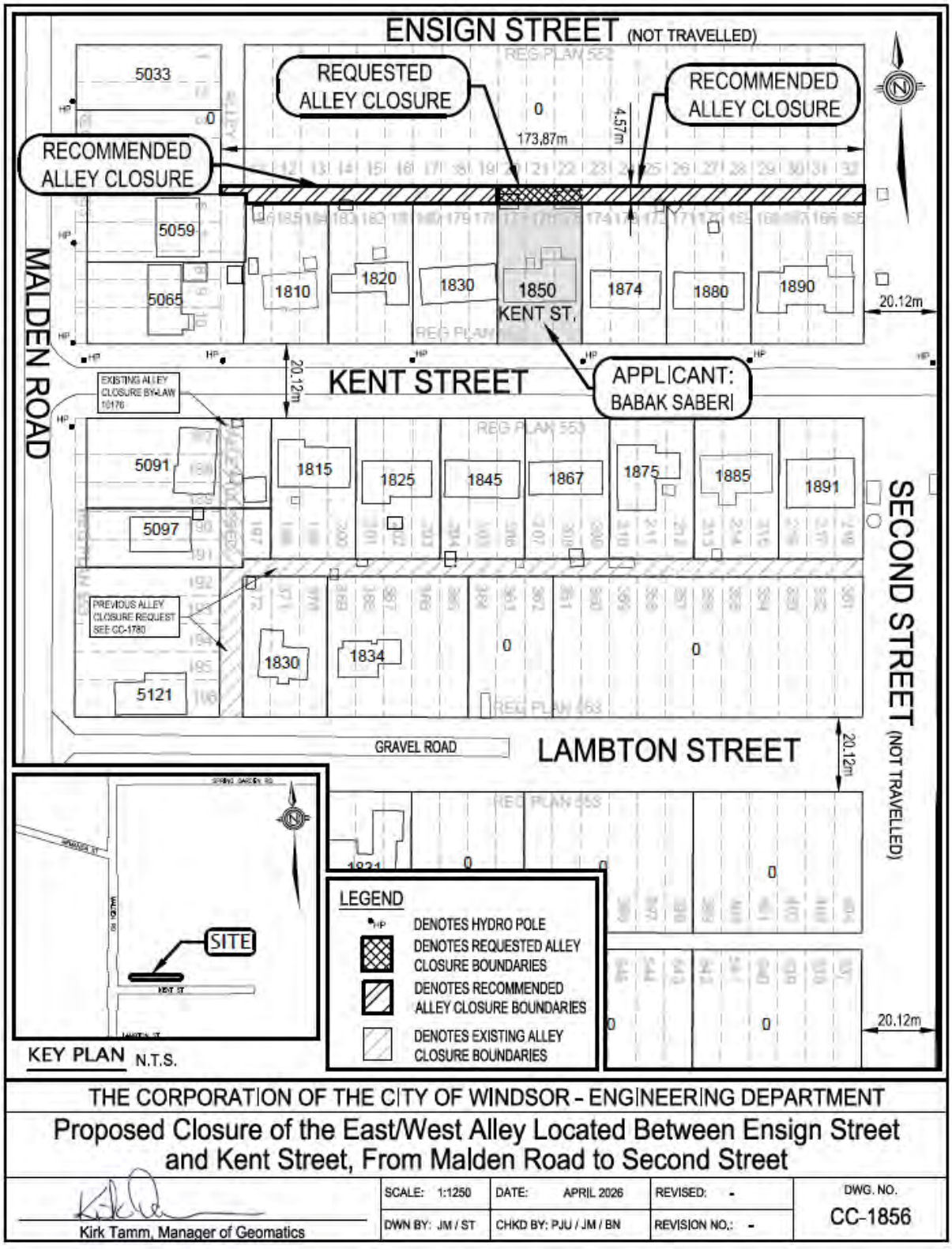
Notifications:

The Legal Department provided the Clerks Department with mailing labels for Notice of Development & Heritage Standing Committee on June 23, 2026.

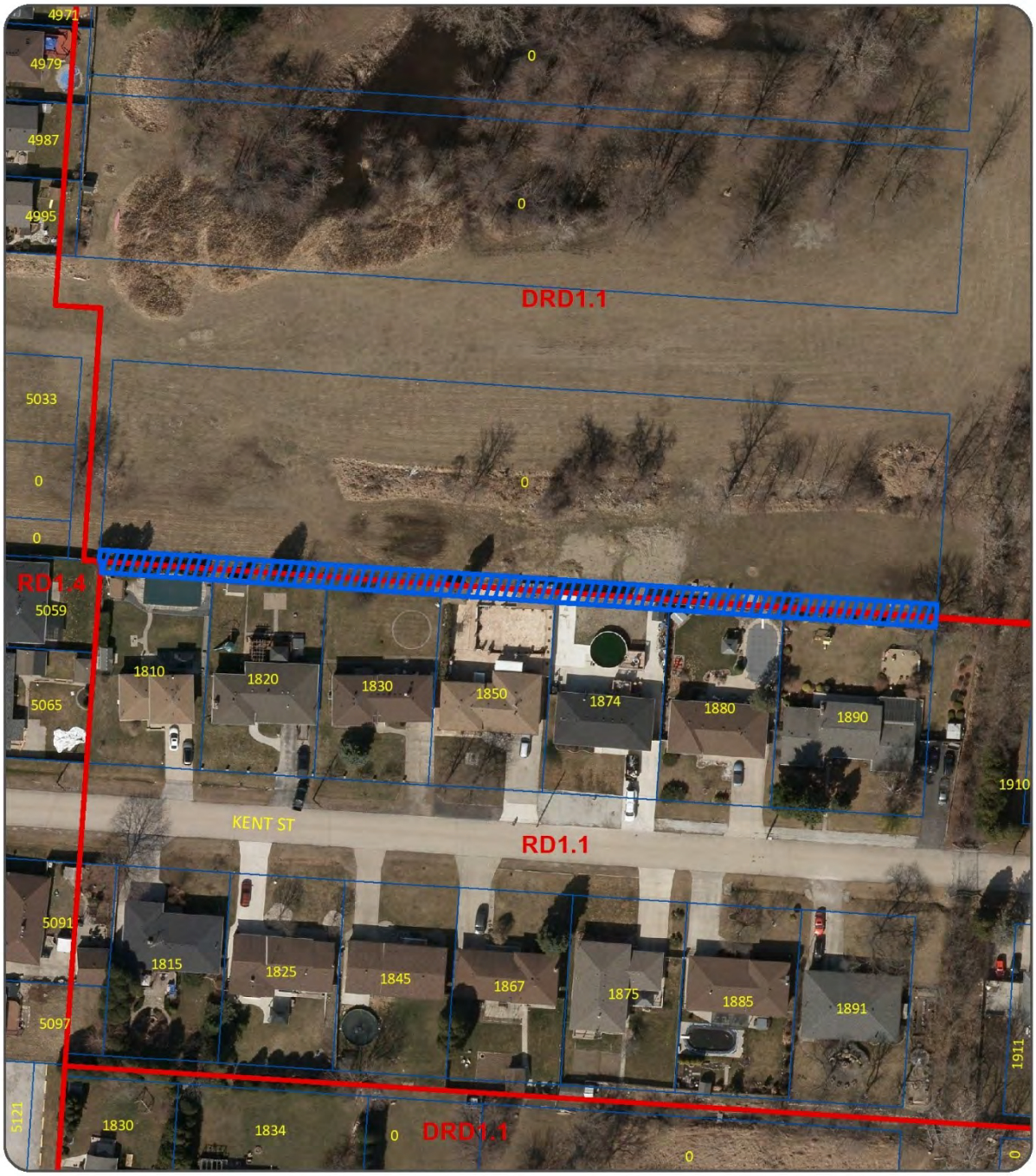
Appendices:

1 Appendix A - Drawing No. CC-1856
2 Appendix B - EIS Drawing - Aerial Photo
3 Appendix C - Consultations with Municipal Departments and Utility Companies
4 Appendix D - Site Photos (Google Street View - June 2025)
5 Appendix E - Classification of Alleys and Suitability for Closure

APPENDIX "A"
Drawing No. CC-1856



APPENDIX "B"
EIS Drawing - Aerial Photo



STREET & ALLEY CLOSING (SAA/7199)

1:1,000

APPLICANT : BABAK SABERI

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: JUNE, 2024



STREET & ALLEY CLOSING (SAA/7199)

1:1,000

APPLICANT : BABAK SABERI

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: JUNE, 2024

APPENDIX "C"
Consultations with Municipal Departments and Utility Companies

TELUS CANADA

TELUS has no infrastructure between Pavement Centerline & R.O.W. line on the same side as the proposal. Consent expires six (6) months from approval date. If the location of your proposed design changes, it will be necessary to re-apply

[Frederic Sua, Design Specialist II – Access Engineering Operations & Implementations East]

COGECO CONNEXION INC.

Cogeco does not need an easement for this closure

[Daniel Haggins - Lead OSP Engineering Windsor and Essex]

ENBRIDGE GAS INC.

After reviewing the provided drawing at Rear alley. and consulting our mapping system, please note that Enbridge Gas has no active infrastructure in the proposed area.

Also, please note the following should you find any abandoned infrastructure in the area:

· Any pipe that is excavated, please assume that it is live

· If during the course of any job, any pipe is found that is not on the locate sheet and is in conflict with your work, please call our emergency number (1-877-969-0999), and one of our Union Gas representatives will respond to determine if that plant is in fact live or dead

Please note that our Enbridge Gas representative will respond to the live or dead call within 1-4 hours, so please plan your work accordingly

Please contact me if you have any further questions or concerns.

[Sandro Aversa C.E.T., Drafter / Estimator, Construction & Growth]

ENGINEERING (DEVELOPMENT & ROW)

No comments provided

[Adam Pillon - Manager of Right-of-Way]

ENGINEERING (OPERATIONS)

Not used for vehicle or pedestrian access. No Concerns.

[Ankit Italiya - Traffic Operations]

ENVIRONMENTAL SERVICES

No comments provided

ENWIN UTILITIES LTD. (HYDRO)

No Objection to closing the Alley.

Please note the following distribution and services:

-Overhead 16kV primary distribution pole line and associated down guy wires/anchors on the South limit of the property

- Existing Overhead 120/240V transformer on the South limit of the property

-Overhead 120/240V secondary overhead and underground triplex cable servicing multiple properties on the North and South side of Kent St.

*Proposed buildings and/or building additions must have adequate clearance requirements from all hydro distribution and services.

We recommend referring to the Occupational Health and Safety Act for minimum safe limits of approach during construction and the Ontario Building Code for adequate clearance requirements for New Buildings and/or Building Additions.

[Tia McCloskey]

ENWIN UTILITIES LTD. (WATER)

ENWIN Water has no objections.

[Bruce Ogg - Water Project Review Officer]

FINANCIAL PLANNING

There are currently insufficient funds in Capital Project 7145002 Alley Closing Subsidy Program to cover the cost of the survey. The Legal Department will contract the survey when funds become available.

[Kristen Karam, - Financial Planning Admin.]

LEGAL & REAL ESTATE SERVICES

No comments provided

MANAGED NETWORK SYSTEM INC. (MNSi)

MNSi will not require any easements for this application.

PARKS

The proposed closure is with the Spring Garden Natural area (ANSI). Though not abutting any city owned lands, I fell it is important for you to provide comments related to this potential closure. Please forward your comments directly to Shantal (cc'd).

[Stefan Fediuk, Landscape Architect]

I do not recommend approval of this request to close the alley for the following reasons:

1. Natural Areas in the city, particularly in the vicinity of the Ojibway Prairie Complex, cannot afford any more loss of habitat. (OP 5.3.1.2)
2. Species at Risk are in the area (OP 5.3.1.3)
3. Until the NUP boundaries are finalized, we should not close alleys in this area of the city (OP 5.3.1.4).
4. The alley may become an important corridor for wildlife movement and preservation of biodiversity in the event that the adjacent private lands get developed. (OP 5.3.1.1)
5. The applicant appears to the be the only property that is encroaching into the alley and should be required to follow the by-l

[Karen Alexander - Naturalist & Outreach Coordinator]

There are a small number of landscaped, planted trees and shrubs along this alleyway. Probably planted by local residents.

There is minimal 'forested' or 'treed' area in the alley or immediately adjacent.

Most of the residents have already started to occupy/encroach into this alleyway space.

Forestry should have no objection to closure of the alleyway, BUT, if the next parcels to the North are not to be developed then perhaps a barrier, fence, should be installed along the north edge of the closed alley to limit further encroachment.

[Gaspar Horvath – ISA Certified Arborist, Forest Asset Analyst]

PLANNING (DEVELOPMENT)

The southern portion of the requested closure is in an area zoned RD1.1 and the north half is zone DRD1.1 and has a residential land use designation on Official Plan Schedule D – Land Use. The alley does not serve any commercial properties. The alley does not serve as the only vehicular means of access to any properties. The requested closure will not land-lock transferable lots/blocks on a Registered Plan of Subdivision, restrict

property access, or restrict development. There are no development applications on properties adjacent to the alley. Alley closure is not a condition of SPC. The subject property is outside the natural heritage area and not within the Area of Natural Scientific Interest (ANSI) buffer.

[Zaid Zwayyed – Planner II – Development Review]

PLANNING (LANDSCAPE)

No comments provided

ROGERS

No comments provided

BELL CANADA

Bell Canada has no easement requirements with respect to the proposed closure and sale of the subject property.

[Shadae Duhaney, Right of Way Control Centre]

TRANSPORTATION PLANNING

Transportation Planning has no objections to the proposed alley closure.

[Elara Mehrilou - Transportation Planner I]

APPENDIX “D”

Site Photos (Google Street View – June 2025)



Figure 1 - Looking east towards alley from Malden Road (5059 Malden Road on right)

APPENDIX "E"

Classification of Alleys and Suitability for Closure

Classification of Public Rights-of-Ways:

Currently streets and alleys fall into four classifications on the basis of their usefulness:

1. Alleys that are indispensable. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and, alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
2. Alleys that, have some usefulness, are nevertheless dispensable and may or may not be a complete liability.
3. Alleys that appear to serve no useful purpose, either now, or anticipated. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets which are dead-ended and do not serve as access to other streets.
4. Alleys lying in Holding zones and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

Following are the criteria and suitability for closing alleys in each of the above classifications:

1. Indispensable alleys should not be closed, conveyed, reduced or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e. ambulance) and loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to complete or adequately access; and would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
2. Alleys having some usefulness should be considered for closing only upon request of abutting owners rather than by encouragement of the City.
3. Alleys that serve no useful purpose should be closed if at all possible, and in fact the owners abutting thereon should be encouraged to accept conveyance.
4. Alleys that are clearly obsolete should not be closed unless there is a municipal need or specific development proposals acceptable to the City are submitted.

Item No. 8.19

Committee Matters: SCM 249/2026

Subject: Closure of the North/South Alley Located Between Mark Avenue and Everts Avenue, South of Totten Street, North of Quebec Street, SAA-7160 - Ward 10

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

Decision Number: **DHSC 847**

I. THAT the 4.27-metre-wide north/south alley, located north of Quebec Street, east of Mark Avenue, south of Totten Street and west of Everts Avenue and shown on Drawing No. CC-1853 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves along the centre to the abutting property owners and, as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Cogeco Connexion Inc. to accommodate to accommodate existing aerial infrastructure;
ii. ENWIN Utilities Ltd. to accommodate the existing 16kV primary, 120/240 V and 347/600V overhead secondary hydro distribution pole line;
iii. Managed Network System Inc. (MNSi.) to accommodate to accommodate existing aerial infrastructure.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned 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.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1853.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Report Number: S 69/2026
Clerk's File: SAA2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.12 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Closure of the north/south alley located between Mark Avenue and Everts Avenue, south of Totten Street, north of Quebec Street, SAA-7160, Ward 10

Reference:

Date to Council: July 6, 2026
Author: Denise Wright
Manager, Real Estate Services
(519) 255-6100 x 6403
dwright@citywindsor.ca
Legal – Real Estate Services
Report Date: 6/16/2026
Clerk's File #: SAA2026

To: Mayor and Members of City Council

Recommendation:

I. THAT the 4.27-metre-wide north/south alley, located north of Quebec Street, east of Mark Avenue, south of Totten Street and west of Everts Avenue and shown on Drawing No. CC-1853 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** in two equal halves along the centre to the abutting property owners and, as necessary, in a manner deemed appropriate by the City Solicitor, 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, being granted to:

i. Cogeco Connexion Inc. to accommodate to accommodate existing aerial infrastructure;
ii. ENWIN Utilities Ltd. to accommodate the existing 16kV primary, 120/240 V and 347/600V overhead secondary hydro distribution pole line;
iii. Managed Network System Inc. (MNSi.) to accommodate to accommodate existing aerial infrastructure.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

a. For alley conveyed to abutting lands zoned 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.

IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1853.

V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2

Executive Summary:

N/A



Background:

The applicant, Vickie-Lynne Tremblay, owner of the property known municipally as 1525 Totten Street (the "Subject Property"), applied to close the 4.27-metre-wide north/south alley, located north of Quebec Street, east of Mark Avenue, south of Totten Street and west of Everts Avenue Street (the "Subject Alley"), and shown on Drawing No. CC-1853, attached hereto as Appendix "A", and also shown on the aerial photo attached hereto as Appendix "B".

The applicant wishes to close the Subject Alley for the purpose of consolidating her half share of the Subject Alley with the Subject Property. An existing accessory structure is located adjacent to the alley, though without a reference plan, it is unclear whether the structure encroaches into the Subject Alley.

The Subject Alley is unmaintained and composed primarily of grass and natural vegetation. It contains utility poles with guy wires and anchors supporting overhead hydro and utility lines. Over time, the alley has been encroached upon by abutting properties through fences, landscaping, and accessory structures. No Encroachment Agreements are on record for its use.

The Subject Alley was established by Registered Plan of Subdivision No. 1342, registered on February 10, 1928.

Discussion:

The criteria for evaluating applications to close a street or alley is included as part of the City's *Street & Alley Closing Policy* (the "Policy") as amended from time to time.

The Policy provides four classifications that a street or alley will fall under and corresponding direction on its suitability for closure, summarized in Table 1 below, and attached hereto as Appendix "E".

Table 1 - Classification & Suitability for Closing a Street or Alley

Classification	Suitability for Closing
Indispensable	Not suitable for closure
Have some usefulness	May be considered for closure only when requested by abutting property owners; requests are not initiated by the City
Dispensable with no current or anticipated purpose	Suitable for closure where possible
Located in Holding zones and other similar undeveloped areas	Not suitable for closure unless required for municipal purposes or supported by specific development proposals acceptable to the city.

Administration has determined that the Subject Alley is no longer required for municipal use, deemed it 'dispensable,' and supports its closure.

It is our recommendation that, upon closure, the abutting property owners be given the chance to acquire their half of the Subject Alley along the centreline, in **as is condition** in the manner described in the Recommendation herein, being the standard manner of conveyance.

Risk Analysis:

The recommended closure will divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The rate for an alley conveyed to abutting lands zoned RD1.2 is assessed at $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.

The survey cost is estimated at $26,400.00 plus HST. The Legal Department will contract the survey when funds become available. Funds associated with a pending street closing sale are expected to be received in the fall of 2026 and will be used to cover this cost.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information found in attached hereto as Appendix "C".

Notice of this application was issued to property owners abutting the alley by first-class mail on September 10, 2024, with no objections being received as of the date of writing this report.

Notice of Development & Heritage Standing Committee meeting and Council meeting are published in the Windsor Star prior to each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners prior to the meetings.

Kristen Karam, Financial Planning Administrator, was consulted on the financial matters associated with this report.

Jamelah Hersh, Senior Legal Counsel, was consulted on the legal matter associated with this report.

Conclusion:

Administration recommends closure of the Subject Alley shown on attached Appendix "A", subject to easements in favour of in favour of ENWIN, Cogeco Connexion Inc., Utilities Ltd., Managed Network System Inc. (MNSi).

Should the recommendation be approved, the Subject Alley will be closed and conveyed in **as is condition** in two equal halves along the centre, to the abutting property owners.

Planning Act Matters:

N/A

Approvals:

Name	Title
Denise Wright	Manager Real Estate Services
Wira Vendrasco	City Solicitor
David Soave	Manager, Strategic Operating Budget Development & Control
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administration Officer

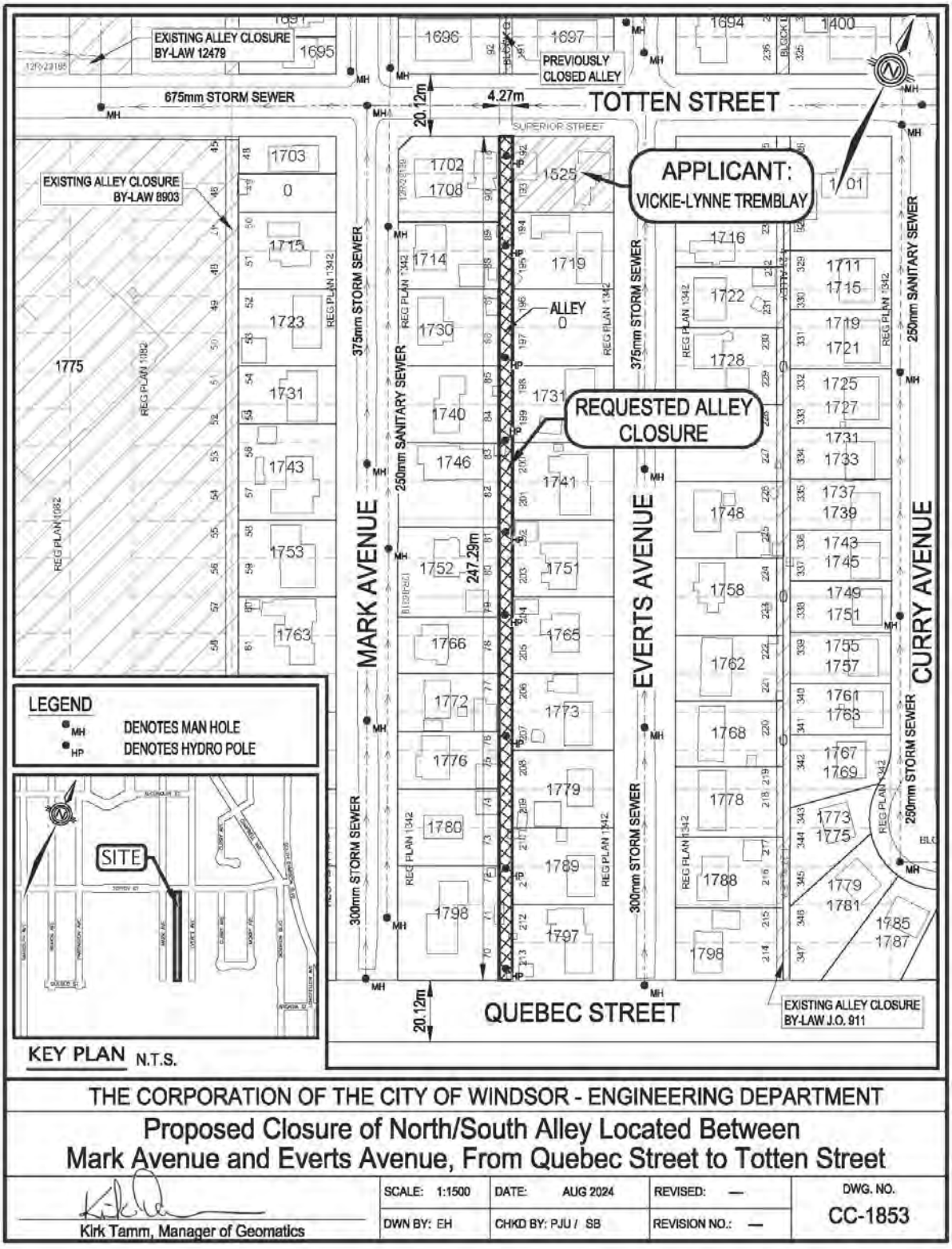
Notifications:

The Legal Department provided the Clerks Department with mailing labels for Notice of Development & Heritage Standing Committee on June 23, 2026.

Appendices:

1 Appendix A - Drawing No. CC-1853
2 Appendix B - Aerial Photo and EIS Drawing
3 Appendix C - Consultations with Municipal Departments and Utility Companies
4 Appendix D - Site Photos (June 12, 2026)
5 Appendix E - Criteria for Evaluating Applications to Close a Street or Alley

APPENDIX "A"
Drawing No. CC-1853



APPENDIX "B"
Aerial Photo



STREET & ALLEY CLOSING (SAA/7160)

1:1,500

APPLICANT : VICKIE TREMBLAY

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: JUNE, 2024

APPENDIX "B"
EIS Drawing



STREET & ALLEY CLOSING (SAA/7160)

APPLICANT : VICKIE TREMBLAY

REQUEST FOR CLOSURE

PLANNING DEPARTMENT - PLANNING POLICY

DATE: JUNE, 2024

APPENDIX "C"
Consultations with Municipal Departments and Utility Companies

BELL CANADA

No comments provided

COGECO CONNEXION INC.

Cogeco is on Bell/Enwin poles in this alley; therefore, an easement is required.

[Daniel Haggins - Lead OSP Engineering Windsor and Essex]

ENBRIDGE GAS INC.

No comments provided

ENGINEERING (DEVELOPMENT & ROW)

The proposed closure area measures 4.26 m in width and 274.26 m in length, consisting of grass. No sewers, manholes, or catch basins are present. Hydro poles, guy wires, and overhead lines are located within the alley, and an easement will be required for utility access. There are no driveway approaches at either end of the alley; however, fences, a shed, and other minor encroachments are present. As identified in CR146/2005, the alley is considered to have no municipal usefulness; therefore, Engineering has no objection to the proposed closure.

[Adam Pillon - Manager of Right-of-Way]

ENGINEERING (OPERATIONS)

There are no concerns with the alley closure.

[Ankit Italiya – Traffic Technician]

ENVIRONMENTAL SERVICES

There are no concerns from the environmental services.

[Anne Marie Albidone - Environmental Services]

ENWIN UTILITIES LTD. (HYDRO)

No Objection to alley closing within the requested section shown; however, an easement named to ENWIN Utilities Ltd. is required upon closing for the whole width and length of the entire alley to accommodate the existing 16 kV primary, 120/240V and 347/600V

overhead secondary hydro distribution pole line. Please be advised of the overhead 16kV primary distribution lines and the overhead 120/240V secondary distribution lines.

[Nillavon Balachandran – Hydro Engineering Technologist]

ENWIN UTILITIES LTD. (WATER)

ENWIN water has no objections

[Bruce Ogg - Water Project Review Officer]

FINANCIAL PLANNING

There are currently insufficient funds in Capital Project 7145002 Alley Closing Subsidy Program to cover the cost of the survey. The Legal Department will contract the survey when funds become available.

[Kristen Karam - Financial Planning Administration]

LEGAL & REAL ESTATE SERVICES

According to EIS, the area is zoned RD1.2.Portion of alley abutting property to halfway, $1.00 plus deed prep and share of survey costs.

[Stephanie Santos - Coordinator Real Estate Services]

MANAGED NETWORK SYSTEM INC. (MNSi)

MNSi will require an aerial Easement through the subject lands

[Dave Hartleib - Outside Plant Manager]

PARKS

No comments provided

PLANNING (DEVELOPMENT)

The requested closure is in an area zoned RD1.2 and has Residential land use designation on Official Plan Schedule D – Land Use. The alley does not service any commercial properties. The alley does not serve as the only vehicular means of access to any properties. The requested closure will not land lock transferable lots/blocks on a Registered Plan of Subdivision, restrict property access, or restrict development. There are no development applications on properties adjacent to the alley. Alley closure is not a condition of SPC.

[Zaid Zwayyad – Planner II – Development Review]

PLANNING (LANDSCAPE)

No comments provided

ROGERS

No comments provided

TELECON (TELUS)

TELUS has no underground infrastructure in the subject alley. Contact TELUS for route locates before digging/construction. A hand trench is required to expose TELUS' infrastructure at all locations; pressurized water technology (Hydro-Vacuuming) is not permitted as an alternate form of hand trenching.

[Frederic Sua- Design Specialist]

TRAFFIC OPERATIONS

There are no concerns with the requested alley closure.

[Ankit Italiya- Traffic Technician]

TRANSPORTATION PLANNING

There are no concerns with the requested alley closure.

[Elara Mehrilou - Transportation Planning]

WINDSOR FIRE

No comments provided

WINDSOR POLICE

No comments provided

APPENDIX “D”
Site Photos (June 12, 2026)

Figure 1 – View of alley facing South from Totten Street





Figure 2 – View of south end of alley from Everts Avenue and Quebec, inaccessible

APPENDIX "E"

Criteria for Evaluating Applications to Close a Street or Alley

Classifications:

Currently streets and alleys fall into four classifications on the basis of their usefulness:

1. Alleys that are **indispensable**. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
2. Alleys that **have some usefulness** are nevertheless dispensable and may or may not be a complete liability.
3. Alleys that **appear to serve no useful purpose, either now, or anticipated**. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets which are dead-ended and do not serve as access to other streets.
4. Alleys **lying in Holding zones and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed**, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

Following are the criteria and suitability for closing alleys in each of the above classifications:

1. **Indispensable alleys** should not be closed, conveyed, reduced or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e. ambulance) and loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to complete or adequately access; and would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
2. **Alleys having some usefulness** should be considered for closing only upon request of abutting owners rather than by encouragement of the City.
3. **Alleys that serve no useful purpose** should be closed if at all possible, and in fact the owners abutting thereon should be encouraged to accept conveyance.
4. **Alleys that are clearly obsolete** should not be closed unless there is a municipal need or specific development proposals acceptable to the City are submitted.

Item No. 8.20

Committee Matters: SCM 250/2026

Subject: Northwood Street Phase 2 Development – Species Conservation Act Registration – Ward 10

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

Decision Number: **DHSC 848**
That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any agreements, documents or amendments and sign any application forms and supplementary reports as may be necessary to act as co-applicant on the registration of the development within the municipal right-of-way adjacent to 2554, 2548 and 2542 Northwood Street as a regulated activity under the Species *Conservation Act*, 2025, including any other agreement as may be required in order to facilitate such development, to be satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer.
Carried.

Report Number: S 71/2026
Clerk's File: El2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.

2. Please refer to Item 11.13 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Subject: Northwood Street Phase 2 Development – Species Conservation Act Registration – Ward 10

Reference:

Date to Council: July 6, 2026
Author: Patrick Winters
Manager of Development
(519) 255-6100 Ext. 6462
pwinters@citywindsor.ca

Engineering
Report Date: 6/19/2026
Clerk's File #: El2026

To: Mayor and Members of City Council

Recommendation:

That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any agreements, documents or amendments and sign any application forms and supplementary reports as may be necessary to act as co-applicant on the registration of the development within the municipal right-of-way adjacent to 2554, 2548 and 2542 Northwood Street as a regulated activity under the Species Conservation Act, 2025, including any other agreement as may be required in order to facilitate such development, to be satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer.

Executive Summary:

N/A

Background:

This report addresses the regulatory and policy considerations associated with Phase 2 of the proposed Northwood Street Development from Cleary Street to Betts Avenue, specifically the servicing of three (3) lots along Northwood Street on Plan C-3903 (Appendix A).

In 2022, South Windsor Development Company (the Developer) applied for an enhanced permit for servicing to extend storm and sanitary sewers along Northwood Street, north of Cleary Street, to service 17 residential lots. Development was subsequently delayed due to the presence of Protected Species within the municipal right-of-way (ROW) fronting 2554, 2548, and 2542 Northwood Street. Following consultation, City staff supported a phased approach to the project, broken down as follows:

- **Phase 1**: Development of Lots 4–17 on Plan S-2099 Phase 1 Plan (Appendix B) which have now been serviced.
- **Phase 2**: Servicing the remaining parcels on Plan C-3903 (Appendix A), which are located along Northwood Street and where Species at Risk (SAR) habitat is present.

As Phase 1 neared completion, the Developer submitted a Planning Consultation application to rezone the Phase 2 properties being 2554, 2548, 2542, 2534 and 2526 Northwood Street, to permit the construction of five (5) semi-detached dwellings. Currently, only single unit dwellings are permitted. These properties require municipal services including storm and sanitary private drain connections and water connections to each lot.

At the time of requesting to proceed with the servicing of Phase 2, the Developer was required to meet requirements under the Endangered Species Act 2007 (the "ESA"). The MECP advised the Developer that, because the ROW is owned by the City and there are documented occurrences of SAR within that ROW, the City must either act as a co-proponent on the Developer's ESA permit, or submit its own separate permit application for the affected City-owned ROW.

On March 30, 2026, the new Species Conservation Act, 2025 (the "SCA") came into force, and the long-standing ESA was officially repealed. The SCA introduces a new proponent-led approach that removes the ministerial oversight. The proponent is now responsible for determining if the project qualifies as a Section 16 activity (has potential to impact protected species and/or habitat), and then proceeding under the appropriate regulation of the SCA as follows:

- Excepted Activities – No Permit or Registration (O.Reg. 61/26)
    - Ex. Imminent risk to health or safety, protection of property from significant damage, or actions carried out by veterinarians, zookeepers, or wildlife custodians.
- Permit Activities (O.Reg. 74/26)
    - Ex. The direct, intentional killing or harming of a species, or the collection, possession, or transport of a species for means other than conservation.
- Registerable Activities (O.Reg. 75/26)
    - All other section 16 activities.

Discussion:

Based on the Administration's understanding of the SCA, the city-owned ROW implicated by Phase 2 of the Northwood Street servicing proposal qualifies as a Registerable Activity using the Species Conservation Registry | ontario.ca. Registering an Activity requires a Conservation Plan be created for the project. SCA puts the onus on the proponent to follow the steps and properly regard Protected Species and their habitats. Registration will allow the Developer to proceed with identification and implementation of appropriate protection, mitigation, and relocation measures for Protected Species within the municipal ROW, as well as the private property as required by provincial legislation.

The purpose of this report is to request Council's Approval to authorize the execution of any document (i.e. agreements, application forms, supplementary reports) needed by the Developer in order for the City to serve as a co-proponent on the registration of the development within the municipal right-of-way adjacent to 2554, 2548 and 2542 Northwood Street as a regulated activity under the SCA,

Administration is recommending to proceed with this approach in order to facilitate development at 2542 – 2554 Northwood Street. Moving forward, similar development applications where there is potential for, or confirmation of, Protected Species and/or their habitat on municipal ROW's will be evaluated on a case-by-case basis and will require Council direction to proceed with registration under the SCA.

Risk Analysis:

Environmental Risks

There are environmental and regulatory risks associated with any work within habitat that supports Protected Species. While mitigation measures may reduce impacts, residual ecological risks remain, including the potential for unsuccessful plant transplantation, mortality of Protected Species, and the broader impacts of incremental habitat loss in an already fragmented urban environment.

Reputational Risks

If the City were to proceed with an SCA Registration for this project to facilitate a private developer, it would mark a departure from past practice and may influence expectations for future servicing requests in environmentally sensitive areas. Considering the current housing market, it is anticipated these requests will increase in frequency. Each such instance may be accompanied by public concern or opposition to development within the South Cameron Woodlot.

Conversely, declining to facilitate an SCA Registration for the city owned ROW may be viewed as limiting development potential or housing supply. The lots proposed to be serviced are currently zoned Residential District RD1.2, which permits single unit dwellings. Infill development and intensification within existing settlement areas is encouraged by the PPS, 2024 provided the requirements of Section 4.1 (Natural Heritage) are met.

Climate Change Risks

Climate Change Mitigation:

The South Cameron Woodlot is a significant natural asset that contributes to the City's greenhouse gas (GHG) reduction objectives by supporting carbon sequestration through mature vegetation and wetland systems. Preserving naturalized areas and limiting encroachment into sensitive ecological features align with Objective C7 of our Environmental Master Plan, to "Protect, enhance and expand the quality and condition of our natural areas and wetlands" and with the Official Plan Environmental Quality policies (Section 5.3.1), which emphasize the protection and enhancement of natural heritage systems and biodiversity to maintain ecological integrity where sensitive features, including SAR habitat are present.

Should Council direct Administration as recommended, the Conservation Plan prepared by the Developer would only address mitigation for Protected Species. Where appropriate, net-gain tree planting and habitat compensation may offer secondary mitigation benefits by retaining or enhancing vegetative cover and supporting carbon sequestration on a subsequent City property. Conversely, new development adjacent to the woodlot may reduce the extent of naturalized lands contributing to GHG reduction efforts.

Under the proposed recommendation, no incremental municipal GHG impacts would arise from construction activities related to this project.

Climate Change Adaptation:

Natural heritage features such as the South Cameron Woodlot form part of the City's climate adaptation network by supporting flood attenuation, groundwater recharge, and urban heat island mitigation. Development in proximity to the woodlot, particularly at the urban–natural interface, may place additional stress on these ecosystems, as edge habitats provide important ecological buffering and climate resilience functions. These considerations align with the objective in Windsor's Climate Change Adaptation Plan to "Protect Biodiversity and Enhance Ecosystem Functions."

If Council directs Administration to participate in a SCA Registration, adaptation considerations will be critical in determining appropriate mitigation measures, but climate change adaptation is not addressed in the Conservation Plan for Protected Species. Climate Adaption would need to be considered and implemented as a secondary step and may include maintenance of natural buffers adjacent to sensitive habitat, erosion and sediment controls, wildlife movement protections and timing windows, and re-establishment of native vegetation in disturbed areas. Retaining and enhancing natural areas where possible supports long term climate resilience for the neighbourhood and reduces municipal exposure to climate related risks.

Financial Matters:

There are no cost implications associated with adoption of the recommendations in this report. The Developer will be responsible for, and assume all costs associated with, undertaking all necessary studies, technical reporting, registering the project with the MECP, and any related compliance activities required for City owned ROW lands.

Consultations:

Karen Alexander – City Naturalist and Supervisor, Natural Areas

Averil Parent – Planner II Development Review

Kate Tracey – Deputy City Solicitor

Jamelah Hersh – Senior Legal Counsel

Kathy Roeder – Financial Planning Admin

Greg Atkinson – Deputy City Planner – Development

Colleen Middaugh – Executive Director of Engineering/Deputy City Engineer (A)

Conclusion:

This report provides Council with an overview of the Northwood Phase 2 development and identifies a recommended path forward. Administration seeks Council direction to participate in SCA Registration to enable servicing within the City-owned right-of-way for Phase 2 of the Northwood Street development. This approach provides a viable avenue for the development of the parcel of land in the South Cameron area in support of residential growth.

Planning Act Matters:

N/A

Approvals:

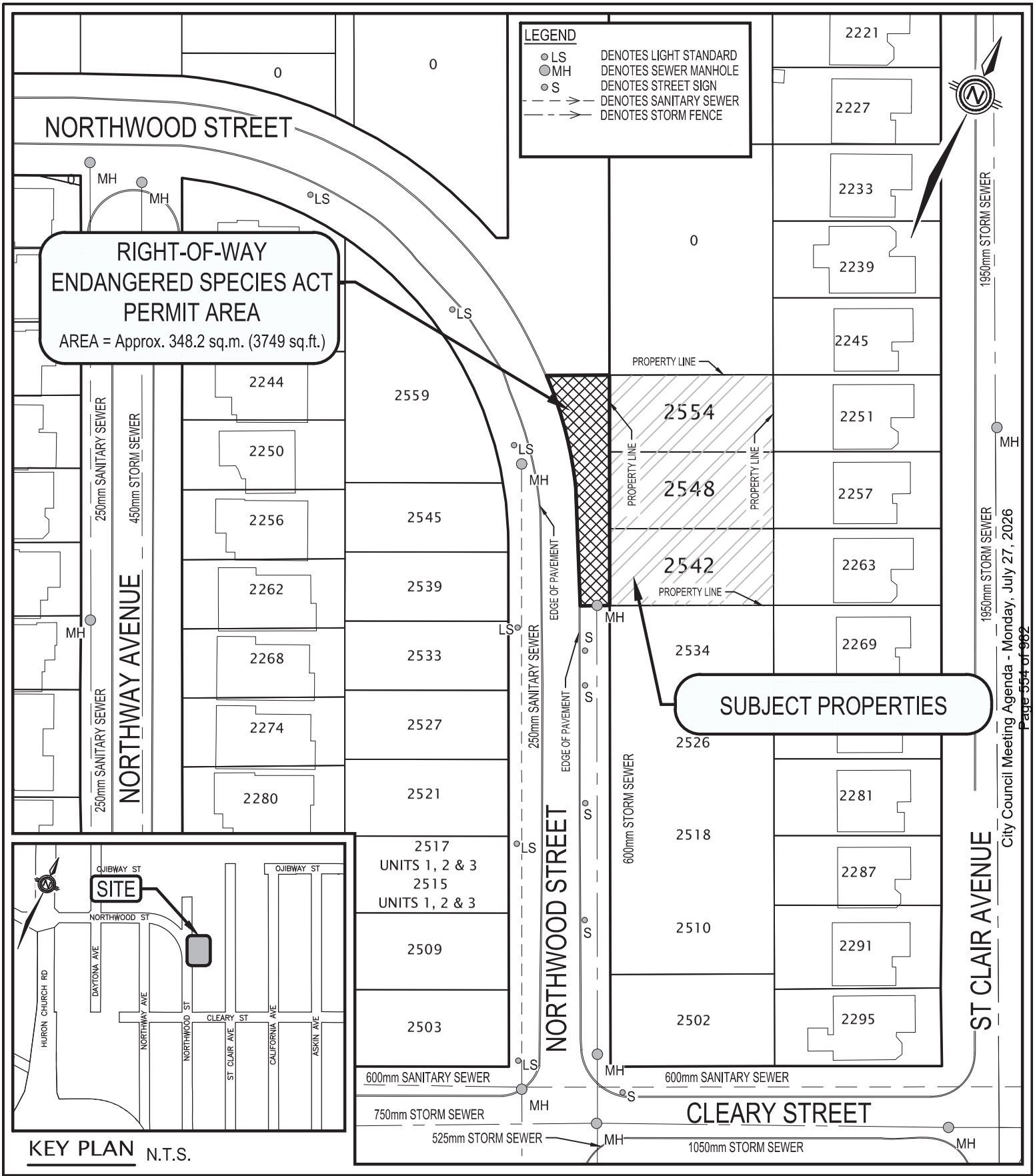
Name	Title
Stacey McGuire	Executive Director of Operations/Deputy City Engineer (A)
Neil Robertson	City Planner
Michael Chantler	Commissioner, Community Services
David Simpson	Commissioner, Infrastructure Services and City Engineer
Wira Vendrasco	City Solicitor
Janice Guthrie	Commissioner, Finance and Chief Financial Officer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

Appendix A: C-3903
Appendix B: S-2099, Phase 1 Plan



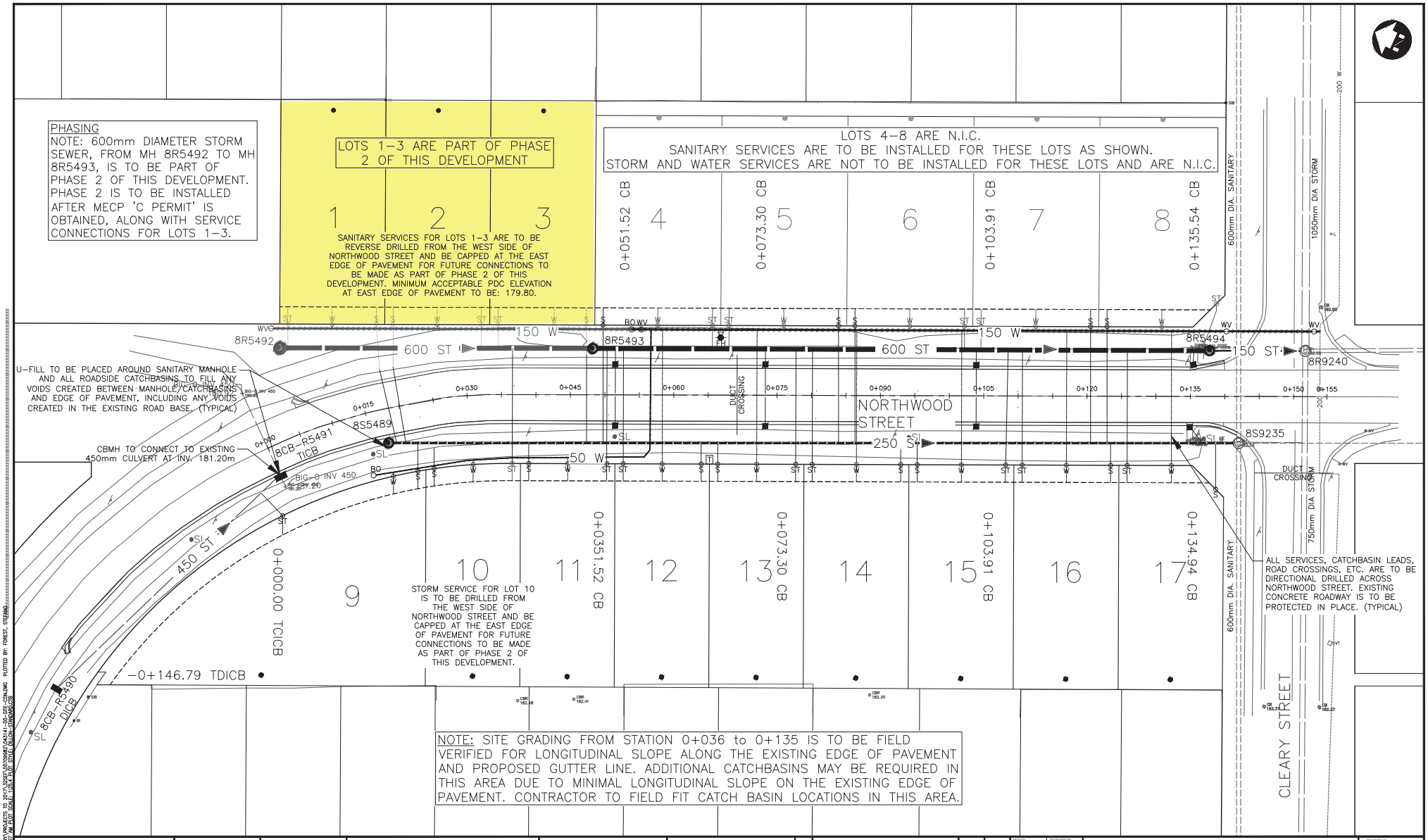
City Council Meeting Agenda - Monday, July 27, 2026
Page 554 of 902

THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT

Northwood Street Development from Cleary Street to Betts Avenue - Phase 2

Kirk Tamm, Manager of Geomatics

SCALE: 1:1000	DATE: MAR 2026	REVISED:	DWG. NO.
DWN BY: ST	CHKD BY: JM / SM	REVISION NO.:	C-3903



Conditions of Use

Verify elevations and/or dimensions on drawing prior to use. Report any discrepancies to Dillon Consulting Limited.

Do not scale dimensions from drawing.

Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

LICENSED PROFESSIONAL ENGINEER — S. E. FOREST — 100509807 — PROVINCE OF ONTARIO — NOVEMBER 22, 2023

APPROVED AS TO FORM, IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF DILLON CONSULTING LIMITED AS TO DESIGN AND SPECIFICATION.
Digitally signed by Mark Winterton
Date: 2023.11.23 13:45:09 -05'00'
MARK WINTERTON, P.ENG., CITY ENGINEER
THE CORPORATION OF THE CITY OF WINDSOR

SOUTH WINDSOR DEVELOPMENT COMPANY

DILLON CONSULTING

No.	ISSUED FOR	DATE	BY
8	RE-ISSUED FOR CITY OF WINDSOR SIGNATURE	NOV 22/23	SEF
7	EXECUTION	MAY 26/22	SEF
6	CITY OF WINDSOR SIGNATURE	MAY 26/22	SEF
5	CONTRACTOR PRICING	MAY 04/22	SEF
4	CITY OF WINDSOR SIGNATURE	OCT 18/21	DAM
3	CITY APPROVAL AND TRANSFER OF REVIEW	APR 15/20	SEF
2	CITY REVIEW	JAN 13/20	SEF
1	CONTRACTOR PRICING	DEC 19/19	SEF

DESIGN: SEF — REVIEWED BY: CDP
DRAWN: SEF — CHECKED BY: KNE
DATE: Nov–22–2023
SCALE: 1:250

NORTHWOOD/CLEARY DEVELOPMENT

SITE SERVICING PLAN

PROJECT NO. 04-3141

SHEET NO. 1

PLOTTED BY: FORES, STEFAN
PLOT DATE: 2023-11-22 @ 10:30:07 AM PLOT SCALE: 1:250.4 PLOT STYLE TABLE: DILLON-STANDARD.CTB

Committee Matters: SCM 251/2026

Subject: Minutes of the International Relations Committee of its meeting held May 20, 2026

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

Decision Number: **DHSC 849**
THAT the minutes of the International Relations Committee of its meeting held May 20, 2026 **BE RECEIVED** as presented.
Carried.

Report Number: SCM 179/2026

Clerk's Note:

1. Please refer to Item 12.1 from the Development & Heritage Standing Committee held on July 6, 2026.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Committee Matters: SCM 179/2026

Subject: Minutes of the International Relations Committee of its meeting held May 20, 2026

INTERNATIONAL RELATIONS COMMITTEE
Meeting held May 20, 2026

A meeting of the International Relations Committee is held this day commencing at 3:30 o'clock p.m. in Room 522a, 350 City Hall Square West, there being present the following members:

Councillor Angelo Marignani, Chair
Councillor Renaldo Agostino, (arrives at 3:45 o'clock p.m.)
Councillor Ed Sleiman
Lubna Barakat, (via Zoom video conference)
Saiful Bhuiyan
Ronnie Haidar
L.T. Zhao (via Zoom video conference)

Regrets received from:

Councillor Fred Francis

Guests in attendance:

Carlie Flack, Foreign Relations Commissioner, Chamber of Commerce, San Juan del Río, Querétaro, México and Rodrigo Báez, Head Consul of Mexico in Leamington, Ontario, regarding ***Item 4.1***
John Fraser and Amanda Gellman, regarding ***Item 4.2***

Via Zoom regarding ***Item 4.1***:

- Javier Peña Perrusquia, Coordinador General UAQ Campus San Juan del Río
- Christopher Vázquez, UAQ Campus San Juan del Río
- Carlos Redfern, Representante de RCG Advisory
- José Julio Rodríguez Guzmán, Director del CONALEP Plantel San Juan del Río
- Abigail Durán, Coordinación de Desarrollo Económico de San Juan del Río
- Javier Duran Zárate, Coordinación Técnica de Desarrollo Económico del municipio de San Juan del Río, Querétaro.
- Dario Velázquez, Coordinación de Desarrollo Económico de San Juan del Río
- María del Carmen Amezquita, Instituto Tecnológico de San Juan del Río
- Rubén Espinoza Castro, Director del Instituto Tecnológico de San Juan del Río Karen Trejo Garduño, Empresa INPLARSA
- Abraham Corona Ruíz, Director de Fomento a la Inversión y Desarrollo Empresarial del Municipio de San Juan del Río, Querétaro.
- Miguel Uribe Esquivel, Director de la Universidad IFES
- Claudia Patricia Trejo Díaz, Coordinadora de Asuntos Internacionales de la UTSJR

Also present are the following resource personnel

Matthew Johnson, Executive Director Economic Development
Sandra Gebauer, Council Assistant
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 3:38 o'clock p.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Declaration of Conflict

None disclosed.

3. Minutes

Moved by Councillor Ed Sleiman, seconded by Lubna Barakat,
That the minutes of the International Relations Committee of its meeting held February 24, 2026, **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 San Juan del Rio Proposal

Carlie Janine Flack, Advisor to the Investment Promotion Committee in San Juan del Rio, Queretaro, Mexico, appeared before the International Relations Committee to present a proposal for a Friendship City Relationship between San Juan del Rio, Queretaro, Mexico and Windsor Ontario Canada, and provided a PowerPoint presentation entitled Friendship City Relationship: San Juan del Rio and Windsor – An International Alliance with Purpose, which is attached as Appendix "A". The presentation provided by Ms. Flack is as follows:

- A video entitled "Friendship City Relationship San Juan del Rio & Windsor: An International Alliance with Purpose" which provides a visual of San Juan attached as Appendix "A"
- Carlie Flack provides the following remarks as it relates to the Presentation:

- This is an initiative born within the Chamber of Commerce and supported by the city government in San Juan del Rio.
- San Juan del Rio is growing very fast and with growth comes great opportunities but also challenges which is forcing them to modernize and to have a vision beyond their own borders.
- There are several similarities between the City of Windsor and San Juan del Rio which creates a natural foundation for collaboration. Both cities are industrial and logistical hubs; their main industry is automotive parts and advanced manufacturing. They also have vineyards with tourism based around that.
- The population consists of 390,000 and the goal is to reach 1 million by the year 2050.
- The average age is 28 with a low unemployment rate of 2.4%.
- In terms of collaboration, she has spoken to the Consulate in Leamington, Invest Windsor Essex, the University of Windsor, St. Clair College. Economic Development Windsor, the Automotive Parts Manufacturers, Association, the Canadian Association of Mold Makers, the Ontario Trade Commission and the Windsor Essex Chamber of Commerce.
- The local government is in full support of the Friendship City project.
- Her proposal is based on three pillars of operation – trade and industry, education, and tourism and culture. The vision is to connect with organizations in those pillars and to create actionable microprojects with them.
- Spoke to Invest Windsor Essex regarding the potential for creating meetings virtually for trade missions so that Canadian companies can promote their products locally to the buyers in San Juan del Rio in the automotive industry and among other industries.
- San Juan will have the opportunity to connect with companies in Windsor that need their products.
- In terms of education, they have gaps in their higher level technical skilled education.
- They would like to bridge that gap so local people can be hired in the higher management areas which comes through education that currently is not offered locally.
- They are interested in partnering with the University of Windsor.
- Suggestion for exchange programs for both faculty and students.
- Could bring nursing students to Windsor to recertify as there is a shortage of nurses in Canada.

In response to a question asked by Lubna Barakat regarding what the second official language in San Juan del Rio is, Carlie Flack responds she suspects it is English and adds they also have indigenous languages as well. She notes that if Canadian students wish to attend university in San Juan del Rio, some classes are offered in English.

Ronnie Haidar asks if San Juan del Rio has other sister cities or friendship cities. Carlie Flack responds that the City of Windsor would be the first.

Councillor Ed Sleiman questions what they are doing above and beyond what is existing at this time in terms of a trade agreement. Carlie Flack responds that the trade agreement will be in negotiations shortly and regardless of what happens with that trade agreement, Mexico will seek an additional trade agreement with Canada directly if a trilateral trade agreement is not reached. She remarks there will still be free trade between the two countries.

Carlie Flack thanks the Committee for receiving this proposal and states it is an honour to represent her city, and all of the supporters backing this proposal.

Moved by Councillor Renaldo Agostino, seconded by Saiful Bhuiyan,
That the International Relations Committee **RECOMMEND** that the City of Windsor and the City of San Juan del Rio enter into a Friendship City Agreement.
Carried.

4.2 Children's Art Exhibition – John Fraser, Graphic Designer Presentation

Amanda Gellman, Media Arts Community Centre and Museum is present and provides the following background information:

- Purchased the former Downtown Mission building and is part of the film and arts community.
- They have a camp for youth ages 8 to 16. They hire folks 19 to 30 in age to teach visual art, photography, film making, animation, and costume design.
- Kids from all over the city and county have been coming to camp since 2012.
- John Fraser presented the idea of taking the Twin Cities Art and to possibly animate it into video.
- Amanda Gellman remarks they can create videos of all of the artwork but can also take still artwork and animated artwork. They are able to create videos and social media pages that each city can plug into which can be shared globally and, to also set up a website.
- They would like to bring this project to life and to live on for a very long time.
- Interested in doing a press conference at the Film Centre to start off in the summer when the kids are there.
- Can also teach art classes to the children from the Twin Cities.
- The 10 Year Anniversary is a great theme and suggests adding Celebration to that theme.

John Frasier, Graphic Designer provides an overview of ideas for the Children's Art Exhibition as follows:

- Was interested when he saw the art exhibit at Art Windsor Essex and the qualities of the different artwork and the different styles that were there.
- Advises they use mapping software at work where there is one large map that can be wrapped on a 3D sphere, so it looks like a globe. It would be a nice project if

they highlighted where exactly all of the twin cities are and eventually could zoom in on the animation to show what the kids love about their cities.

- He suggests during the film camp to go to Walkerville and the children could draw the sculpture of Hiram Walker, the CKLW Sculpture on the waterfront, the Art Gallery; and everything that is great about downtown.
- All of this could be on one map that can be explored and to have one of those animations for each of the twin cities.

Amanda Gellman advises she viewed the artwork at the gallery and is committed to allowing the future artwork to live on. Sandra Gebauer notes that a news release calling for young artists to participate in the 2026 Children's Art Exhibition will be going out in a few days as they want to collect all of the artwork prior to the end of the school year.

In response to a question asked by Amanda Gellman regarding how many pieces of artwork are collected, Sandra Gebauer responds that they ask their Twin Cities to send approximately 20 pieces per city and adds all of the artwork received is included.

Councillor Renaldo Agostino asks if the IRC is able to utilize funding from their budget to assist in this project.

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman,
That **APPROVAL BE GIVEN** to an expenditure in the upset amount of $1,000 from the International Relation Committee's Capital Fund to support the animation of the 2026 Children's Art Exhibition.
Carried.

4.3 Children's Art Exhibit

Sandra Gebauer advises a news release will be issued in the coming days regarding the Children's Art Exhibit. She states that she has reached out to Devonshire Mall already in the event the Committee is interested in hosting a physical display again this year and provided the following weeks: June 22, July 20 and September 7. She remarks that should the Committee wish to proceed with the physical display, September 7 would be the most suitable date, as the art would need to go to the Film Centre first.

Ronnie Haidar advises he is interested in continuing the physical display and asks if laptops or tablets can be available to allow for the public to watch the video.

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman,
That the 2026 Children's Art Exhibition **BE HELD** on a date to be determined at Devonshire Mall; and,

That Administration **EXPLORE** the possibility of making laptops or other technology available, so that the animated video that will be created by the participants of the Summer Film Camp can be viewed during the Exhibit opening.

Carried.

4.4 Shkodra Twin City Proposal Discussion – Next Steps

Sandra Gebauer advises that now that the Committee has received and had a chance to review the actual proposal from Shkodra, the Committee must make a recommendation. The Committee report will then be shared along with the proposal with the Mayor's Office, will go before the Development & Heritage Standing Committee and then to City Council for approval.

Moved by Councillor Ed Sleiman, seconded by Lubna Barakat,
That the International Relations Committee **RECOMMENDS** that the Proposal for a Sister City Relationship with Shkodra, Albania **BE APPROVED**.
Carried.

4.5 Gunsan Brews & Blues Festival

Sandra Gebauer advises that further to the request that was received from Gunsan to engage a local Craft Brewery to participate in Gunsan's Brews & Blues Festival and further to the Committee's direction to direct the matter to Tourism Windsor Essex Pelee Island (TWEPI) to follow-up, both Walkerville Brewery and Sandwich Brewery were approached regarding this opportunity however, neither was able to participate.

4.6 Arlington, Texas

The Chair advises that coordination is currently underway for a reciprocal visit from Arlington, Texas to Windsor. Representatives from Arlington, Texas are proposing the visit be held in late summer or early fall.

Sandra Gebauer notes that based on discussions with the Mayor's Office, July or August may be more suitable, reminding them that the municipal elections are scheduled for October.

Moved by Councillor Renaldo Agostino, seconded by Ronnie Haidar,
That dates for the reciprocal visit by representatives from Arlington, Texas **BE CORRDINATED** with the Mayor's Office.
Carried.

Ronnie Haidar remarks that the University of Windsor is interested in being involved when the Arlington, Texas delegations visit the City of Windsor.

4.7 Proposal for Sister City Partnership between Kryvyi Rih and the City of Windsor

Moved by Saiful Bhuiyan, seconded by Councillor Renaldo Agostino,
That the Proposal for a Sister City partnership between Kryvyi Rih and the City of Windsor **BE DEFERRED** to the next meeting of the International Relations Committee.
Carried.

4.8 Polish Heritage Month in Canada

Sandra Gebauer indicates that a Ribbon Cutting ceremony and remarks by Mayor Drew Dilkens will be held on May 21, 2026, in the lobby of the 350 City Hall Square West building at 11:00 a.m.

4.9 The Polish Canadian Business and Professional Association of Windsor Annual Dinner

The Chair reports that the 31st Polish Canadian Society Business Dinner will be held on Friday, November 20, 2026, at the Dom Polski Club, 1275 Langlois, Windsor.

Moved by Councillor Renaldo Agostino, seconded by L.T. Zhao,
That **APPROVAL BE GIVEN** to an expenditure in the upset amount of $1,000 for the purchase of a table for the 31st Polish Canadian Society Business Dinner to be held on Friday, November 20, 2026, at the Dom Polski Club, 1275 Langlois, Windsor.
Carried.

5. Communications

None

6. New Business

Confirm & Ratify E-mail Poll

That the results of the e-mal poll conducted on May 15, 2026, approving the following recommendation **BE CONFIRMED AND RATIFIED**:

(

Moved by Saiful Bhuyian, seconded by Councillor Ed Sleiman,

That **APPROVAL BE GIVEN** to an expenditure in the upset amount of $75 for the purchase of refreshments for the May 20, 2026, meeting of the International Relations Committee.

Carried.

7. Date of Next Meeting

The date of the next meeting to be determined.

8. Adjournment

There being no further business, the meeting is adjourned at 5:15 o'clock p.m.

FRIENDSHIP CITY RELATIONSHIP

SAN JUAN DEL RÍO & WINDSOR: AN INTERNATIONAL ALLIANCE WITH PURPOSE

Rumbo al centenario
1933-2033

WHY WINDSOR, ONTARIO?

- Our similarities create a natural foundation for collaboration.
- Industrial and logistics hubs
- Shared challenges (supply chain shifts, tariffs)
- Similar city scale and economic identity



“Both cities help build North America.”

SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

SAN JUAN DEL RÍO, QUERÉTARO:
WHERE HISTORY MEETS PROGRESS.

1

Its connectivity makes it an ideal logistics hub for business, trade, and investment.

2

San Juan del Río preserves its historical essence, colonial architecture, and a safe, welcoming atmosphere



CONNECTIVITY

SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

Distances to the U.S. border

El Paso, Texas — 1,630 km / 1,021 mi
San Diego, Ca. — 2,600 km / 1,615 mi
Laredo, Texas — 940 km / 584 mi

Distances to the main seaports.

Altamira — 631 km / 392 mi
Veracruz — 607 km / 377 mi
Lázaro Cárdenas — 544 km / 338 mi
Manzanillo — 650 km / 403 mi



SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

STRATEGIC LOCATION

45 MIN
SJR- Querétaro Intercontinental Airport and the state capital.

6 H
From the port of Veracruz.

7 H
From the port of Mazatlán

25 MIN
SJR – Arco Norte

1 H
Celaya

2 H
CDMX and Toluca

5 H
Guadalajara





SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

RAILROADS

Ferromex

Kansas City
Southern México

New station
México-Querétaro

SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

INFRASTRUCTURE





Federal Highway
173 km

NAFTA Highway

Railway
520 km

Gas pipelines
1.5 M consumers

State highway
1,177 km

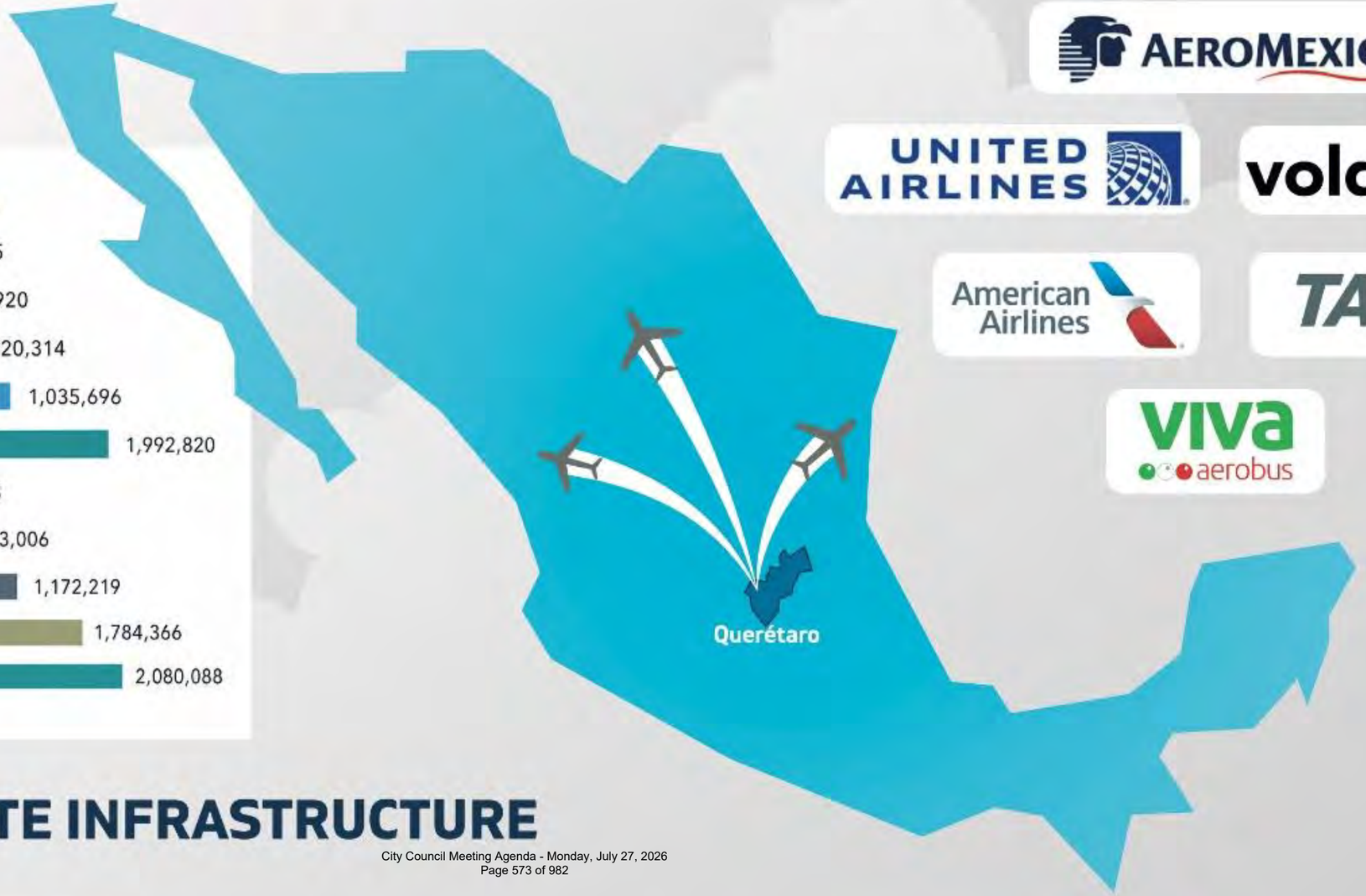
SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

First airport in Mexico to comply with ICAO standards

Passengers

2015	508,975
2016	643,920
2017	820,314
2018	1,035,696
2019	1,992,820
2020	509,098
2021	833,006
2022	1,172,219
2023	1,784,366
2024	2,080,088
Ene 25	191,760



AEROMEXICO

UNITED AIRLINES

volaris

American Airlines

TAR

VIVA aerobus

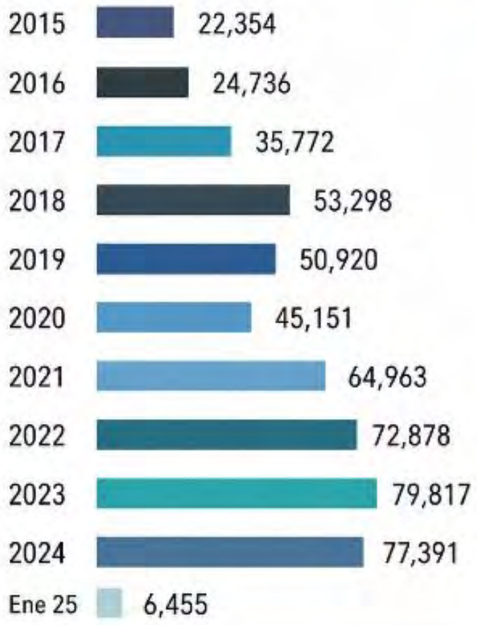
ADEQUATE INFRASTRUCTURE

SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

5th place nationwide in international cargo

Annual cargo tonnage





FedEx
DHL
mercado libre
T.S.M.
ups

ADEQUATE INFRASTRUCTURE

SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

390 THOUSAND INHABITANTS

Due to its diversified economy, with key sectors such as industry, commerce, and agriculture, San Juan del Río represents a significant consumer market in the bajío region.



INDICATORS



20%
contribution to the state GDP

77%
of the local economy comes from the industrial sector

Second-largest
commercial infrastructure in the state

High
urban competitiveness according to IMCO.[2]

[2] Instituto Mexicano para la Competitividad, A.C.

HUMAN CAPITAL AND SKILLED WORKFORCE

28 years
average age

68,000
workers in the industrial sector

63 out of every 100 inhabitants
are economically active

2.4%
state unemployment rate

De 8 a 12 familias
Between 8 and 12 families move to live in San Juan del Río, Querétaro every day

Primary sector

Main crops:

- Alfalfa
- Sorghum
- Oats
- Fodder
- Beans
- Broccoli
- Tomato
- Wheat
- Nopal (cactus)
- Dried chili pepper
- Peach

80,000 hectares

38,215 rainfed
8,900 irrigated
27,570 grazing land
1,331 forest
2,340 urbanized



National producers of roses

70 hectares of cultivation in the El Organal community

Secondary sector

320 direct manufacturing industries

Investment of 482 million dollars



SECURITY

Intelligence

Technology

Professionalization

The state of Querétaro ranks first nationwide in Rule of Law in Mexico – World Justice Project. Effective collaboration among municipal, state, and federal forces.

San Juan del Río is part of the state video surveillance system, with more than 200 cameras installed at strategic points and continuous monitoring from the C4 center.

SAN JUAN DEL RÍO
2024 - 2027

SJR Legado de Bien Común

San Juan del Río, Querétaro,

THE GATEWAY TO THE BAJÍO.

“At a time when North American trade relationships are being tested, Canada and Mexico are strengthening direct partnerships in unprecedented ways.

We are seeing record trade missions, increased diplomatic collaboration, and growing conversations about how our two countries can work more closely together — not only federally, but regionally and locally.”

Marcelo Ebrard – Minister of Economy, Mexico

COMMUNITY SUPPORT

- **Mexico**
- Queretaro Automotive Cluster
- Queretaro Wine Industry Cluster
- UAQ
- Universidad Tecnológica SJR
- Instituto Tecnológico SJR
- CONCYTEC
- Conalep
- Exo-s

- **Canada**
- Ontario Embassey in Mexico
- Mexican Consulate, Leamington
- Invest Windsor Essex
- RCG Advisory (Windsor)



WHO WILL MANAGE THE RELATIONSHIP?

San Juan del Río Chamber of Commerce:

- Coordinate communication, trade missions and projects.
- Represent local industries and organizations.

San Juan del Río Municipal Government:

- Provide institutional and diplomatic backing.
- Officiate legal proceedings.
- Designate a municipal liason.

COLLABORATIONS

- University of Windsor
- St. Clair College
- Mexican Consulate in Leamington
- Invest Windsor Essex
- Economic Development Windsor
- Automotive Parts Manufacturers' Association (APMA)
- Canadian Association of Mold Makers (CAMM)
- Trade Programs Advanced Manufacturing Roadshow
- Windsor Essex Chamber of Commerce

Vision for the Future



Trade & Industry

B2B networking meetings

Supply chain diversification

Mutual soft landing services

Supplier development

Bilateral trade missions (virtual or in person)



Education

Student/teacher exchanges

Shared training programs

Bilingual workforce pipelines

Educational pathways for tecnical certifications

Collaborative reasearch projects



Tourism & Culture

Joint promotion

Featured region in food , wine and cultural festivals

Participation in Wines of the world event

FINAL THOUGHTS

Windsor and San Juan del Río are uniquely compatible cities.

We share industries, economic realities, workforce challenges, international ambitions and a belief in growth through collaboration.

This partnership has the potential to become far more than a symbolic agreement.

It can become a living bridge between two cities helping shape the future of North America together.

THANK YOU!

- Carlie Flack – San Juan del Rio Chamber of Commerce
- E-mail: inversiones@canacosjr.com
- Cel: (52) 427 121 1520

Item No. 8.22

Committee Matters: SCM 252/2026

Subject: Minutes of the Property Standards Committee of its meeting held June 11, 2026

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

Decision Number: **DHSC 850**
THAT the minutes of the Property Standards Committee of its meeting held June 11, 2026 **BE RECEIVED** as presented.
Carried.

Report Number: SCM 214/2026

Clerk's Note:

1. Please refer to Item 12.2 from the Development & Heritage Standing Committee held on July 6, 2026.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Committee Matters: SCM 214/2026

Subject: Minutes of the Property Standards Committee of its meeting held June 11, 2026

Property Standards Committee

Meeting held Thursday, June 11, 2026

A meeting of the Property Standards Committee is held this day commencing at 9:30 o'clock a.m. via Zoom video conference, there being present the following members:

Councillor Ed Sleiman, Chair
Councillor Jo-Anne Gignac
Councillor Mark McKenzie
Michael George

Regrets received from:

Daniel Lunardi

Appellants in attendance:

Andi Shallvari and Cameron Reid regarding property located at 334 California Avenue.

Also in attendance are the following resource personnel:

Steve Vlachodimos, City Clerk/Licence Commissioner
Craig Robertson, Manager of Licensing and Enforcement, Deputy Licence Commissioner
Brandon Calleja, Senior Manager, Deputy Chief Building Official/Permits
Nicole Brush, Supervisor By-law Enforcement
Rory Sturdy, Supervisor By-law Enforcement
Christopher Girard, By-law Enforcement Officer
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:30 o'clock a.m. and the Property Standards Committee considers the Agenda being Schedule A, attached hereto, matters which are dealt with as follows:

2. Disclosure of Interest

None disclosed.

3. Adoption of the Minutes

Moved by Councillor Jo-Anne Gignac, seconded by Michael George,
That the minutes of the Property Standards Committee of its meeting held May 20, 2025, **BE ADOPTED** as presented.
Carried.

4. Request for Deferral, Referral or Withdrawal

None.

5. Appeals

Andi Shallvari and Cameron Reid appear before the Property Standards Committee regarding property located at 334 California Avenue. The document entitled "334 California Avenue – Compliance Plan" is submitted and ***attached*** as Appendix "A".

Craig Robertson, Manager of Licensing and Enforcement, Deputy Licence Commissioner advises that the Property Standards Committee has the following authority under the *Building Code Act*:

- Option to confirm the Order as issued
- Modify the Order
- Quash or rescind the Order
- Extend the deadline for compliance
- If the Committee chooses to extend the deadline, would ask that the Committee consider multiple deadlines where the defects may be grouped together

Christopher Girard, By-law Enforcement Officer provides the Presentation entitled "334 California Avenue – OTR 26-009523" ***attached*** as Appendix "B". The following commentary of the property is provided:

- Received a complaint on October 31, 2025
- The site was vacant and boarded with evidence of someone living on the porch.
- Contacted Andi Shallvari, owner a few weeks later
- Mr. Shallvari advised that his intent is to sell the property to the University of Windsor or to demolish it.
- An additional site visit was held in December 2025.
- The owner indicated that he would be working with the University of Windsor with a hard deadline of January 21, 2026, which was extended to February 20, 2026, in order to acquire a demolition permit.
- The Order was issued on March 29, 2026.
- The owner was asked to barricade the front porch as people were possibility residing there which was done.

In response to a question asked by the Chair regarding if the property is an eyesore and unsafe, Christopher Girard responds that the main concern is safety as this property is across the street from the University of Windsor. He adds that a boarded-up building offers an opportunity for people to break in, steal copper and light fires.

Christopher Girard indicates the Order specifies that the appellant remove all boarding, ensuring windows and doors are in good repair. He adds to close the front area porch and to remove the boarding to delineate the parking area.

Andi Shallvari and Cameron Reid are representing the owner position of this property and indicates that receipt of this Order helped to expedite the conversation with the University of Windsor. The following comments are provided:

- Mr. Shallvari provides an overview of the discussions held with the University of Windsor.
- Cameron Reid is principle of the entity that owns property at 334 California. He advises they fully intend to comply with demolishing the building. He prepared a Compliance Plan which shows a realistic sequence of statutory and practical steps which has been provided to the Committee.
- They respectfully request that the compliance date be modified to December 11, 2026.

Cameron Reid asks Christopher Girard, By-law Enforcement Officer in his professional opinion, how does he feel about the timeline for this Compliance Plan. Christopher Girard responds they are past the point to comply with the Order; can leave the property vacant, maintained and still in good standing, however in speaking about the demolition, he remarks it should have been done.

In response to a question asked by Councillor Mark McKenzie regarding if the property has been vacant since 2021, Mr. Shallvari responds affirmatively, however it took approximately 18 months to go through a rezoning application. Councillor Mark McKenzie questions why the appellant did not apply for a demolition permit prior to this hearing. Cameron Reid responds that a construction company was contacted to acquire some quotes for demolishing the building and to get the Designated Substance Survey (DSS) done. Andi Shallvari comments that the disconnections with Enbridge and Enwin have been completed.

In response to a question asked by Councillor Mark McKenzie regarding the Compliance Plan, Craig Robertson responds that it appears that the appellants are willing and have provided a plan. He indicates that this has to be expedited and cannot sit in the condition that it is currently in.

Cameron Reid advises they can fast track that DSS portion to immediate and, following the findings of that report, can move on a demolition permit application. He

advises they would prefer the demo route rather than replacing something on an older building, i.e. doors and windows.

Councillor Jo-Anne Gignac questions the time required to acquire a contractor to take a building down. Brandon Calleja, Senior Manager, Deputy Chief Building Official/Permits responds that a 6-month timeline is not required to demolish a house and adds the permit is a very quick turnaround. He states that 30 days is a fair timeline for this type of demolition (single family dwelling). He advises if the appellants require expedited service, appropriate staff will be assigned to assist in making those timelines. work.

Moved by Councillor Jo-Anne Gignac, seconded by Councillor Mark McKenzie
That the owners of 334 California Avenue **BE ALLOWED** 30 days in order to demolish the building; to acquire the demolition permit; and to hire a demolition contractor to take down the building.
Carried.

6. Adjournment

There being no further business, the meeting is adjourned at 10:05 o'clock a.m.

334 California Avenue — Compliance Plan

Submission to the Property Standards Committee — Hearing of June 11, 2026

Property: 334 California Avenue, Windsor, ON
Violation Number: 26 009523
Order Issued: February 27, 2026 (C. Girard, Building Bylaw Officer)
Hearing: Thursday, June 11, 2026 at 9:30 a.m. — Room 140, 350 City Hall Square West

1. Owner's Position

The owner confirms the position stated in the Notice of Appeal: compliance will be achieved by demolishing the building, as expressly contemplated by the Order. Correction #1 provides:

> *"If possible, obtain a demolition permit and demolish all buildings on the property, leaving the site clean and level as per this by-law."*

This permanent resolution eliminates the underlying property standards condition and addresses the City's stated concerns in full.

2. Statutory Pre-Demolition Requirement

Demolition of the existing two-storey brick dwelling and detached garage requires a **Designated Substances Survey under O. Reg. 278/05** prior to issuance of any demolition permit. The DSS identifies regulated substances (asbestos, lead, mercury, silica) and dictates any required abatement. This is mandatory and forms the principal driver of the requested compliance period.

3. Compliance Plan and Timeline

Phase	Target Window	Statutory / Practical Basis
DSS consultant engagement; sampling, lab analysis and report	June – mid-July 2026	O. Reg. 278/05
Demolition permit application (CloudPermit) and issuance	Late July – September 2026	By-law 148-2025, S. 7.2
Hazardous material abatement if required by DSS	September – October 2026	O. Reg. 278/05
Demolition contractor mobilization	October – November 2026	By-law 395-2004 (licensed contractor)
Demolition and site grading to clean, level condition	November – early December 2026	Order, Correction #1 alternative

Proposed Compliance Date: December 11, 2026 — six months from the hearing.

4. Interim Site Security

During the compliance period the property will remain secured. The existing boarding will be maintained and the property monitored; any further unauthorized access will be reported to Windsor Police and the Building Department. As the demolition path is being pursued, the boarding will be addressed at the point of demolition rather than removed prior, consistent with the Order's demolition alternative.

5. Voluntary Reporting

- Written confirmation of DSS consultant engagement upon execution
- Written confirmation upon submission of the demolition permit application
- Monthly status updates to Mr. Girard or his designate
- Notification within five business days of demolition completion

References: Building Code Act, S.O. 1992, c. 23, ss. 15.2(2), 15.3(1); City of Windsor By-law 148-2025; O. Reg. 278/05 (Designated Substances).

THE CITY OF WINDSOR
ONTARIO, CANADA

334 California Ave – OTR 26-009523

By-law Officer: Chris Girard

Date of Inspection: October 31, 2025

Date OTR Issued: February 27, 2026

Date of Appeal: June 11, 2026

Appendix B

SECTION 11 – RESIDENTIAL DISTRICTS 2. (RD2.)

[ZNG/5270]

(B/L 10358 Jul 16/1990; B/L 11093 Jul 20/1992; B/L 12651 Feb 25/1997, Approved by OMB Order R960323; B/L 169-2001 Jun 1/2001; B/L 33-2001 Oct 23/2001, OMB Decision/Order No. 1716 Case No. PL010233; B/L 370-2001 Nov 15/2001; B/L 363-2002 Dec 31/2002; B/L 142-2006 Aug 24, 2006; B/L 114-2016 Sep 19/2016; B/L 164-2017 Dec 7/2017; B/L 52-2024 Apr 22/2024)

11.1 RESIDENTIAL DISTRICT 2.1 (RD2.1)

11.1.1 PERMITTED USES

One *Duplex Dwelling*

One *Semi-Detached Dwelling*

One *Single Unit Dwelling*

Any use accessory to the preceding uses

11.1.5 PROVISIONS

		Duplex Dwelling	Semi-Detached Dwelling	Single Unit Dwelling
.1	Lot Width – minimum	12.0 m	15.0 m	9.0 m
.2	Lot Area – minimum	360.0 m^2	450.0 m^2	270.0 m^2
.3	Lot Coverage – maximum	45.0%	45.0%	45.0%
.4	Main Building Height – maximum	9.0 m	9.0 m	9.0 m
.5	Front Yard Depth – minimum	6.0 m	6.0 m	6.0 m
.6	Rear Yard Depth – minimum	7.50 m	7.50 m	7.50 m
.7	Side Yard Width – minimum	1.20 m	1.20 m	1.20 m
.10	Gross Floor Area – main building – maximum	400 m^2	400 m^2	400 m^2

(B/L 101-2022 Jul 11/2022; B/L 52-2024 Apr 22/2024)

THE CITY OF WINDSOR ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

- Zoning RD 2.1
- Latest established use – DWELLING
- **Oct 31, 2025: First site visit – vacant and boarded.**
- Nov 18, 2025: First contact from owner stating plans to demolish or possible sale to University of Windsor.
- Dec 3, 2025: Second site visit – vacant and boarded.
- **Dec 12, 2025: Email to owner stating that the decision end date of Jan 31, 2026 is agreed. Due date to obtain demo permit: Feb 20, 2026.**
- Jan 14, 2026: Email update from owner – no decision from U of W.
- Feb 5, 2026: Email to owner stating that I cannot negotiate more time as it has been months.
- Feb 9, 2026: Email to owner – need to keep with the Feb 20th due date. If doing a demo, call Building Dept immediately.
- **Feb 24, 2026: Site visit – no change.**
- **Feb 26, 2026: Violation – order issued with due date of March 29, 2026.**

334 CALIFORNIA AVE

OTR – 26-009523

OCTOBER 31, 2025



West side of residence. Overgrowth around covered porch area. Boarded windows/doors.

THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

DECEMBER 3, 2025



Front covered porch.
Evidence of person living in porch area.

THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

DECEMBER 3, 2025

North side of residence.
Boarded windows.



THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

DECEMBER 3, 2025

East side for residence. Boarded windows/doors.



THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

FEBRUARY 24, 2026

Front covered porch.
Boarded porch to
prevent trespassers.



THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

FEBRUARY 24, 2026

Boarded detached garage.



THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

FEBRUARY 24, 2026

East side of residence. Boarded windows/doors.



THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

DEFECTS

DEFECT 1: VACANT PROPERTY

Sections 5.5.1

Boarded vacant dwelling unit, boarded vacant detached garage.

THE CITY OF WINDSOR
ONTARIO, CANADA

334 CALIFORNIA AVE

OTR – 26-009523

THE CITY OF WINDSOR
ONTARIO, CANADA

Item No. 8.23

Committee Matters: SCM 253/2026

Subject: Report No 60 of the International Relations Committee of its meeting held May 20, 2026

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

Decision Number: **DHSC 851**
THAT Report No.60 of the International Relation Committee indicating:

That the International Relations Committee RECOMMEND that the City of Windsor and the City of San Juan del Rio enter into a Friendship City Agreement.

BE APPROVED.
Carried.

Report Number: SCM 216/2026

Clerk's Note:

1. Please refer to Item 12.3 from the Development & Heritage Standing Committee held on July 6, 2026.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Committee Matters: SCM 216/2026

Subject: Report No 60 of the International Relations Committee of its meeting held May 20, 2026

REPORT NO. 60
of the
INTERNATIONAL RELATIONS COMMITTEE
Meeting held May 20, 2026

Present: Councillor Angelo Marignani, Chair
Councillor Renaldo Agostino
Councillor Ed Sleiman
Lubna Barakat (via Zoom)
Saiful Bhuiyan
Ronnie Haidar (via Zoom)
L.T. Zhao (via Zoom)

Your Committee submits the following recommendation:

Moved by Councillor Renaldo Agostino, seconded by Saiful Bhuiyan,

That the International Relations Committee **RECOMMEND** that the City of Windsor and the City of San Juan del Rio enter into a Friendship City Agreement.
Carried.

Item No. 8.24

Committee Matters: SCM 254/2026

Subject: Report No. 61 of the International Relations Committee of its meeting held May 20, 2026

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

Decision Number: **DHSC 852**
THAT Report No. 61 of the International Relations Committee indicating:
That APPROVAL BE GIVEN to an expenditure in the upset amount of $1,000 from the International Relation's Capital Fund to support the animation of the 2026 Children's Art Exhibition.
BE APPROVED.
Carried.

Report Number: SCM 217/2026

Clerk's Note:

1. Please refer to Item 12.4 from the Development & Heritage Standing Committee held on July 6, 206.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Committee Matters: SCM 217/2026

Subject: Report No. 61 of the International Relations Committee of its meeting held May 20, 2026

REPORT NO. 61
of the
INTERNATIONAL RELATIONS COMMITTEE
Meeting held May 20, 2026

Present: Councillor Angelo Marignani, Chair
Councillor Renaldo Agostino
Councillor Ed Sleiman
Lubna Barakat (via Zoom)
Saiful Bhuiyan
Ronnie Haidar (via Zoom)
L.T. Zhao (via Zoom)

Your Committee submits the following recommendation:

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman,

That **APPROVAL BE GIVEN** to an expenditure in the upset amount of $1,000 from the International Relation's Capital Fund to support the animation of the 2026 Children's Art Exhibition.
Carried.

Item No. 8.25

Committee Matters: SCM 255/2026

Subject: Report No. 62 of the meeting of the International Relations Committee held May 20, 2026

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

Decision Number: **DHSC 853**
THAT Report No. 62 of the International Relation Committee indicating:
That the International Relations Committee RECOMMENDS that the Proposal for a Sister City Relationship with Shkodra, Albania BE APPROVED.
BE APPROVED; and,

THAT Administration **BE REQUESTED** to provide additional background information regarding the Sister City proposal; and,

THAT the information **BE PROVIDED** to Council when this report moves forward for their consideration.
Carried.

Report Number: SCM 218/2026

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and the committee are **NOT** the same.

2. Please refer to Item 12.5 from the Development & Heritage Standing Committee held on July 6, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260707/-1/11657

Committee Matters: SCM 218/2026

Subject: Report No. 62 of the meeting of the International Relations Committee held May 20, 2026

REPORT NO. 62
of the
INTERNATIONAL RELATIONS COMMITTEE
Meeting held May 20, 2026

Present: Councillor Angelo Marignani, Chair
Councillor Renaldo Agostino
Councillor Ed Sleiman
Lubna Barakat (via Zoom)
Saiful Bhuiyan
Ronnie Haidar (via Zoom)
L.T. Zhao (via Zoom)

Your Committee submits the following recommendation:

Moved by Councillor Ed Sleiman, seconded by Lubna Barakat,

That the International Relations Committee **RECOMMENDS** that the Proposal for a Sister City Relationship with Shkodra, Albania **BE APPROVED**.
Carried.

Subject: Additional Information Memo to Report No. 62 of the International Relations Committee (IRC) - Proposed Twin City Relationship with Shkodra, Albania-City Wide

Reference:

Date to Council: July 27, 2026
Author: Sandra Gebauer
Council Assistant
519-255-6100 ext. 6331
sgebauer@citywindsor.ca
Council Services
Report Date: 7/15/2026
Clerk's File #: MB2026

To: Mayor and Members of City Council

Additional Information:

At the July 6th, 2026 meeting of the Development and Heritage Standing Committee, Councillor Angelo Marignani made the following motion:

> *THAT Report No. 62 of the International Relation Committee indicating:*
>
> *That the International Relations Committee RECOMMENDS that the Proposal for a Sister City Relationship with Shkodra, Albania BE APPROVED.*
>
> ***BE APPROVED**; and,*
>
> *THAT Administration **BE REQUESTED** to provide additional background information regarding the Sister City proposal; and,*
>
> *THAT the information **BE PROVIDED** to Council when this report moves forward for their consideration.*

At its meeting held February 24, 2026, Mr. Uran Kuci, President of the Albanian Association of Windsor, accompanied by Dr. Entela Bilali, Professor Arti Tamburi, Professor Jonia Tamburi and Dr. Mirabela Hali, appeared before the International Relations Committee (IRC) to present and discuss a twin city proposal between the City of Windsor and the City of Shkodra, Albania.

The attached proposal, which was submitted to the IRC, is being provided for information.

According to the 2021 Government of Canada Census of Population, Windsor has approximately 815 residents of Albanian ethnic origin and nationally, Windsor is

identified as one of the Canadian cities with a comparatively higher share of residents of Albanian background.

The Albanian Association and local community members have maintained contact with individuals and officials in Shkodra, who have expressed a strong interest in formalizing the relationship. It was noted that Windsor would be the first Twin City that Shkodra has in the western hemisphere, underscoring the symbolic importance of the relationship.

At the May 20th, 2026 meeting of the IRC, the Committee recommended that the Proposal for a Twin City/Sister City relationship with Shkodra, Albania be approved, subject to the development of a formal agreement and completion of the necessary procedures and administrative steps. Any financial implications associated with the implementation of the twinning relationship, including visits, exchanges or events, would be managed within the IRC's existing approved budget.

If City Council approves the IRC recommendation, the Mayor's Office would prepare a letter of intent to be sent to the Mayor of Shkodra confirming Windsor's wish to establish a Twin City relationship and the Embassy of Albania, the Consulate in Canada and the members of the Albanian Community would be formally engaged to support this initiative.

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Approvals:

Name	Title
Steve Vlachodimos	City Clerk/Licensing Commissioner
Andrew Daher	Commissioner, Corporate Services
Ray Mensour	Chief Administrative Officer

Appendices:

1 Appendix A - Proposal for Twin City Relationship

Proposal to the Mayor's Office

Twin City Relationship Between the City of Windsor, Ontario, Canada and the City of Shkodra, Albania

Prepared in accordance with the **City of Windsor Twin City/Friendship City Policy**

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1. Introduction & Purpose

This proposal respectfully requests the establishment of a formal **Twin City relationship** between the **City of Windsor, Ontario** and the **City of Shkodra, Albania**.

In accordance with Section 6.2 of the City of Windsor Twin City/Friendship City Policy, this submission outlines:

- The long-term vision and sustainability plan for the partnership
- The demonstrated community support and organizational capacity
- The cultural, educational, economic, and civic benefits of twinning

This initiative is community-driven and supported by established cultural leadership within Windsor's Albanian community, ensuring that the partnership is structured, sustainable, and aligned with municipal objectives.

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2. Alignment with Windsor's Twin City Policy

As defined in Section 4.1 of the Twin City-Friendship City Policy, a Twin City relationship is a formal agreement between two geographically and politically distinct municipalities for the purpose of promoting cultural and commercial ties.

This proposal satisfies the policy criteria by:

- Demonstrating an active and legitimate community organizational structure
- Establishing identifiable similarities and mutual interests
- Providing a long-term plan with measurable phases
- Confirming capacity to sustain ongoing activities
- Supporting reciprocal cultural, educational, and economic engagement

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3. Why Shkodra? A City of 4,000 Years of Civilization





Shkodra is one of the oldest continuously inhabited cities in Southeastern Europe, with **4,000 years of historical continuity**.

It is a city defined by:

- **Triumph and resilience** – having endured Roman conquest, Byzantine and Venetian transitions, Ottoman rule, Balkan wars, and modern conflict, yet continuously reborn.
- **Revival and rebirth** – repeatedly rebuilding its civic, economic, and cultural institutions after destruction.
- **Linguistic and cultural preservation** – serving as a historic center of Albanian language development and national identity.
- **Cultural powerhouse** – recognized as a cradle of Albanian literature, music, photography, religious scholarship, and artistic expression.
- **Commercial hub for centuries** – a historic Adriatic trade center linking maritime and inland Balkan economies.

- **Strategic Adriatic–Balkan crossroads** – geographically positioned between Central Europe and the Mediterranean world.
- **Strong civic identity** – known for deep-rooted pride, volunteerism, intellectual tradition, and community cohesion.

Twinning with a city of such historical depth provides Windsor with a partnership anchored in endurance, identity, and cross-continental heritage.

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4. Shared Values and Identifiable Similarities

Consistent with Section 6.2.1 of the Twin City-Friendship City Policy, the proposed twin city should demonstrate identifiable similarities and potential for reciprocal benefit.

Windsor and Shkodra share:

- Waterfront geography (Detroit River / Lake Shkodra & Adriatic proximity)
- Strong industrial and commercial traditions
- Deep immigrant-rooted civic identity
- Cultural diversity and heritage preservation
- Commitment to youth engagement and education
- Cross-border economic influence

Both cities serve as **gateways** — Windsor as Canada's busiest land border crossing, and Shkodra as northern Albania's historic Adriatic gateway.

---

5. Long-Term Strategic Plan (10-Year Framework)

Phase 1 (Years 1–2): Establishment & Foundation

- Formal signing ceremony
- Cultural exchange programming
- Municipal introductions and virtual forums
- Academic and school partnership exploration
- Business roundtable introductions

Phase 2 (Years 3–5): Active Engagement

- Delegation exchanges
- Joint cultural festivals and artistic collaborations
- Tourism promotion initiatives
- Youth leadership exchanges
- Chamber of Commerce collaboration

Phase 3 (Years 6–10): Institutional & Economic Growth

- Formal educational institution agreements
- Trade and innovation partnerships
- Co-development projects
- Joint heritage and sustainability initiatives
- Periodic evaluation and renewal review

This structured timeline ensures sustainability and measurable progress, consistent with policy expectations.

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6. Community Organizational Capacity

A structured and active community association in Windsor will:

- Provide translation and cultural facilitation
- Coordinate delegations
- Support hosting responsibilities
- Organize civic and educational programming
- Maintain ongoing communication
- Provide reporting and updates to the Mayor’s Office

This ensures compliance with the requirement for sustainable community-driven engagement as outlined in the policy.

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7. Strategic Benefits to Windsor

Twinning with Shkodra will:

- Expand Windsor's global municipal network
- Strengthen multicultural civic identity
- Foster international youth opportunities
- Encourage tourism and cultural visibility
- Create channels for business and trade dialogue
- Reinforce Windsor's leadership in inclusive diplomacy

Beyond symbolism, this partnership establishes a bridge between North America and one of Europe's most historically resilient cities.

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8. The Value of Twinning with a Historically Identical City

Few cities in Europe have demonstrated the **cyclical resilience** of Shkodra: fall, rebuilding, preservation, revival.

A partnership with such a city carries unique symbolic and strategic weight:

- It aligns Windsor with a 4,000-year urban legacy.
- It connects modern municipal governance with deep civilizational continuity.
- It honors cultural preservation while promoting forward-looking cooperation.
- It celebrates resilience — a value shared by Windsor's own industrial and cross-border identity.

Twinning with Shkodra is not merely ceremonial. It represents a partnership rooted in endurance, cultural vitality, economic connectivity, and civic pride.

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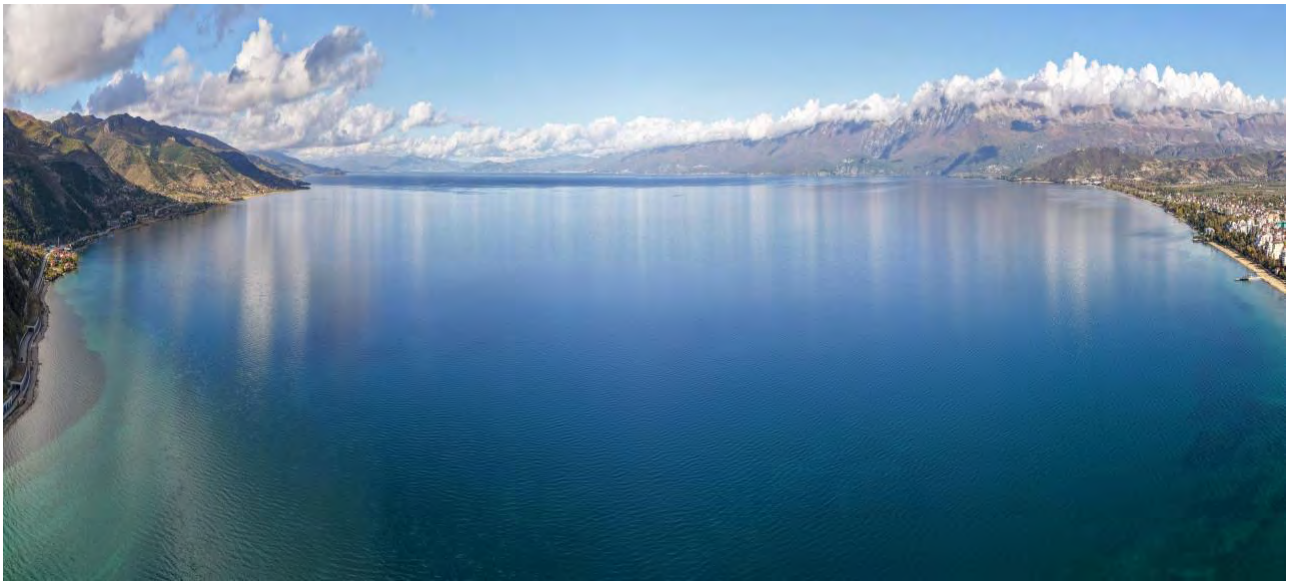
9. Conclusion

This proposal respectfully requests that the Mayor's Office advance the establishment of a **Twin City Agreement between Windsor and Shkodra** for review by the International Relations Committee and City Council in accordance with the governing policy.

A Windsor–Shkodra Twin City relationship would stand as:

- A bridge between continents
- A partnership between resilient communities
- A model of sustainable cultural diplomacy
- A celebration of heritage, identity, and shared progress

With strong organizational backing, a structured long-term plan, and clear reciprocal benefit, this proposal satisfies the requirements of the City of Windsor's Twin City/Friendship City Policy and presents a meaningful, enduring opportunity for international collaboration.















Committee Matters: SCM 256/2026

Subject: Minutes of the Age Friendly Windsor Working Group of its meeting held May 7, 2026

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Frazier Fathers

Decision Number: **CSSC 325**
THAT the minutes of the Age Friendly Windsor Working Group of its meeting held May 7, 2026 **BE RECEIVED**.
Carried.

Report Number: SCM 165/2026

Clerk's Note:

1. Please refer to Item 7.1 from the Community Services Standing Committee held on July 8, 2026.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260714/-1/11652

Committee Matters: SCM 165/2026

Subject: Minutes of the Age Friendly Windsor Working Group of its meeting held May 7, 2026

AGE-FRIENDLY WINDSOR WORKING GROUP (AFWWG)
Meeting held Thursday, May 7, 2026

A meeting of the Age Friendly Windsor Working Group is held this day commencing at 9:30 o'clock a.m. in Room 522a, 350 City Hall Square West, there being present the following members:

Gerald Corriveau
Larry Duffield
Andrea Grimes
Cindy Matchett
Roxanne Tellier
Tom Wilson

Special Guest in attendance:

Councillor Angelo Marignani

Also present are the following resource personnel:

Kait Authier, Chair, Coordinator, Parks Recreation and Facilities
Laura Ash, Project Lead Parks Development
Karen Kadour, Committee Coordinator

1. Call to Order

Kait Authier, Chair calls the meeting to order at 9:33 o'clock a.m. and the Committee considers the Agenda being Schedule A, attached hereto, matters which are dealt with as follows:

2. Declaration of Conflict

None disclosed.

3. Adoption of the Minutes

Moved by Cindy Matchett, seconded by Roxanne Tellier,
That the minutes of the Age Friendly Windsor Working Group of its meeting held November 26, 2025, **BE ADOPTED** as presented.
Carried.

4. Business Items

Business Arising from the Minutes

4.1 Transit Windsor Update

The Chair remarks that David Calibaba, Manager, Sales and Marketing, Transit Windsor will participate in the upcoming AFWWG Speaker Series.

The Chair reports that Transit Windsor is introducing new technologies and new processes on the buses currently and suggests deferring the community information session until this information is made public. She adds that the Speaker Series will include information relating to senior fares, how to read the bus routes, and how to pay the fare on the bus, or at a transit station at a community centre.

Larry Duffield states that Transit Windsor should encourage more seniors to ride the bus. He remarks that the City of Ottawa provides a free bus ride for seniors two days a week.

The Chair reviews the Transit Windsor fee structure. The Chair to reach out to Transit Windsor for their timeline as it relates to the Speaker Series.

4.2 Speaker Series & Community Engagement (2026 Planning)

The Chair asks the AFWWG what they envision the community engagement to look like. The following suggestions and comments are provided by the Committee:

- Provide updates on scamming, fraud, technology, and safety. Could reach out to Windsor Police and Frank Fazio as speakers.
- Concerned with the number of elderly folks being hit by cars.
- Issue with riders on E-scooters who disregard pedestrian safety. Asks if data has been collected.
- Transit Windsor could provide information relating to the services they provide.
- The event would be approximately one to two hours.
- Look at a community centre or a library as a location for the event.
- June is Seniors Month.
- Earmark funds for advertising, public service announcement.
- Communications and Customer Services Department can assist with creating Media/Press releases for the event.
- Date for the event to be determined.
- Suggestion for the event to include information relating to Parks and Recreation, i.e. walking trails, and ways to get people active.

Tom Wilson suggests combining the Community Speaker Series with the Flag Raising ceremony on the same date which will promote more attendance from the public.

That **APPROVAL BE GIVEN** to hold a Community Speaker Series Event on June 15, 2026, at City Hall, consisting of a Flag Raising, a Presentation by Parks & Recreation and a Presentation on protecting yourself from Fraud.

Carried.

It is generally agreed that upcoming Community Speaker Series be held on:

- September 17, 2026 (Transit Windsor)
- October 1, 2026

4.3 Website/Communications Subcommittee Update

Andrea Grimes asks if the subcommittee has established a website.

Cindy Matchett advises the assumption was to piggyback on a page in the City's website. She adds that a write-up regarding AFWWG was created. The Chair responds AFWWG has a page and asks her to e-mail the write-up which will be posted to the page.

Larry Duffield remarks that the city's award from the Ontario Government for its work as an Age-Friendly Community has been discovered at Life After Fifty.

4.4 Follow-up Items from the November 2025 meeting

The Chair advises the City of Windsor has a volunteer portal for any city led event and any person who has a profile receives an e-mail. This may include such volunteer opportunities such as Open Streets, Bright Lights etc.

The Chair remarks in terms of city departments and their roles, she asks that members specify what information is being requested as it relates to a specific department or area.

The Chair refers to the question regarding recreation services that are particular to seniors and advises that services offered are for "adult programming" and not specific to seniors only. Tom Wilson states that the City of Windsor provides programming for approximately 1,000 seniors in the community (funded by the City of Windsor).

Andrea Grimes leaves the meeting at 11:02 o'clock a.m.

5. New Business/Other Items

5.1 2025 Annual "Year in Review" Report.

The Chair reviews the 2025 Annual Report.

Larry Duffield commends the positivity of the 2025 Annual Report which reflects well on the Committee. He thanks the city for taking on the responsibility related to its membership in the World Health Organization Age Friendly Network.

Tom Wilson advises this Committee is more than just creating some info sessions a few times a year. It is about looking at what we have heard and gained from the seniors in the community and to share that with AFWWG, the City Councillors, Parks and Recreation and Transportation.

Councillor Angelo Marignani provides the process for a Council member to request a report from Administration. He remarks that questions posed by the committee can be forwarded to him which in turn will be sent to Council for a report.

5.2 2025 Budget Discussion and Next Steps

The Chair reports the AFWWG Operating Budget is $10,000 and adds $6,000 has been set aside for the public engagement event. She requests that additional budgetary expenditures be brought forward for discussion at the next meeting.

5.3 Age Friendly Communities Outreach Program – Virtual Conference Update

The Chair advises she attended a virtual Age Friendly conference held in March 2026 and notes the “resource package” will be sent to the members.

5.4 Art Your Service

The Chair explains that Art Your Service offers virtual programming to folks ages 55 to 95 and for those aging in place in their home. She remarks that upon applying for membership, they will receive access to lectures, virtual hikes through different cities, health talks, arts and crafts and fitness training. A monthly schedule is provided outlining the various amenities. She suggests looking into a partnership with Art Your Service and adds there is also a membership at a cost of $3,000 a year (which would provide 500 memberships to people in their homes).

5.5 Flag Raising for Seniors Month (June) – Updates on status of application

Moved by Larry Duffield, seconded by Cindy Matchett,

That **APPROVAL BE GIVEN** to an expenditure in the upset amount of $200.for the purchase of a Flag for the Flag Raising for Senior's Month to be held on June 15, 2026.

6. Round Table

Roxanne Tellier expresses concern regarding speeding and seniors being hit.

7. Date of Next Meeting

The next meeting will be held on Thursday, August 6, 2026, at 9:30 a.m.

8. Adjournment

There being no further business, the meeting is adjourned at 11:38 a.m.

THE CITY OF WINDSOR ONTARIO, CANADA

Committee Matters: SCM 257/2026

Subject: Report No. 135 of the Windsor Accessibility Advisory Committee

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Frazier Fathers

Decision Number: **CSSC 326**
THAT Report No. 135 of the Windsor Accessibility Advisory Committee indicating:

That $40,000 BE APPROVED as a pre-commitment of the Capital Funds for the deployment of acoustic panel enhancements in the auditorium at Huron Lodge from Project 7086008 Accessibility-ODA Requirements.

BE APPROVED.
Carried.

Report Number: SCM 119/2026

Clerk's Note:

1. Please refer to Item 7.2 from the Community Services Standing Committee held on July 8, 2026.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260714/-1/11652

Committee Matters: SCM 119/2026

Subject: Report No. 135 of the Windsor Accessibility Advisory Committee

REPORT NO. 135
of the
WINDSOR ACCESSIBILITY ADVISORY COMMTTEE (WAAC)
Meeting held March 19, 2026

Members present: Sally Bennett Olczak, Co-Chair
Peter Best, Co-Chair
Councillor Fred Francis
Danica McPhee
Nicholas Petro

Moved by Danica McPhee, seconded by Nicholas Petro,

That $40,000 **BE APPROVED** as a pre-commitment of the Capital Funds for the deployment of acoustic panel enhancements in the auditorium at Huron Lodge from Project 7086008 Accessibility-ODA Requirements.

Carried.

Windsor Accessibility Advisory Committee	On file	
Kristen Karam Financial Planning Administrator		

Committee Matters: SCM 258/2026

Subject: Report No. 136 of the Windsor Accessibility Advisory Committee

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Frazier Fathers

Decision Number: **CSSC 327**
THAT Report No.136 of the Windsor Accessibility Advisory Committee indicating:

That an upset amount OF $100,000 (plus HST) BE APPROVED as a pre-commitment of funds for accessibility improvements to the west and south entrances and the ground floor washrooms at All Saints Church from project 7086008 Accessibility Requirements.

BE APPROVED.
Carried.

Report Number: SCM 211/2026

Clerk's Note:

1. Please refer to Item 7.3 from the Community Services Standing Committee held on July 8, 2026.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260714/-1/11652

Committee Matters: SCM 211/2026

Subject: Report No. 136 of the Windsor Accessibility Advisory Committee

REPORT NO. 136
of the
WINDSOR ACCESSIBILITY ADVISORY COMMTTEE (WAAC)
Meeting held June 18, 2026

Members present:

Sally Bennett Olczak, Co-Chair
Peter Best, Co-Chair
Riccardo Pappini
Danica McPhee
Nicholas Petro

Moved by Nicholas Petro, seconded by Riccardo Pappini,

THAT AN UPSET AMOUNT OF $100,000 (plus HST) **BE APPROVED** as a pre-commitment of funds for accessibility improvements to the west and south entrances and the ground floor washrooms at All Saints Church from project 7086008 Accessibility Requirements.
Carried.

Windsor Accessibility Advisory Committee	On file	
Kristen Karam Financial Planning Administrator		
Alicea Fleming, Senior Manager Housing & Children's Services		

Item No. 8.29

Committee Matters: SCM 259/2026

Subject: Report No. 137 of the Windsor Accessibility Advisory Committee

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Frazier Fathers

Decision Number: **CSSC 328**
THAT Report No. 137 of the Windsor Accessibility Advisory Committee indicating:

That an upset amount OF $80,000 (plus HST) BE APPROVED as a pre-commitment of funds for the renovations to the stairs, upstairs washrooms, and downstairs washrooms at the Riverside Branch of Windsor Public Library from project 7086008 Accessibility-ODA Requirements.

BE APPROVED.
Carried.

Report Number: SCM 212/2026

Clerk's Note:

1. Please refer to Item 7.4 from the Community Services Standing Committee held on July 8, 2026.

2. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260714/-1/11652

Committee Matters: SCM 212/2026

Subject: Report No. 137 of the Windsor Accessibility Advisory Committee

REPORT NO. 137
of the
WINDSOR ACCESSIBILITY ADVISORY COMMTTEE (WAAC)
Meeting held June 18, 2026

Members present:

Sally Bennett Olczak, Co-Chair
Peter Best, Co-Chair
Riccardo Pappini
Danica McPhee
Nicholas Petro

Moved by Danica McPhee, seconded by Nicholas Petro

THAT AN UPSET AMOUNT OF $80,000 (plus HST) **BE APPROVED** as a pre-commitment of funds for the renovations to the stairs, upstairs washrooms, and downstairs washrooms at the Riverside Branch of Windsor Public Library from project 7086008 Accessibility-ODA Requirements.
Carried.

Windsor Accessibility Advisory Committee	On file	
Jen Knights	Chief Executive Officer Windsor Public Library	
Kristen Karam Financial Planning Administrator		

Item No. 8.30

Committee Matters: SCM 260/2026

Subject: 2026-2030 Child Care and Early Years Service System Plan

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

Decision Number: **CSSC 329**
WHEREAS the City is the designated Service System Manager for childcare and early years services in Windsor-Essex County, and,

THAT City Council **APPROVE** the 2026-2030 Child Care and Early Years Service System Plan for Windsor-Essex County, as required by the Ontario Ministry of Education.
Carried.

Report Number: S 75/2026
Clerk's File: SS/13629

Clerk's Note:

1. The recommendation of the Community Services Standing Committee and Administration are the same.

2. Please refer to Item 8.1 from the Community Services Standing Committee held on July 8, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260714/-1/11652

Subject: 2026-2030 Child Care and Early Years Service System Plan

Reference:

Date to Council: July 8, 2026
Author: Alicea Fleming
Senior Manager of Children's Services
519-255-5200 ext. 5230
afleming@citywindsor.ca
Housing and Children's Services
Report Date: 6/19/2026
Clerk's File #: SS/13629

To: Mayor and Members of City Council

Recommendation:

WHEREAS the City is the designated Service System Manager for childcare and early years services in Windsor-Essex County,

THAT City Council **APPROVE** the 2026-2030 Child Care and Early Years Service System Plan for Windsor-Essex County, as required by the Ontario Ministry of Education.

Executive Summary:

N/A

Background:

The City of Windsor, as a Consolidated Municipal Service Manager (CMSM), is the Service System Manager (SSM) for child care and early years services in Windsor-Essex County as mandated by the Ontario Ministry of Education. Under the Child Care and Early Years Act, 2014 (CCEYA), the City of Windsor through its Children's Services division, is responsible for:

a. Developing and administering local policies respecting the operation of child care and early years programs and services;

b. Establishing, administering, operating and/or funding child care and early years programs and services;

c. Coordinating the planning and operation of child care and early years programs and services with the planning and provision of other human services delivered by the SSM d) Providing financial assistance to families for licensed child care,

authorized recreational and skill building programs and other relevant programs; and

d. Assessing the economic viability of the child care and early years programs and services in the service area and, if necessary, making or facilitating changes to help make such programs and services economically viable.

Per the CCEYA, the SSM is required to have a child care and early years service plan for its service area which is approved by municipal Council. The creation of a new service plan has been undertaken to replace the previous 2020-2025 Service Plan.

Since the previous plan, Windsor-Essex has experienced rapid population growth, increasing child care workforce shortages, and rising vulnerability rates among young children across all domains (physical health and wellbeing, social knowledge, emotional health and maturity, language and cognitive development, and communication skills). At the same time, transformational investments through the Canada Wide Early Learning and Child Care (CWELCC) agreement, which began in 2022 and caps child care fees in Ontario at $22/day, have significantly improved affordability and expanded access to licensed child care.

Key achievements since the 2020-2025 Service Plan include:

- Parent fees for licensed child care have been reduced by over 50%, with an average daily fee of approximately $17 in Windsor-Essex (lower than both the provincial cap and provincial average).
- More than 1,500 new licensed child care spaces in Windsor-Essex are on track to be created by the end of 2026.
- The local Registered Early Childhood Educator workforce grew by over 60% between 2020 and 2025, far outpacing provincial growth.
- EarlyON Child and Family Centres continue to provide free, high-quality programming across all Best Start Neighbourhoods, supporting tens of thousands of visits annually.

In 2025, the Government of Canada and Government of Ontario announced a one-year extension of the CWELCC Agreement to December 31, 2026, sustaining the program and protecting the gains made to date while they continue to negotiate a longer-term agreement beyond 2026.

Discussion:

The new 2026-2030 Child Care and Early Years Service System Plan provides a clear, forward-looking strategy for strengthening services, supporting families, and stewarding provincial and federal investments in Windsor-Essex County. It builds on the progress achieved under the previous plan while remaining flexible enough to respond to new pressures and initiatives that may emerge within the early years ecosystem in the coming years.

The plan was developed through a comprehensive engagement process that included families, child care operators, EarlyON providers, Indigenous partners, and system

stakeholders. Over 800 engagement interactions informed the plan, ensuring it reflects lived experiences, operational realities, and community priorities.

The Strategic Framework outlined in the 2026-2030 Child Care and Early Years Service System Plan includes the following:

<table>
<tr><td colspan="2">Vision: A coordinated, inclusive, high-quality early years and child care system where all children and families in Windsor-Essex thrive.</td></tr>
<tr><td colspan="2">Values: Equity, Inclusion, Quality, Family Voice, Accountability, Collaboration</td></tr>
<tr><td colspan="2">Strategic Pillar 1: System Coordination and Data-Informed Planning</td></tr>
<tr><td>Goal:
A transparent, accountable system with strong leadership, shared planning, consistent communication, and integrated data to guide decisions and meet Ministry reporting requirements.</td><td>Objectives:

1. Increase data sharing and knowledge dissemination across child care and early years system partners.
2. Strengthen shared accountability through coordinated, cross-sector planning tables.
3. Improve system navigation for families through consistent communication and common tools.</td></tr>
<tr><td colspan="2">Strategic Pillar 2: Workforce and Sector Capacity Building</td></tr>
<tr><td>Goal:
Strong recruitment, retention, and professional learning to support a stable workforce equipped to deliver high-quality, inclusive child care and early years programs.</td><td>Objectives:

1. Enhance the local sector’s ability to attract and retain qualified educators and child care workers.
2. Adopt a shared definition of high-quality programs and services across child care and early years programs.
3. Increase access to foundational and specialized training opportunities for local educators and child care workers.</td></tr>
<tr><td colspan="2">Strategic Pillar 3: Inclusion, Belonging and Family-Centred Practice</td></tr>
<tr><td>Goal:
Welcoming, respectful, and culturally responsive programs that reflect the diversity and strengths of all families.</td><td>Objectives:

1. Increase awareness of where and how to access information about child care and early years programs across Windsor-Essex County.
2. Enhance service options to meet diverse family needs across child care and early years settings.
3. Strengthen family leadership and voice through the ongoing collection and use of feedback in service/program planning activities.</td></tr>
<tr><td colspan="2">Strategic Pillar 4: Integrated Supports for Children with Exceptional Needs</td></tr>
</table>

Goal:	Objectives:
Timely, coordinated, and equitable access to special needs supports across child care and early years program settings.	1. Increase utilization of available system navigation and community connection services across the sector. 2. Increase capacity of child care system to support early identification and proactive information sharing for families. 3. Improve transitions between programs and into school.

This plan allows Windsor-Essex to build on recent momentum, better address system complexities such as workforce pressures and access challenges, while remaining positioned to effectively respond to emerging opportunities and priorities over the next 5 years.

Risk Analysis:

Under the *Child Care and Early Years Act, 2014*, all Consolidated Municipal Service Managers (CMSMs) are required to maintain a Council-approved Child Care and Early Years Service System Plan. Failure to have an approved and current plan available upon request by the Ministry of Education presents a risk of non-compliance with provincial legislation.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

Funding for the child care and early years portfolio is provided through a cost-shared model between the Federal and Provincial governments, with the majority of program costs supported by upper levels of government. In 2026, over $150 million was allocated to the City in combined Federal and Provincial contributions, including CWELCC and ELCC funding streams. The municipal contribution (comprised of both City and County), approximately $4.4 million, is required under Provincial cost-sharing formulas and is primarily directed toward eligible program areas such as administration and portions of service delivery.

All activities outlined in the 2026-2030 Service System Plan will need to be funded annually within approved operating budgets with any increase in municipal funding being identified as part of future operating budget approval processes.

Consultations:

Carrie McCrindle, Manager, Intergovernmental Funding - Housing & Children's Services

Windsor-Essex Child Care Operators

Child and Youth Service Providers within Windsor-Essex County

Conclusion:

To meet the City of Windsor's legislated requirements to have a service system plan to guide the work of the Children's Services division, it is recommended that the 2026-2030 Child Care and Early Years Service System Plan for Windsor-Essex County by approved.

Approvals:

Name	Title
Carrie McCrindle	Manager, Intergovernmental Funding
Kirk Whittal	Executive Director, Housing and Children's Services
Dana Paladino	Commissioner, Human & Health Services
Janice Guthrie	Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Sandra Zwiers, CAO - County of Essex

Appendix:

2026-2030 Child Care and Early Years Service System Plan

WINDSOR-ESSEX CHILD CARE AND EARLY YEARS SERVICE SYSTEM PLAN



2026-2030

THE CITY OF WINDSOR ONTARIO, CANADA | CHILDREN'S SERVICES Supporting Learning in the Early Years | Ontario



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   - EarlyON Child and Family Centres Engagement Findings
   - System Partners Engagement Findings
   - Voice of the Child

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   - Strategic Pillars
   - Looking Ahead





1

OVERVIEW

- Background
- Reflection on 2020-2025 System Plan
- Service System Plan Development Process
- Contextual Considerations

BACKGROUND

The City of Windsor is the Service System Manager (SSM) for child care and early years services in Windsor-Essex County, as mandated by the Ontario Ministry of Education and legislated through the *Child Care and Early Years Act, 2014* (CCEYA). The child care and early years ecosystem is composed of several programs and services, incluidng the following:



Under the CCEYA, the City of Windsor's Children's Services division plays a key role in planning, funding, and administering child care and early years services across Windsor and Essex County, while also directly operating programs for families in the region.

As the SSM, the City of Windsor's Children's Services division has the following responsibilities:

- System planning and cross-sector coordination for child care and early years programs and services.
- Managing Provincial funding to support children, families and service providers in the sector.
- Developing and administering local policies for the operation of child care and early years programs.
- Being accountable to the Ministry of Education and families for the child care and early years system.
- Monitoring service quality and supporting professional development for the sector.







CHILDREN AND YOUTH PLANNING COMMITTEE

The Windsor-Essex Children and Youth Planning Committee (CYPC) is a long-standing, cross-sector planning and engagement table comprised of representatives from more than 40 agencies and community partners with expertise across the child and youth continuum. The CYPC brings together organizations serving children and families from birth to 12 years, including early years, child care, education, health, and social services. Members collaborate through various subcommittees that focus on key components of the child care and early years system.

The CYPC plays a central role in supporting the City of Windsor's Children's Services division in its responsibilities as service system manager. Through ongoing engagement, the CYPC provides feedback, subject-matter expertise, and strategic advice at all stages of child care and early years system planning. An important function of the CYPC is to identify opportunities for alignment, coordination, and collective action among system partners to strengthen service integration and improve outcomes for children and families.

The 2026–2030 Child Care and Early Years Service System Plan is intended to align with and complement the strategic priorities of CYPC member organizations. Through this alignment, the Service Plan seeks to enhance collaboration, reduce duplication, and contribute to broader community outcomes for children, youth, and families across Windsor-Essex.

REFLECTING ON THE 2020-2025 SERVICE SYSTEM PLAN



In developing a new service system plan for the Windsor-Essex County region, it's important to reflect on the progress made since the previous plan. The following feedback and themes were identified as priorities in the previous plan, and details are provided on what we have accomplished to date.

Key Themes	What We Heard	What We've Achieved
ACCESS & FLEXIBILITY	Need for more flexible child care hours, mobile services, increased number of licensed child care spaces, increased number of infant spaces, and more transportation options.	• Created 130 new infant spaces. • On track to create over 1,500 new licensed child care spaces across all age groups by December 2026.
SYSTEM COORDINATION	Need for integrated services, aligned policies, consistent resources, and improved referral pathways.	• Implemented HEADS-ED Under 6 as a referral tool in EarlyON Child and Family Centres. • Resource Consultant Services available to all licensed child care centres.

Key Themes	What We Heard	What We've Achieved
INCLUSION & SPECIAL NEEDS SUPPORT	Need for sustained investment in program supports and customized training for educators to address increasing complexity of child and family needs.	• Circle of Security training offered across the sector. • Self-regulation training offered across the sector • Accessibility in Child Care Series: Creating Inclusive Environments for All Children - A professional development event designed to support early childhood educators and assistants in creating inclusive and accessible child care environments for all children, using the concepts of Universal Design. • All EarlyON facilitators offered a micro-credential in Infant and Early Years Mental Health.
CULTURAL RESPONSIVENESS & INDIGENOUS LEADERSHIP	Need for Indigenous-led hubs, culturally grounded programming, and increased focus on Indigenous workforce capacity.	• Supported creation of an Indigenous Hub and expanded Indigenous-specific licensed child care (both centre and home-based care options). • Supported EarlyON CFC and system navigators at Ska:Na Northway site.
WORKFORCE CAPACITY	Need to increase the number of Registered Early Childhood Educators (RECEs), to deliver professional learning, and work to address workforce retention challenges across the sector.	• Implemented the WERECE Workforce Campaign, including new partnerships with local colleges and school boards and launch of a dedicated job search website. • Delivered extensive paid professional learning opportunities open to all in the sector. • Implemented a wage floor for RECEs.

Key Themes	What We Heard	What We've Achieved
		• Implemented a community mentorship program for RECEs. • Increased the number of RECEs working in licensed child care from **1,166** in 2022 to **1,651** in 2024.
AFFORDABILITY & FUNDING	Need for lower parent fees.	• Decreased parent fees by over 50%, ensuring a maximum of $22/day fee for all licensed child care spaces for children 0-5 years. • Sustained an average fee of $17/day in Windsor-Essex (lower than the provincial average).
AWARENESS & NAVIGATION	Need for families to have access to information about available services, including program types, hours, and financial supports (e.g. child care fee subsidy).	• Improved use of OneHSN for locating and learning about licensed child care options, registering for child care, and navigating wait lists. • Launch of a fully digital Fee Subsidy information and application process (now including document upload) through OneHSN.



SERVICE SYSTEM PLAN DEVELOPMENT PROCESS

The Child Care and Early Years Service System Plan (Service System Plan) is a mandated multi-year road map to guide funding and delivery of child care and early years programs and services from 2026 to 2030. The Service System Plan builds upon the sector's focus on an increasingly integrated system of services for families and children, and aims to strengthen quality of services and outcomes for children and families.

The development of the Service System Plan followed a comprehensive review and engagement process:

Environmental Scan

- Reviewed service plans of comparator municipalities
- Gathered relevant community data
- Reflected on progress since 2020-2025 Service System Plan

Stakeholder Engagement

- Launched public surveys for both child care and EarlyON Child and Family Centres (CFC)
- Hosted consultations with Children and Youth Planning Committee, Child Care Network, and EarlyON CFC Network
- Hosted family consultation sessions
- Hosted front-line staff focus groups

Data Review

- Reviewed thematic data collected from focus groups and consultations
- Reviewed data from survey responses
- Analyzed relevant community data sets

Recommendation Development

- Synthesized findings into high level summaries for stakeholder review
- Developed recommended Vision, Values, Strategic Pillars, Goals, Objectives, and Sample Activities

Stakeholder Validation

- Validated with stakeholders the Vision and Values guiding the plan
- Reviewed and validated the Strategic Pillars, Goals, and Objectives
- Co-created Sample Activities and potential action plans
- Identified highest priority activities for inclusion in the plan

Contextual Considerations



1. TRANSFORMATIONAL MILESTONES

Over the past 15 years, the child care and early years system in Ontario and across Canada has experienced significant transformation. This timeline provides a snapshot of key milestones across the sector experienced at both the provincial and local levels.

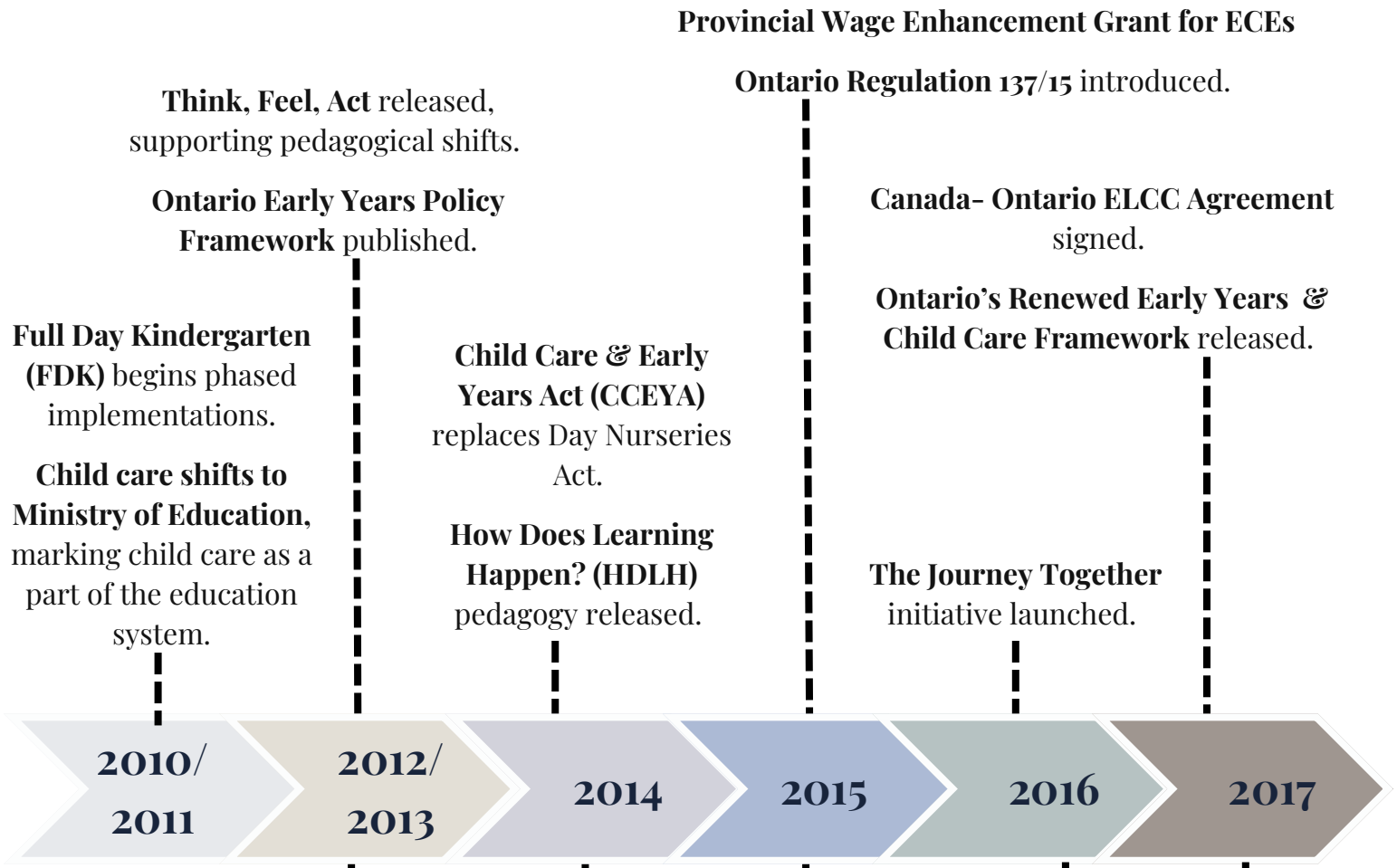
2. CWELCC

The 2021 CWELCC agreement between Canada and all provinces marked a major transformation in child care. This section provides an overview of the legislative changes and the impacts on the local child care and early years sector.

3. TRUTH & RECONCILIATION: REFLECTING ON THE JOURNEY TOGETHER

Ontario's Journey Together committed to expanding off-reserve child care and providing culturally relevant programs through urban Indigenous and municipal partnerships. This section provides an overview of local progress on the Journey Together.

Key Moments Across 15



Full Day Kindergarten (FDK) begins phased implementations.

Child care shifts to Ministry of Education, marking child care as a part of the education system.

Think, Feel, Act released, supporting pedagogical shifts.

Ontario Early Years Policy Framework published.

Child Care & Early Years Act (CCEYA) replaces Day Nurseries Act.

How Does Learning Happen? (HDLH) pedagogy released.

Provincial Wage Enhancement Grant for ECEs

Ontario Regulation 137/15 introduced.

The Journey Together initiative launched.

Canada- Ontario ELCC Agreement signed.

Ontario's Renewed Early Years & Child Care Framework released.

Windsor-Essex Child & Youth Planning Committee (CYPC) launches.
CYPC begins developing networks: Inclusion, Original People, Professional Development, Ontario Early Years, Literacy, Child Care.

All Windsor Essex JK/SK children have access to **full-day Kindergarten.**

City of Windsor establishes training partnerships with St. Clair College & Ministry of Education regarding HDLH.

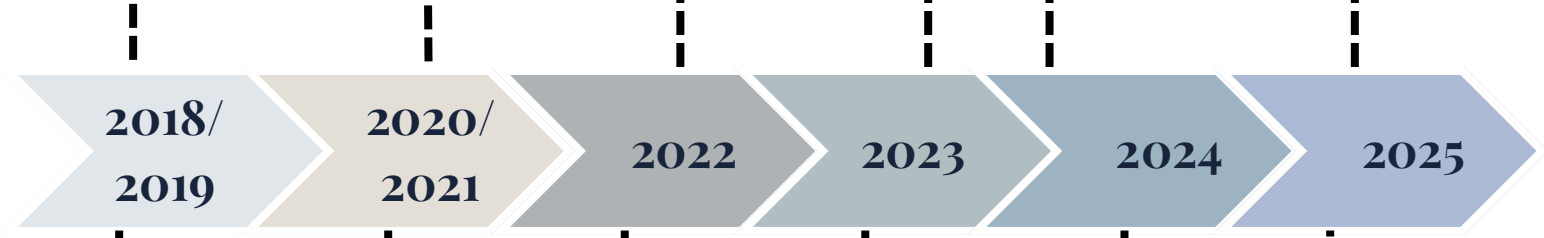
Windsor Essex Service System Plan 2016-2020 published.

Local Expansion of licensed child care spaces.

The Journey Together local planning initiative.

This timeline is organized to show the relationship between provincial direction and local impact. Provincial developments and key milestones are presented along the top half, while the local changes, initiatives, and responses that followed are shown along the bottom half, illustrating how decisions translate into action at the community level.

Years of Transformation



Ontario Early Years rebranding to EarlyON Child and Family Centres (CFC).

Fee stabilization support funding provided.

30 EarlyON CFCs now in Windsor Essex.

COVID-19 Pandemic and **Emergency Child Care** programs.

Canada-Wide Early Learning & Child Care (CWELCC) Plan announced.

Windsor Essex 2020-2025 System Plan published.

CWELCC implementation begins.

Child care workforce strategy expands with wage floor increases for RECEs.

Workforce Compensation funding expands.

CWELCC funding allocated to Windsor-Essex region.

Local **WERECE Workforce Strategy** launched: recruitment campaigns, mentorships, professional development.

Access & Inclusion Framework released.

Directed Growth plans released to create 86, 000 new spaces for 0-5 by 2026.

5 year Service Plan amended to address **CWELCC Directed Growth Expansion.**

Windsor Essex allocated 1,781 new licensed spaces.

Parent Fees Reductions of Approx. 50% Maintained.

10,302 CWELCC licensed spaces targeted for Windsor-Essex by Dec 2026.

Unprecedented demand for child care continues.

Child care parent fees capped at $22/day.

CWELCC extended one year.

Funding Model Change: Cost Based Funding Formula implemented for CWELCC.

Stakeholder Engagement launched to develop new Service System Plan.

Revised WERECE workforce development strategy developed to address growing demand.

CANADA-WIDE EARLY LEARNING AND CHILD CARE (CWELCC) AGREEMENT

The 2021 announcement of the Canada Wide Early Learning and Child Care (CWELCC) Agreement between the Government of Canada and all provincial governments represented a generational transformation in the sector. The Government of Canada identified child care as a national priority to enhance early learning and childhood development, support workforce participation, and contribute to economic recovery after the COVID-19 pandemic.

The CWELCC system has two primary components:

1. Fee reduction for parental child care fees
2. Workforce compensation for those working in child care and early years programs

On March 28, 2022, the Government of Canada and Province of Ontario signed the CWELCC Agreement. Under this agreement, Ontario received $13.2 billion dollars over six years (beginning in 2021-2022) to reduce parent fees for licensed child care for children 0-5 years of age and to create 86,000 new licensed child care spaces for children 0-5 years of age across the Province by the end of 2026.

Since the previous Service System Plan, the City of Windsor's Children's Services division has:

50% +

Reduced parent fees by **50%** since 2022.

1,587

Aimed to create **1,587** new CWELCC spaces through the Province's Directed Growth Plan.(Including spaces projected to be operational by the end of 2026).

98%

Sustained a **98%** enrollement rate for centres in the local CWELCC system.

70%

Maintained a proportion of **70%** not-for-profit CWELCC spaces within the local system.

15,000

Supported **10,000** total CWELCC spaces (for children 0-5) and **5,000** school aged spaces (for children 6-12) across Windsor-Essex (projected by the end of 2026).

$17

Maintained an average parent fee across Windsor-Essex of $17 per day (below the $22 per day fee cap required in Ontario and the $19 per day provincial average).

TRUTH AND RECONCILIATION: REFLECTING ON THE JOURNEY TOGETHER

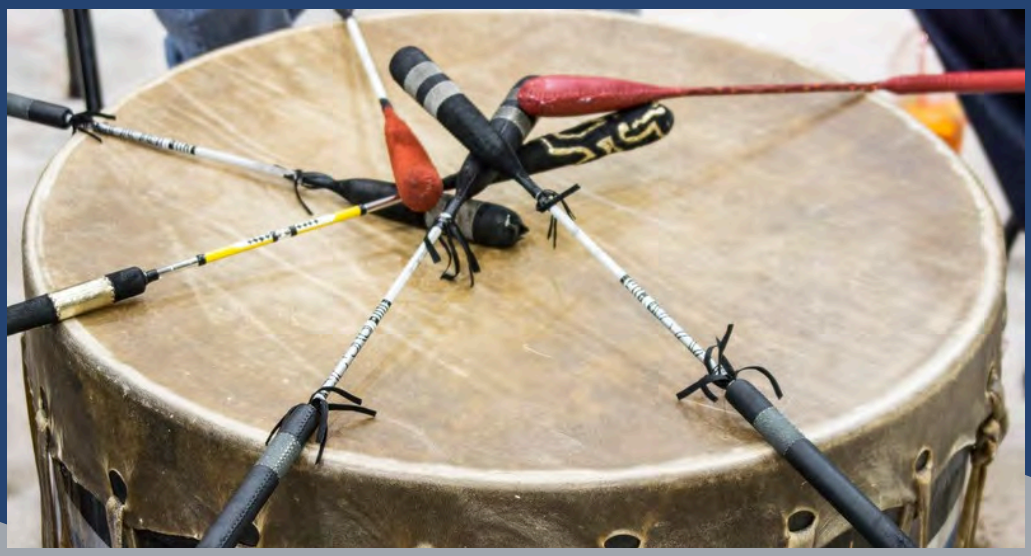
In 2016, Ontario released The Journey Together – Ontario's Commitment to Reconciliation with Indigenous Peoples, responding to the Truth and Reconciliation Commission's Calls to Action. The Ministry of Education committed to increasing off-reserve licensed child care spaces and providing culturally relevant programming, delivered by urban Indigenous organizations in partnership with municipalities.

Specific to the early years sector, the primary objectives of the Journey Together framework were to:

- Increase access to culturally relevant early learning programs and licensed child care spaces off-reserve.
- Enhance Indigenous control of service design and delivery.
- Foster opportunities for children to learn culture and language early.
- Support improved outcomes for children and families, including employment and training for parents.

In 2017, the City of Windsor secured provincial funding to support Indigenous-led planning for early learning and care. Guided by Elders, Knowledge Keepers, families, and service providers, Windsor's vision emphasized collaboration, cultural safety, and the centrality of Indigenous knowledge. Implementation of these planning efforts to date has focused on community recommendations to create a team of Indigenous Specialists to lead service design and delivery and to expand Indigenous-led early years hubs across the city.





In 2024, the City of Windsor's Children's Services division engaged a research team, advised and guided by Ska:na Family Learning Centre, to reflect on our local Journey Together progress since 2017. The review identified several areas in which Windsor-Essex has made significant strides:

- Indigenous staff, Elders, and leadership now guide service design and delivery.
- A multi-service Indigenous-led early years and child care site was established in Windsor's west end (Northway Site).
- Mobile and co-located services increase access for families.
- Indigenous-informed curriculum is being developed and partially implemented.
- Families report greater recognition of culture within early learning.
- Mainstream organizations have begun integrating Indigenous knowledge through training and collaboration.

Despite progress, several persisting structural and systemic challenges were identified:

- **Staff turnover and capacity:** High turnover undermines continuity, making it difficult to sustain Indigenous approaches in mainstream child care.
- **Workforce development:** Recruiting and retaining Indigenous staff remains an urgent challenge, limiting capacity for leadership and succession planning.
- **Unstable funding:** Current project-based or short-term funding prevents long-term planning, relationship building, and sustainable service delivery.
- **Policy barriers:** Eligibility rules, subsidy access, and the limited number of licensed Indigenous spaces continue to constrain growth.
- **Cultural confidence in mainstream organizations:** Non-Indigenous providers often fear "making mistakes," resulting in inaction rather than respectful engagement.

From the 2024–25 community reflections and consultations, the research team described six broad priority areas that emerged.

Priority Areas

Relationships, Partnerships, and Collaboration	Prioritize Indigenous-led spaces and partnership in all funding and planning efforts. Appoint cross-departmental coordinators to maintain follow-up, accountability, and inclusion of Indigenous voices.
Culture	Create culturally safe childcare environments. Expand land-based learning, language integration, and opportunities to engage with Elders.
Education	Provide consistent Indigenous mentorship and training for educators. Establish an Indigenous-led Curriculum Advisory Committee. Host quarterly learning circles and bi-annual reviews.
Policy	Advocate for local and provincial policy changes to expand Indigenous spaces and adjust subsidy eligibility. Ensure Indigenous-led planning remains central in decision-making.
Resources	Advocate for stable, multi-year funding for Indigenous-led agencies to provide mentoring, education, training, and service delivery. Invest in infrastructure such as outdoor learning spaces, mobile outreach, and curriculum development. Develop a three-year community plan with budget projections tied to sustained provincial and municipal commitments.
Observing and Reflecting	Establish clear evaluation frameworks, including cultural indicators and community voice metrics. Publish regular updates (e.g., “State of Urban Indigenous Early Years” report).

Together, these six priority areas reflect what Indigenous partners, families, and community leaders have identified as essential to advancing truth and reconciliation within the early years sector. They are interconnected and necessary, and meaningful progress across all areas will require sustained commitment, Indigenous leadership, and long-term investment beyond the scope of any single planning cycle. While this 2026–2030 System Plan may not fully address every priority in the timeframe ahead, it recognizes them as critical guideposts for decision-making, advocacy, and partnership.

Windsor-Essex has already made important and tangible progress toward embedding Indigenous ways of knowing, being, and doing within early years services. This plan is intended to build on that momentum, support continued learning and relationship-building, and affirm that reconciliation is not a destination, but an ongoing journey that must remain central to system planning and service delivery.



2

INFORMING THE PLAN

- Snapshot of Windsor-Essex Data
- Current State Review

Snapshot of Windsor-Essex Data



The Windsor-Essex County region, located in Southwestern Ontario, is Canada's southernmost region, comprising the City of Windsor and seven surrounding municipalities: Amherstburg, Essex, Kingsville, Lakeshore, LaSalle, Leamington, and Tecumseh. It acts as a major international border hub with Detroit, Michigan, driving strong automotive, manufacturing, and agricultural sectors, and is also known for its multiculturalism, diversity, and growing community.

As the economic realities of these sectors grow more complex and the region's population rises, the needs of children and families living across Windsor-Essex County continues to evolve.

As the Service System Manager, the City of Windsor's Children's Services division monitors community data changes and trends to ensure that child care and early years programs and services meet the needs of the local community.

Best Start Neighbourhoods

Best Start Neighbourhoods (BSNs) were established in partnership with the former Best Start Network (now Children and Youth Planning Committee) in 2006. Best Start Neighbourhoods are geographical areas in Windsor-Essex used by City of Windsor's Children's Services division for planning purposes. A total of seven (7) BSNs have been established for the City of Windsor representing all City Wards, and seven (7) BSNs have been established for Essex County representing all County municipalities.

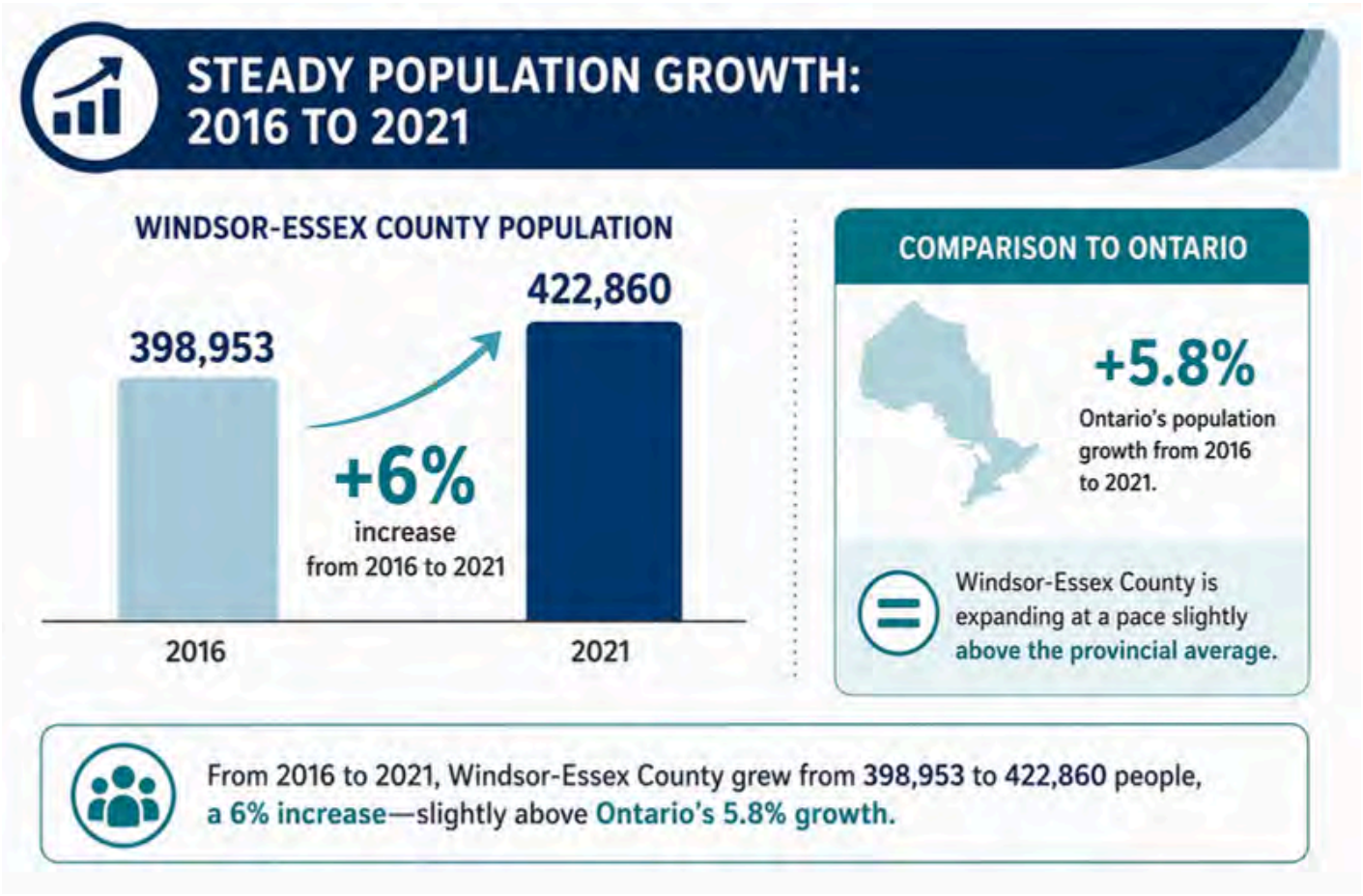


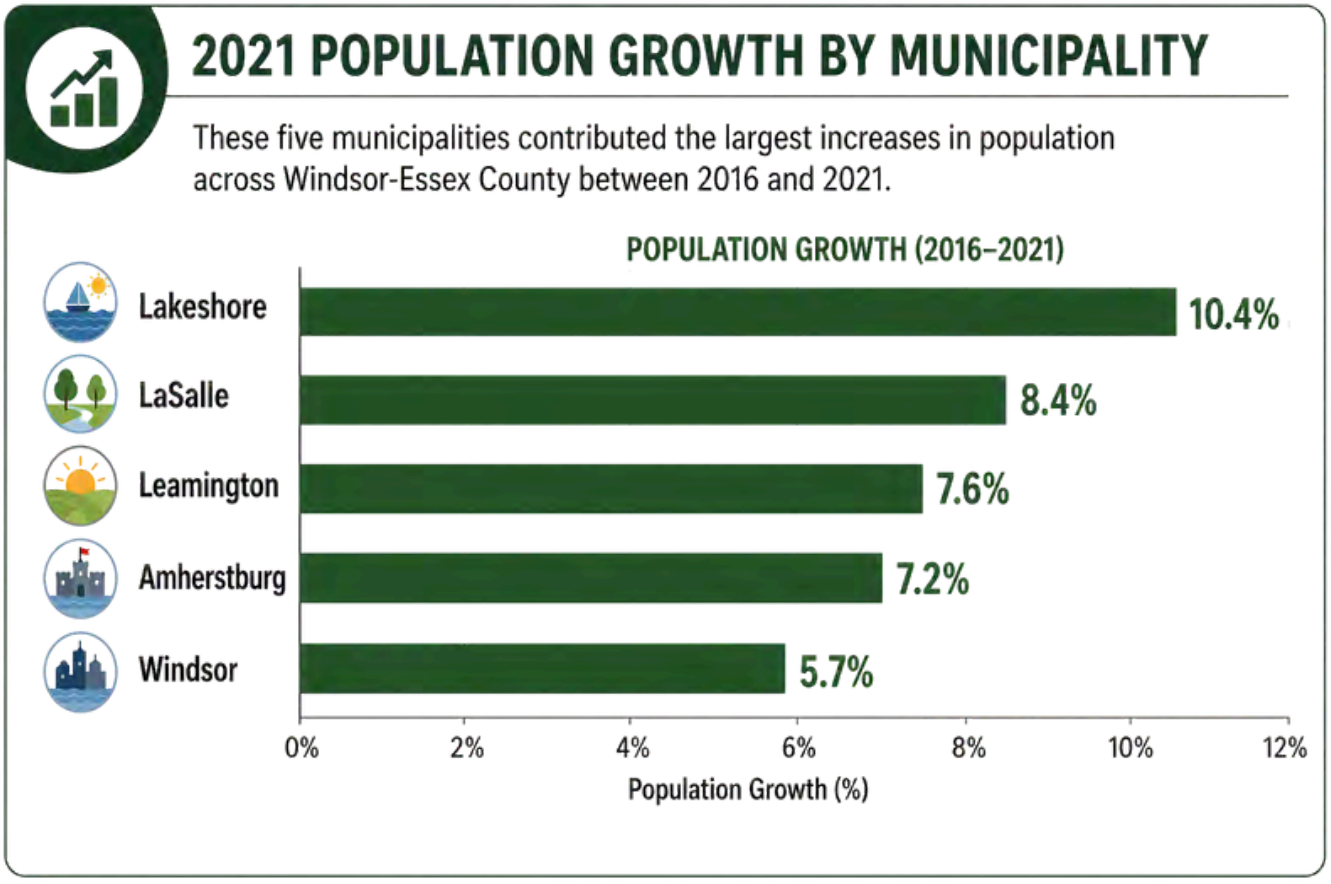
Best Start Neighbourhoods





Population Demographics





WINDSOR-ESSEX COUNTY: GROWTH SINCE 2021

ACCELERATED GROWTH SINCE 2021

Since the 2021 Census, the Windsor-Essex County population showed increasingly accelerated growth, with 45,159 moving into the region bringing the total to 468,019 (10.6% growth).

422,860
2021 Population (Census)

→

+45,159
people moved into the region

→

468,019
Current Population (2024/2025 est.)

2021 — 2024/2025 (est.)

+10.6%
growth since 2021

A RELATIVELY YOUNG POPULATION

The region maintained a relatively young population, with 29% under age 25 in 2021, though the proportion of younger residents has gradually declined over the past decade.

29%
of the population was under age 25 in 2021.

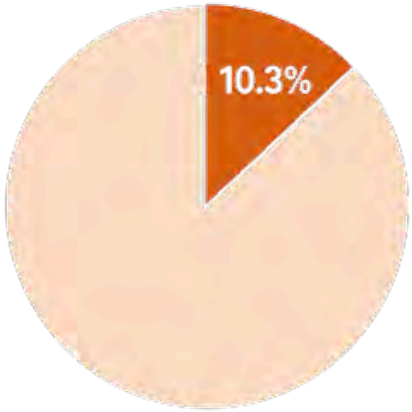
CHILD POPULATION (0–9 YEARS) IN 2021

In 2021, there were **43,595** children aged 0–9 in Windsor–Essex County.

43,595
children aged 0–9
in Windsor–Essex County (2021)

10.3%
of the total population

Children aged 0–9 make up **10.3%** of the total population (2021).



Source: Statistics Canada, 2021 Census of Population

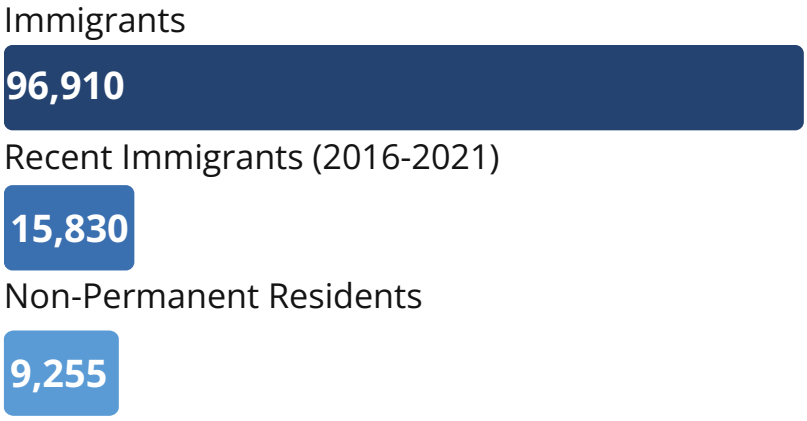
Diversity in the Region

Windsor-Essex County is one of the most diverse regions in Southwestern Ontario, with a wide range of cultural and ethnic identities represented in our population.

According to Statistics Canada tables compiled for the region, top places of birth for immigrants arriving between 2016 and 2021 include: India, Syria, China, Iraq, Philippines, United States, Mexico, Pakistan, and Lebanon.
In Windsor-Essex, 23% of residents identify as a visible minority and 17% of residents speak a language other than English most often at home. The most common spoken languages at home other than English are: Arabic, Mandarin, Punjabi, and Spanish.

Immigration in Windsor-Essex

1 in 4 residents is an immigrant

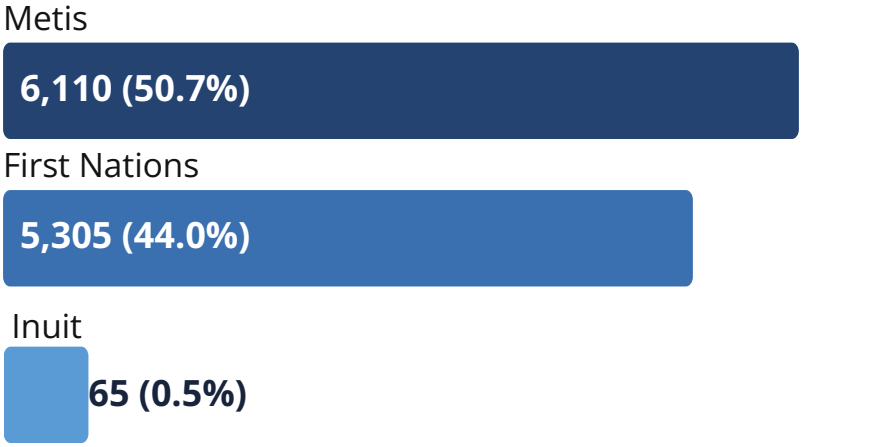


Windsor-Essex County includes a recognized Francophone community which includes families with deep historical roots in the region, bilingual households, and newcomers from Francophone countries, and is supported by designated French-language education systems and community organizations that support Francophone cultural and linguistic vitality. Approximately 2% of residents report French as their first official language spoken, and it is estimated that almost 10% of the Windsor-Essex population have knowledge of French.

In addition to those who reported a single Indigenous identity, 265 people reported more than one Indigenous identity and 295 were defined as having an Indigenous identity that was not included elsewhere. It is important to recognize the limitations of Census data in this respect, as Indigenous Peoples are often underrepresented due to migration between geographical locations, unclear definitions of identity groups, and lack of trust for the Canadian government.

Indigenous Population in Windsor-Essex (2021)

12,050 Indigenous people (2.9% of population)

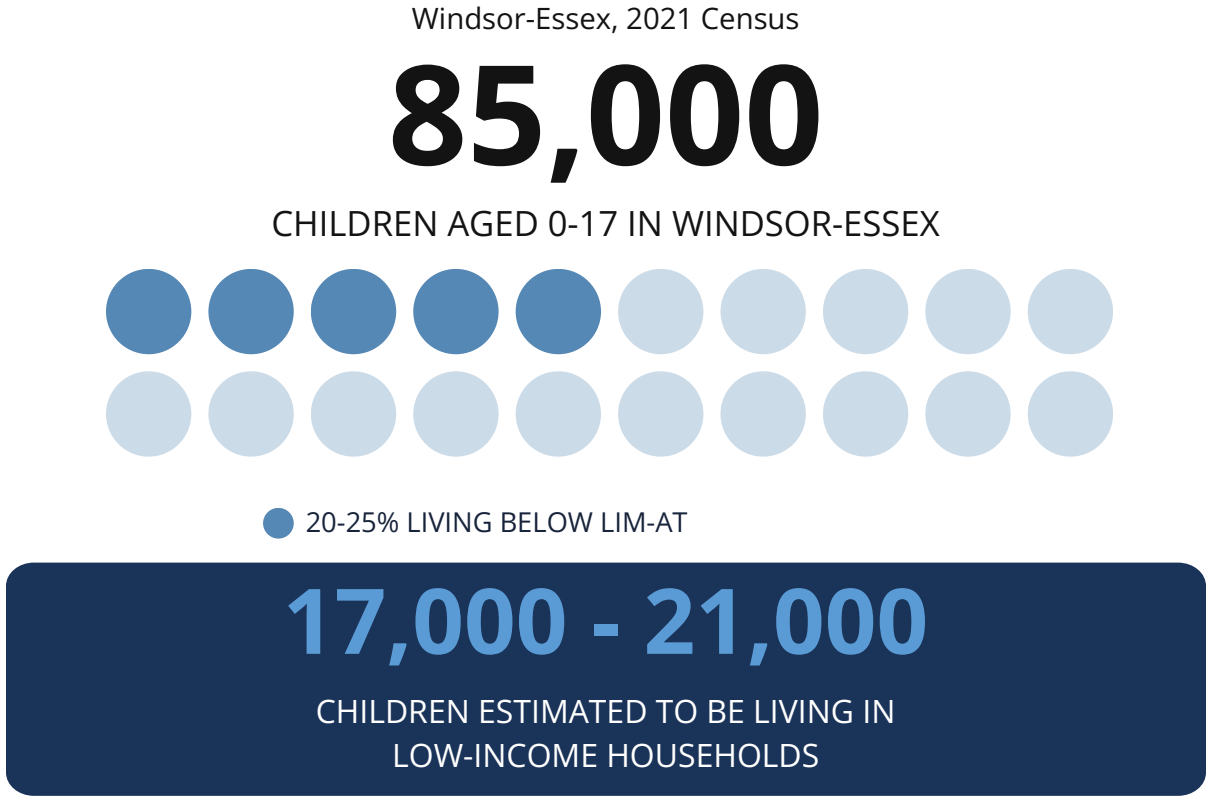


Socio-Economic Factors

In 2020, the median after-tax household income in the Windsor-Essex was approximately $74,000, lower than the provincial median ($78,600). This level of income reflects the region's economic structure and contributes to ongoing affordability challenges, particularly as living costs have increased in recent years.

Approximately 9–10% of people in Windsor-Essex are living below the Market Basket Measure (MBM), Canada's official poverty line. The MBM reflects the cost of a defined basket of essential goods and services required for a modest standard of living. Because Statistics Canada reports MBM data at the person level rather than by family, the number of families must be estimated using these rates. Based on this approach, it is estimated that about 10,000 to 12,000 families in Windsor-Essex are living in poverty, meaning they may not have enough income to cover basic needs such as housing, food, and transportation.

Children in Low-Income Households

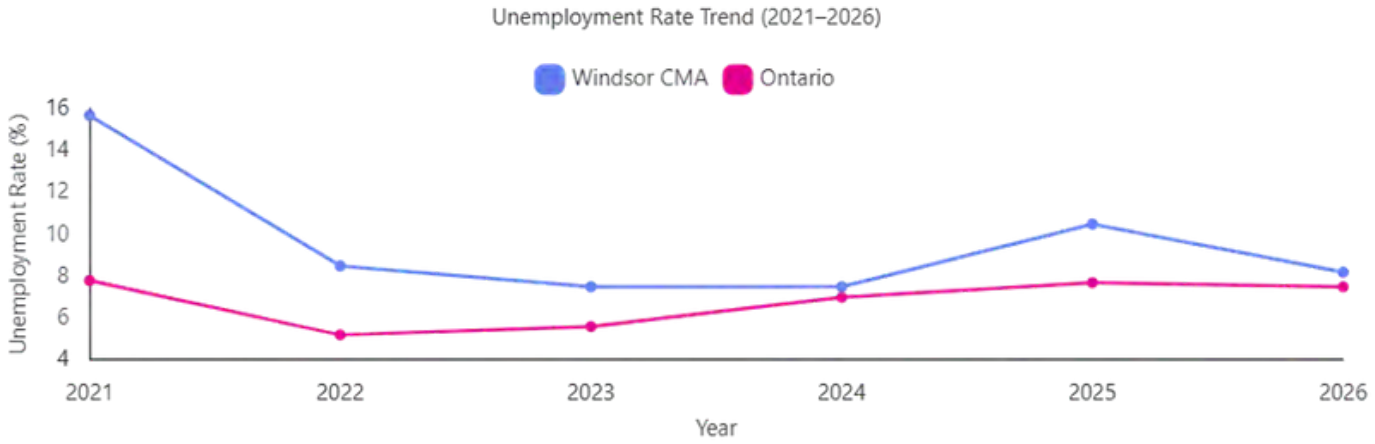


The Low-Income Measure After Tax (LIM-AT) identifies people living in low income if their household income is less than half of the national average (median) income after taxes, taking household size into account.

This highlights the significant number of children in the region who may face barriers related to income, including impacts on health, education, and well-being.

About one in five families in Windsor are led by a single parent, according to the 2021 Census. These families often face greater financial challenges because they rely on one income, which can increase the risk of housing and food insecurity.

Education and Employment



Over the past five years, Windsor-Essex's unemployment rate has trended higher than the provincial average. In 2021, Windsor's rate was 15.7% compared to Ontario's at 8%. While both improved in 2022 and 2023, Windsor's unemployment rose again in 2025 to about 10–11%, compared to around 7–8% in Ontario. By 2026, Windsor's rate dropped to about 8%, but it is still slightly higher than Ontario's ~7.5%.

In Windsor-Essex, approximately 50% of residents have postsecondary education, including college, trades, or university credentials. The region has a higher share of college and trades training, with fewer residents holding university degrees compared to larger Ontario cities.

Windsor-Essex is expected to experience strong economic growth over the next five years, driven by major investments in the electric vehicle and advanced manufacturing sectors which are projected to create thousands of jobs in the region. At the same time, the area is experiencing rapid population growth and rising workforce demand across key sectors such as skilled trades, manufacturing, and health care.

While employment levels have reached record highs, ongoing labour shortages and the need to increase workforce participation remain key challenges. In this context, access to affordable and high-quality child care will play a critical role in supporting labour force participation, particularly for parents of young children, and will be essential to sustaining economic growth and meeting workforce needs in Windsor-Essex.







Early Development Instrument

The Early Development Instrument (EDI) is a population-level measure of children's developmental health developed by the Offord Centre for Child Studies at McMaster University and used by the Ministry of Education. It is a questionnaire completed by kindergarten teachers for each student in senior kindergarten, with results aggregated and mapped by postal code. EDI data enable communities to identify areas of relative strength and vulnerability, monitor trends over time, and better understand how early childhood development relates to later outcomes in elementary school.

EDI Measures Child Development in Five Domains:



Physical Health & Well-Being



Social Knowledge & Competence



Emotional Health & Maturity



Language & Cognitive Development



Communication Skills & General Knowledge

EDI Cycle 6 Results (2022–2023)

Within the EDI framework, children are considered "vulnerable" if they score below the 10th percentile of the Ontario baseline population in one or more of the five developmental domains. When comparing regional vulnerability rates across EDI cycles, higher vulnerability indicates a greater proportion of children experiencing developmental challenges relative to the provincial baseline.

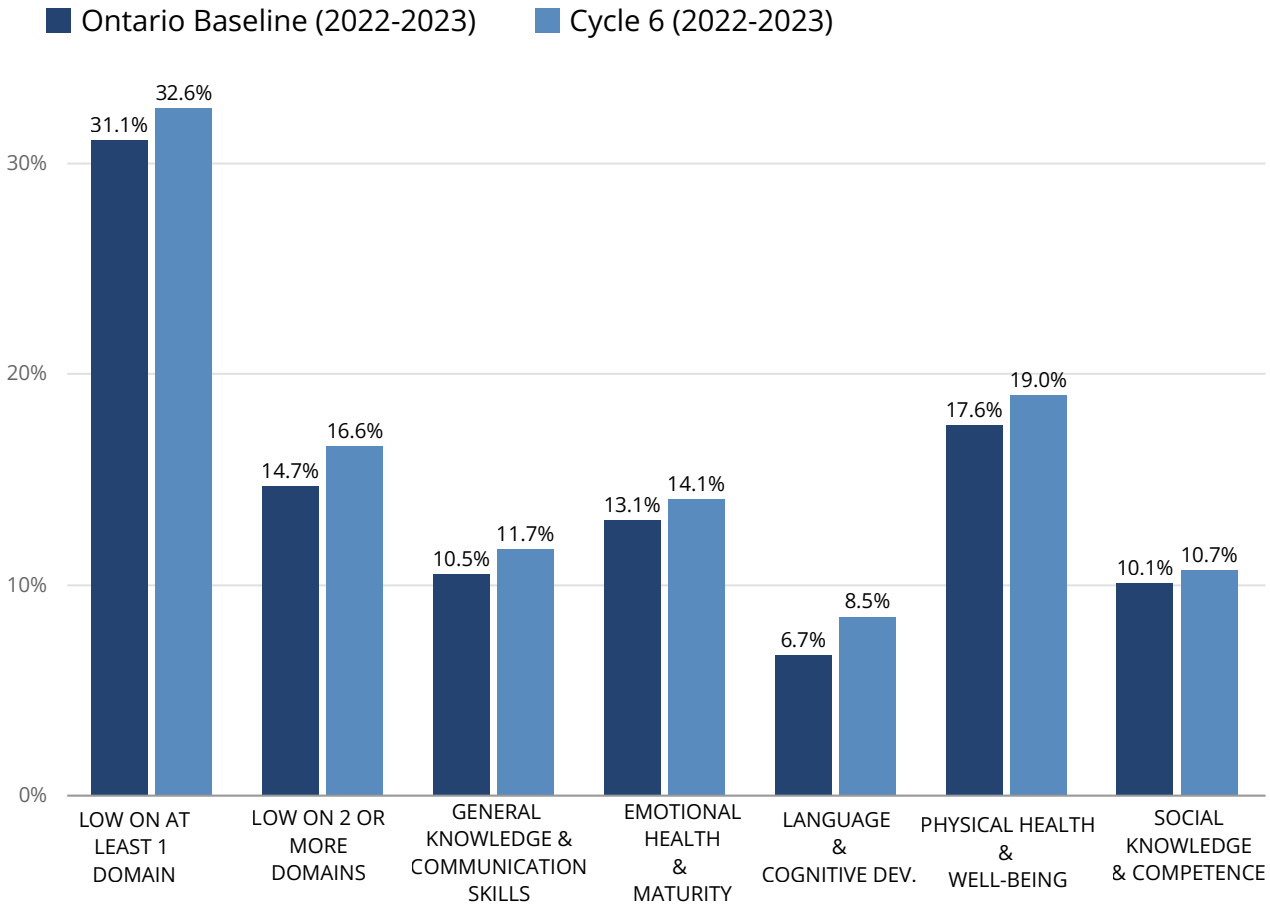
The Windsor-Essex County Cycle 6 EDI results show that, for the first time since EDI implementation in the 2005–2006 school year, vulnerability rates across all five developmental domains are slightly higher than the Ontario baseline. This represents a notable shift from previous cycles, during which Windsor-Essex generally performed at or below provincial vulnerability levels.

Comparing Cycles 5 (2017/2018) and 6 (2022/2023)

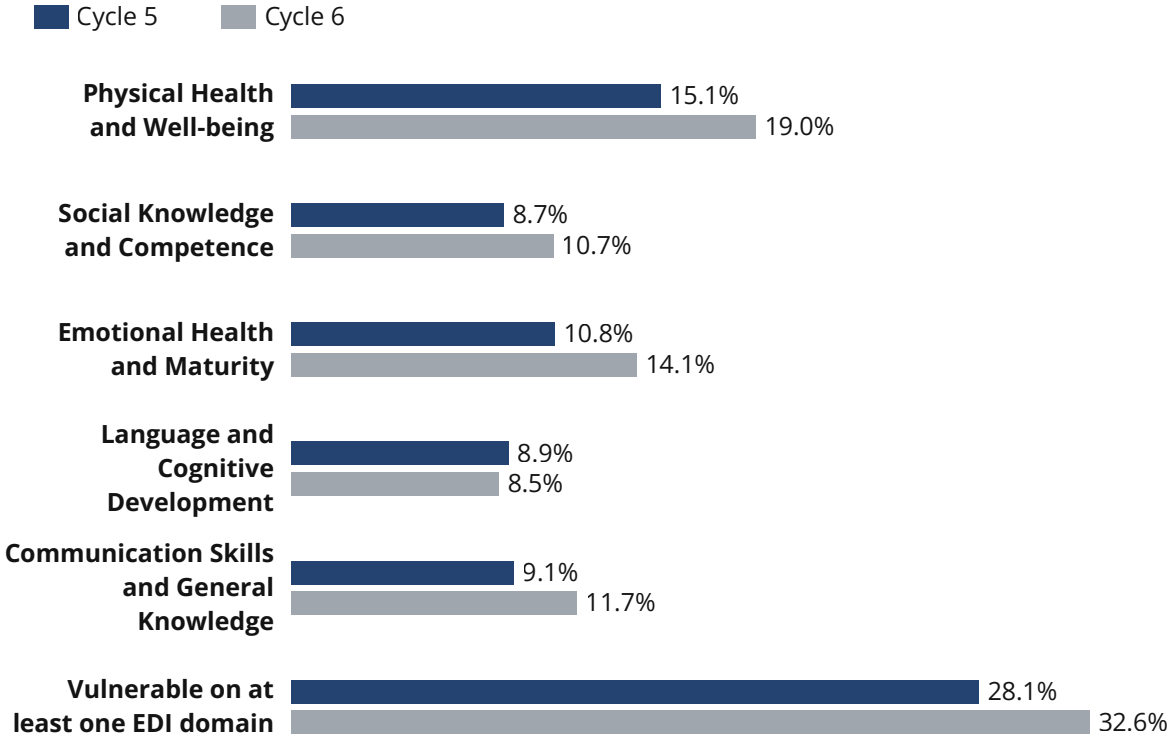
A comparison of the two most recent EDI cycles shows an increase in vulnerability across four of the five developmental domains, as well as an increase in the proportion of children who are vulnerable on at least one domain. These increases exceeded the critical difference threshold, indicating that they represent real and meaningful changes in developmental vulnerability. While vulnerability in Language and Cognitive Development decreased between Cycles V and VI, the change did not meet the threshold for a meaningful difference and is not considered statistically significant.

Overall, the EDI results indicate that developmental vulnerability in Windsor-Essex has increased in recent years in ways that are meaningful and measurable at the population level. These findings underscore the importance of continued investment in early years supports, prevention-focused services, and coordinated system planning to address emerging developmental needs across the community.

Windsor-Essex County: Six Cycle EDI Results



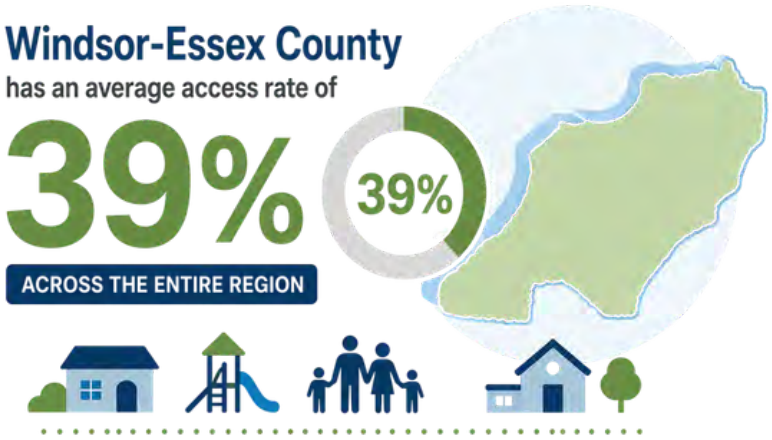
Percentage of Children Vulnerable by EDI Domain



Child Care Access Rates

National data provide important context for understanding child care access pressures that also affect local systems. According to the 2025 Survey on Early Learning and Child Care Arrangements, 58% of children aged 0 to 5 years in Canada were in child care in 2025, representing a slight increase from 56% in 2023.

While affordability has improved with the implementation of CWELCC, access challenges persist.



Among parents using child care, the proportion reporting difficulty finding care rose from 46% in 2023 to 50% in 2025. The most commonly reported challenge was finding available care in their community (65%), followed by affordability (42%), and access to subsidized child care (35%).

The demand for licensed child care since the implementation of CWELCC has continued to outpace supply and, as a result, communities across Canada are experiencing wait lists for child care. Among parents not currently using child care, 31% reported that their child was on a waitlist in 2025, up from 26% in 2023. These findings underscore that access challenges are driven not only by cost but also by the availability and distribution of licensed spaces, and that these challenges are not unique to Windsor-Essex County.

Age Group	Average (weeks)	Range (weeks)
Infant	13.6	1-58
Toddler	11.5	1-36
Preschool	9.7	1-48
Kindergarten	10.8	1-40
Primary/Junior	10.4	1-60
Junior	7	1-32

Average Length of Wait Lists Across Child Care Centres

In Windsor-Essex County, child care operators report a community-wide average of almost an 11-week wait for care across all age groups, with a range from 1 week to 60 weeks depending on the age group and specific child care centre.

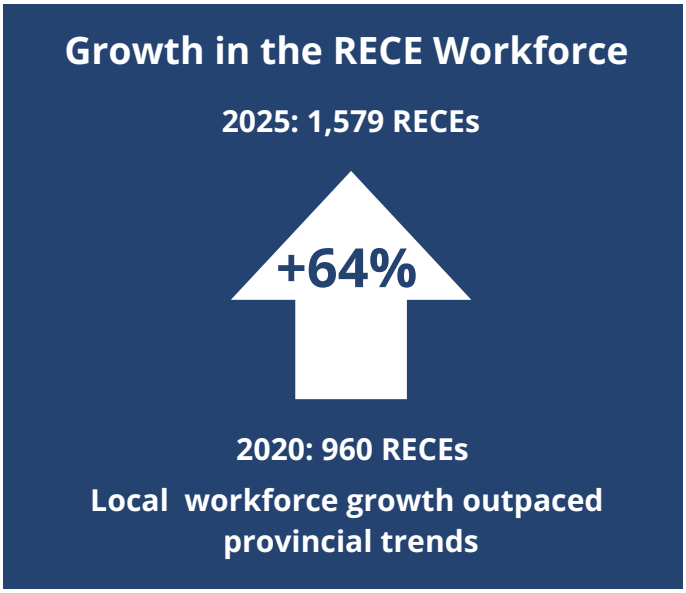
When asked about the barriers impacting their interest in expanding, operators cited challenges with attracting and retaining qualified staff as the greatest barrier.

Expanding access to licensed child care is a central objective of the CWELCC agreement. At the national level, the Government of Canada has set a target of achieving an average access rate of 59% for children under age six by 2026, equivalent to 5.9 licensed spaces for every 10 children. While this target establishes a national benchmark, provinces and territories are responsible for determining how access targets are achieved locally through their own planning and expansion strategies. In Ontario, the Access and Inclusion Framework (2023) establishes a provincial target of 37% access to licensed child care spaces for children aged 0 to 5, reflecting Ontario's phased approach to growth, inclusion, and sustainability.

Workforce Development

Between 2020 and 2025, the number of Registered Early Childhood Educators (RECEs) in Windsor-Essex increased from **960 to 1,579,** representing a **64% increase**—significantly outpacing the **15% growth observed across Ontario** during the same period.

This rapid expansion reflects strong local demand for early childhood educators and sustained growth within the child care and early years sector. As a result, Windsor-Essex has increased its share of the provincial RECE workforce, underscoring the region's growing role in the delivery of early years and child care services.



The composition of the RECE workforce in Windsor-Essex has also shifted notably over this period. Employment in licensed child care settings increased from 470 RECEs (49.5%) in 2020 to 842 RECEs (57.2%) in 2025, reflecting the expansion of regulated child care capacity and increased reliance on licensed programs to meet family demand. While the number of RECEs employed in education settings has continued to grow, their share of the overall workforce has declined, indicating that growth in licensed child care has outpaced growth in school-based roles. Employment in other early years and child-serving settings, such as family support and children's services, has remained relatively stable but represents a smaller proportion of the workforce over time.
Overall, these trends point to an increasing concentration of RECEs within licensed child care, highlighting both the sector's rapid growth and the importance of proactive workforce planning.

Registered Early Childhood Education (RECE) Workforce Data from the College of Early Childhood Educators:

	2020	2021	2022	2023	2024	2025
Total RECEs in Good Standing in Windsor-Essex	960	1,034	1,126	1,233	1,400	1,579
Total RECEs in Good Standing in Ontario	59,096	58,181	59,929	61,661	64,335	67,816

Despite these gains, continued workforce development will be critical to meet current and future demand driven by population growth, economic expansion, and increased labour force participation among parents, particularly within the context of CWELCC-related access expansion.

CURRENT STATE REVIEW

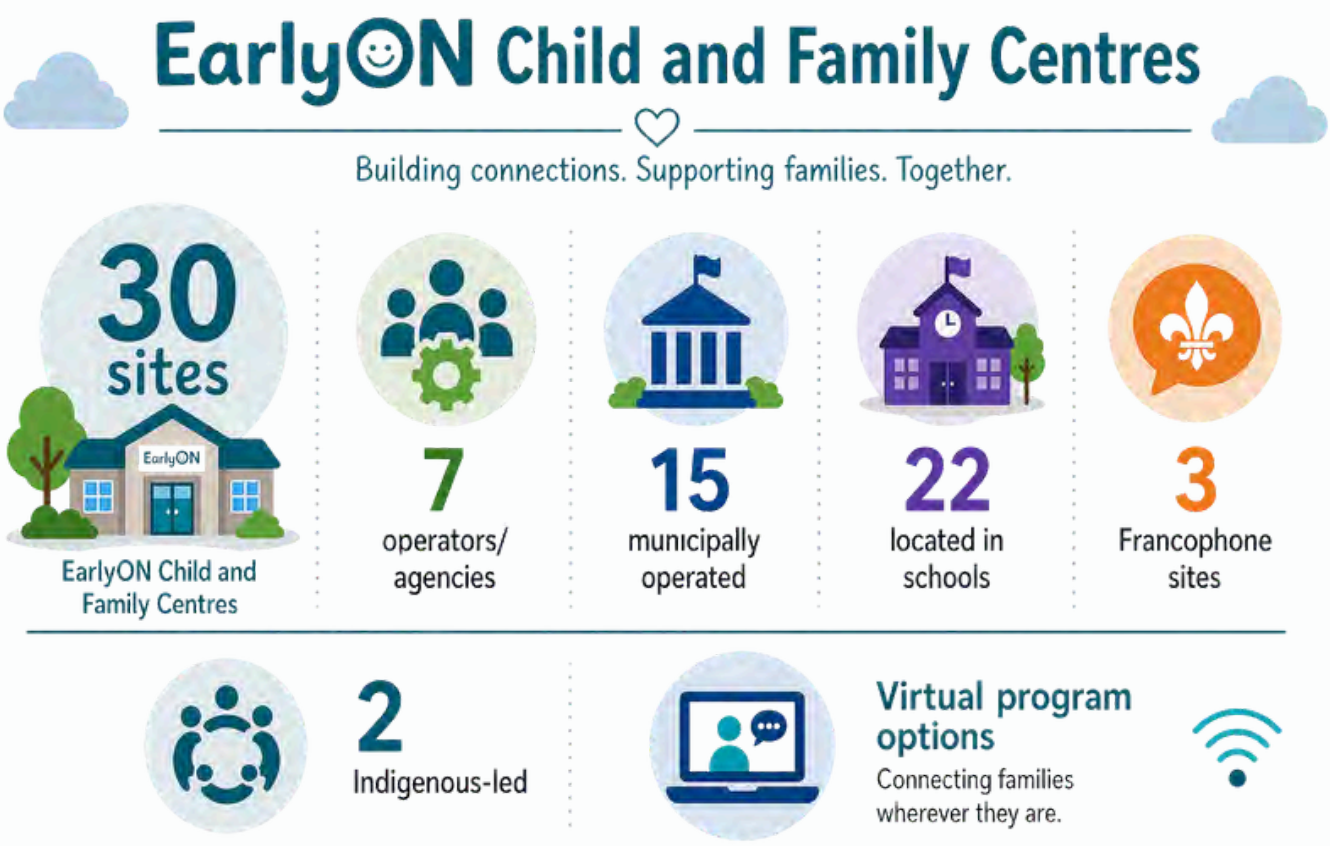
The following section provides a concise, data-informed snapshot of the local child care and early years system. It highlights key information on service availability, access, affordability, workforce, and community needs, identifying strengths, gaps, and emerging trends. This section establishes a common understanding of the system today and forms the foundation for future planning and decision-making.







EarlyON Child and Family Centres



EarlyON Child and Family Centres (CFC) offer free high-quality programming for parents and caregivers with children ages birth to 6 years old. All programming aims to foster a sense of belonging, well-being, engagement and expression while meeting the following core services:

- Supporting early learning and development by offering programming to encourage children's learning through play, and to build positive child-adult relationships;
- Engaging parents and caregivers through information sharing about child development, parenting, play, and inquiry-based learning;
- Offering pre- and post-natal support; and
- Connecting families to the community by responding to parents and caregivers inquiring about their child's development. This can include offering screening, making referrals to health professionals or other specialized community services.

EarlyON Child and Family Centre
ON y va
Centre pour l'enfant et la famille

2025 EarlyON Service Data

15,888
Children Served

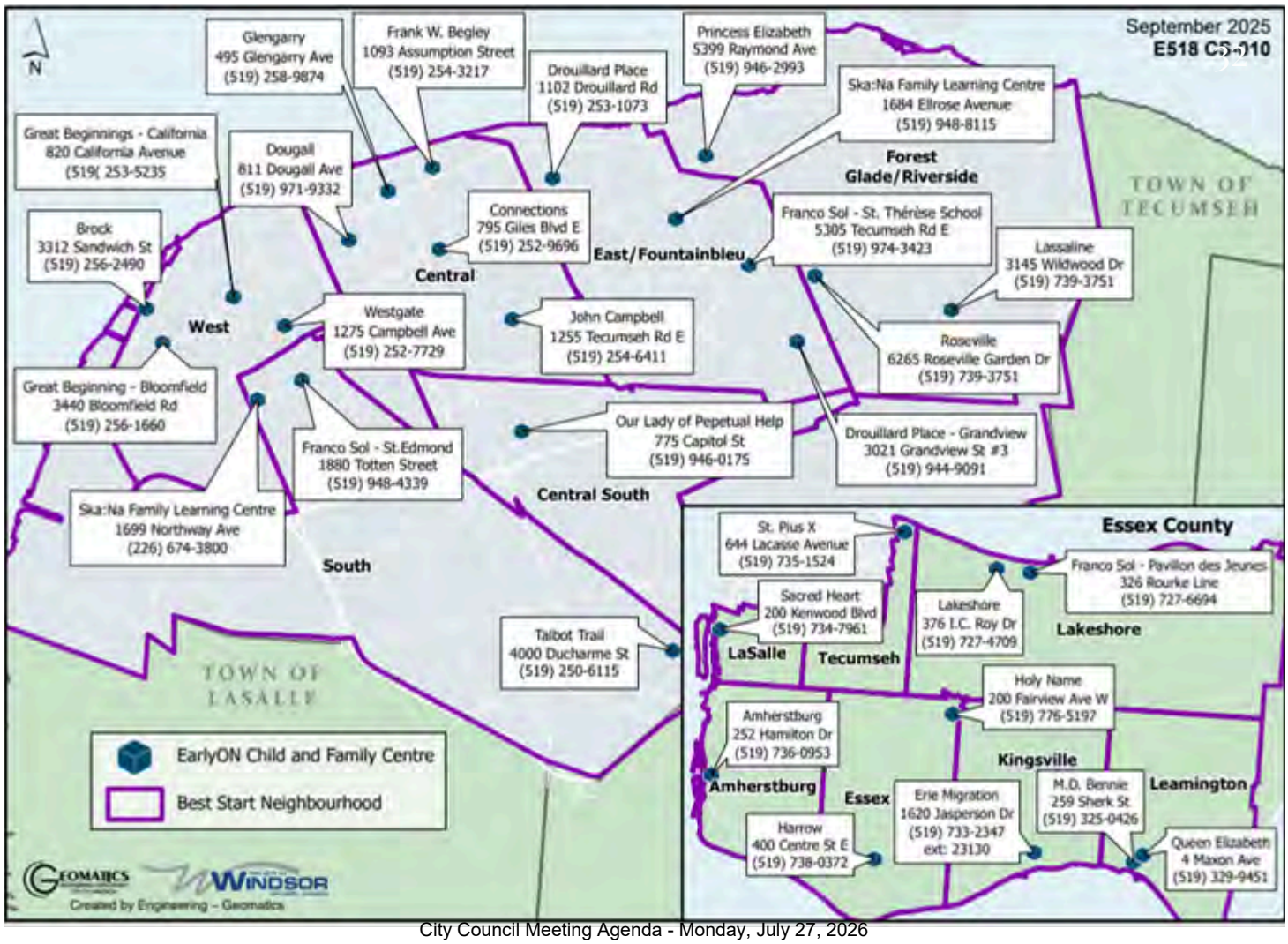
14,845
Parents/Caregivers Served

3,535
Referrals Made

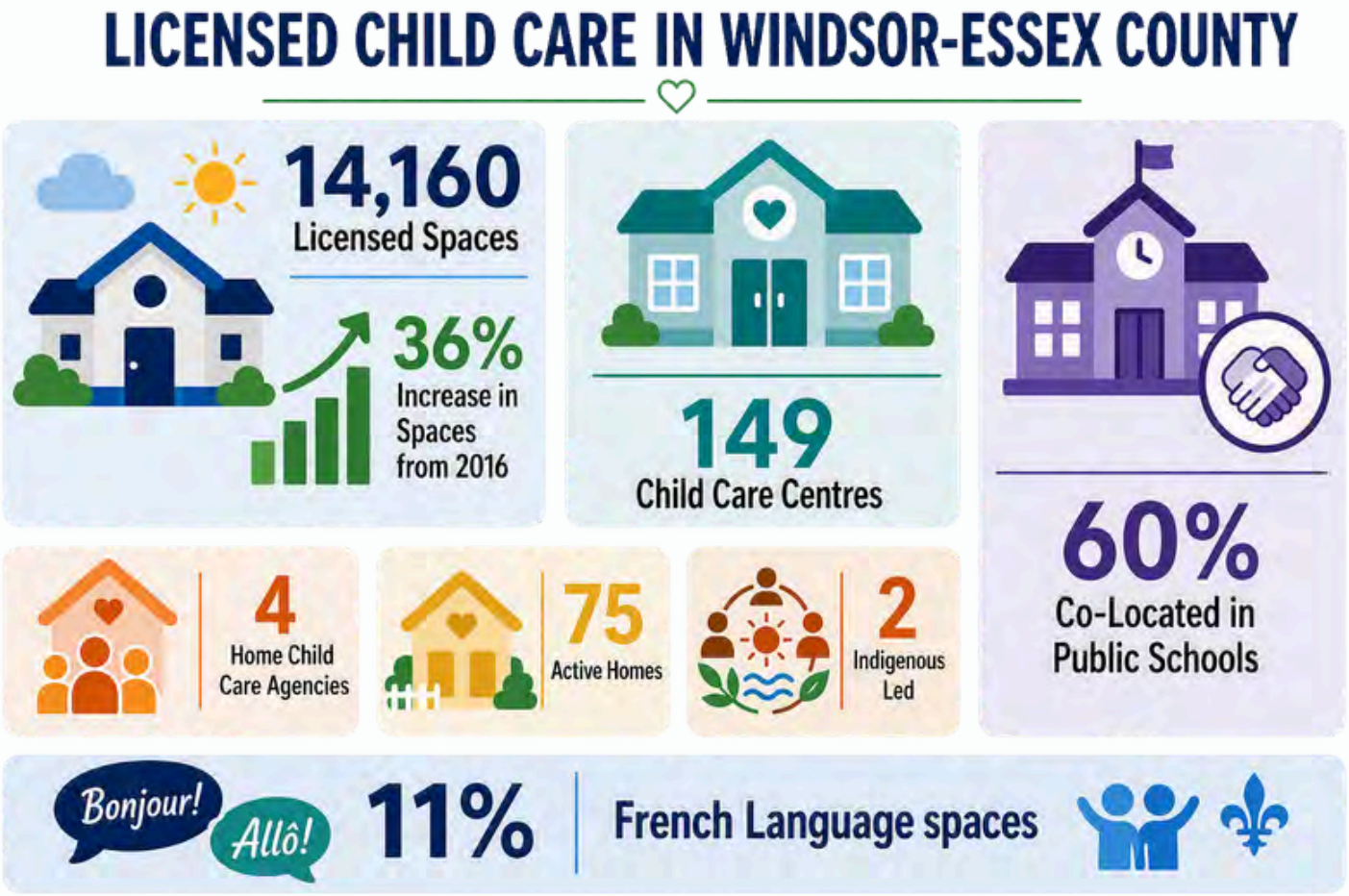
79,017
Child Visits

70,459
Parents/Caregiver Visits

EarlyON Locations Across Windsor-Essex County



Licensed Child Care



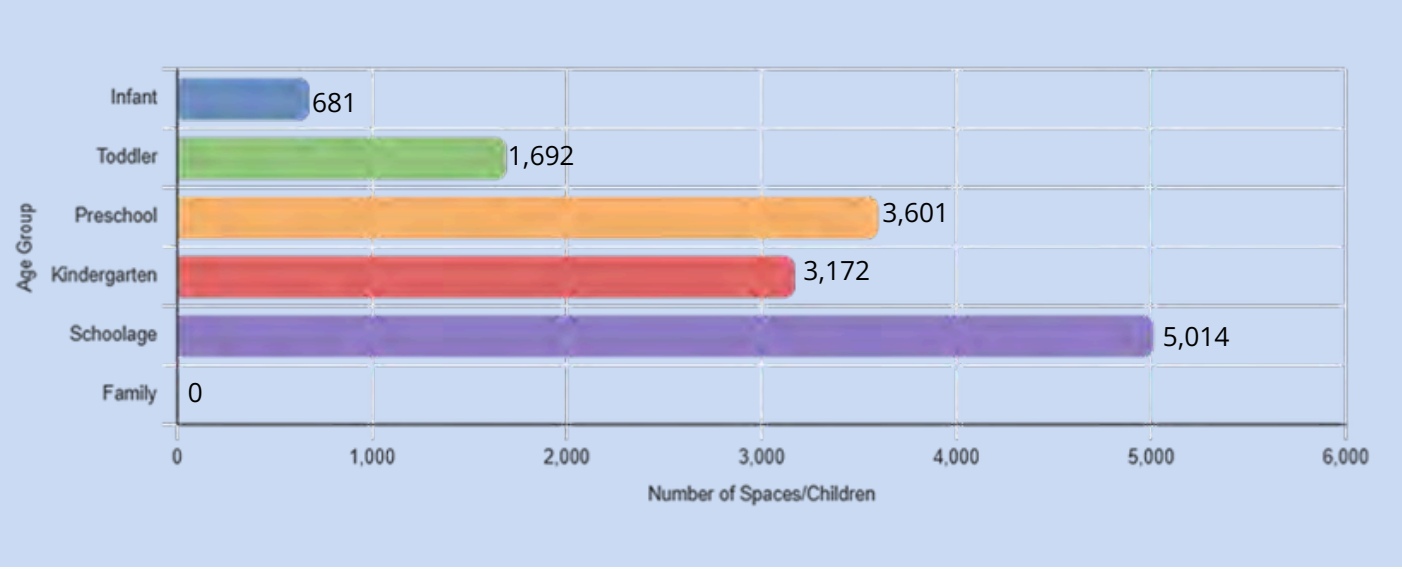


In Ontario, licensed child care refers to child care programs that are regulated under the Child Care and Early Years Act, 2014 (CCEYA) and overseen by the Ministry of Education. Licensed child care includes centre-based programs and licensed home child care. These programs must meet provincial requirements related to health and safety, staff qualifications, adult-to-child ratios, group sizes, program standards, and oversight, and are subject to regular monitoring and inspection by the Ministry.

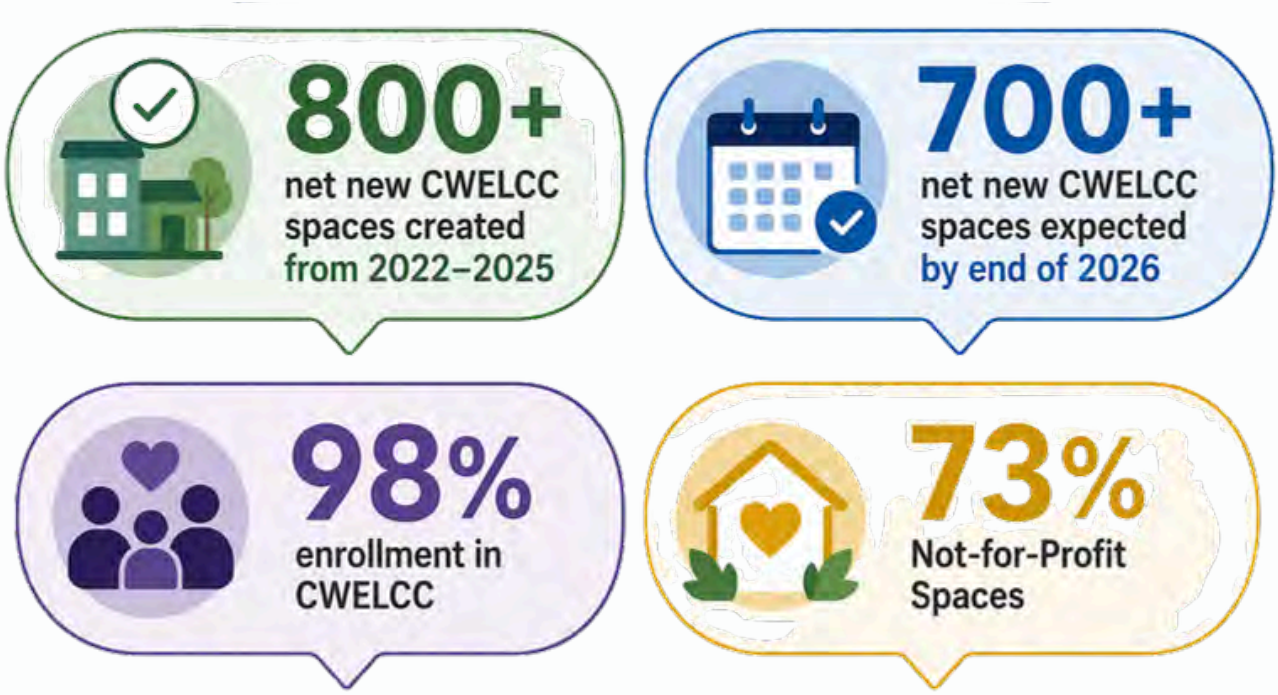
Spaces in Licensed Child Care in Windsor-Essex County (CWELCC and School Age) 2021-2025



Child Care Spaces by Age Group in Windsor Essex, 2024-25 (from Ministry of Education)



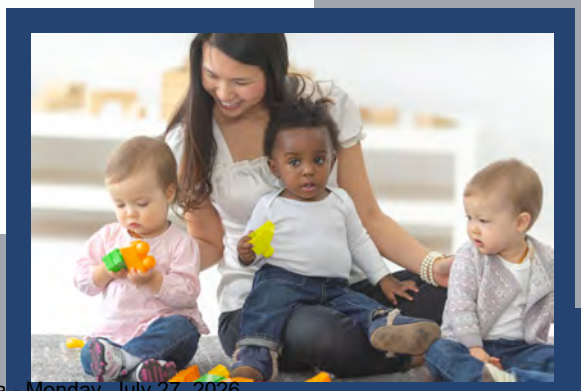
Canada Wide Early Learning and Child Care System (CWELCC)



The 2023 Amendment to the Child Care and Early Years System Plan outlined Windsor-Essex's Directed Growth Expansion Plan under the new CWELCC system. Ontario aimed to create 86,000 new high quality, affordable licensed child care spaces (relative to 2019 levels) across the province predominately through not-for-profit licensed child care providers. The City of Windsor was allocated 1,587 CWELCC expansion spaces through this plan. It is important to note that only spaces for children 0-5 (infant, toddler, preschool, kindergarten) are considered CWELCC spaces (i.e., eligible for enrollment in CWELCC and subject to fee reductions).

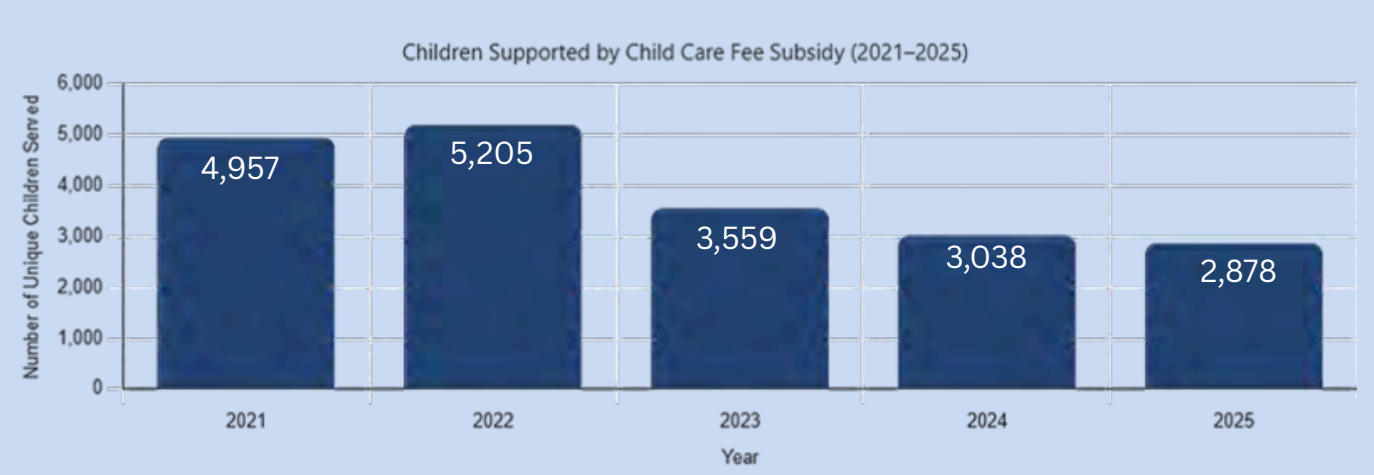
Since that plan was published, the City of Windsor's Children's Services division:

- Reduced parent fees for children 0-5 years of age by over 50%.
- Sustained a 98% enrollment rate for centres in the local CWELCC system.
- Implemented the mandatory fee cap of $22 per day for CWELCC enrolled centres.
- Maintained an average parent fee across Windsor-Essex of approximately $17 per day.
- Maintained a proportion of 73% not-for-profit CWELCC spaces within the local system.
- Implemented expansion plans to create over 1,500 new CWELCC spaces expected to be operational by the end of 2026.



Child Care Fee Subsidy

Child care subsidies are provided to help families with their child care costs for children 0-12 years of age in licensed child care programs. Subsidized care is available in Centre-Based, School-Based, and Home Child Care Programs, or Accredited Recreation Programs and Camps for school-aged children 6 to 12 years of age. Subsidies are approved based on financial need and are designed to further reduce or eliminate costs to parents (this includes additional reductions beyond the CWELCC rate caps).



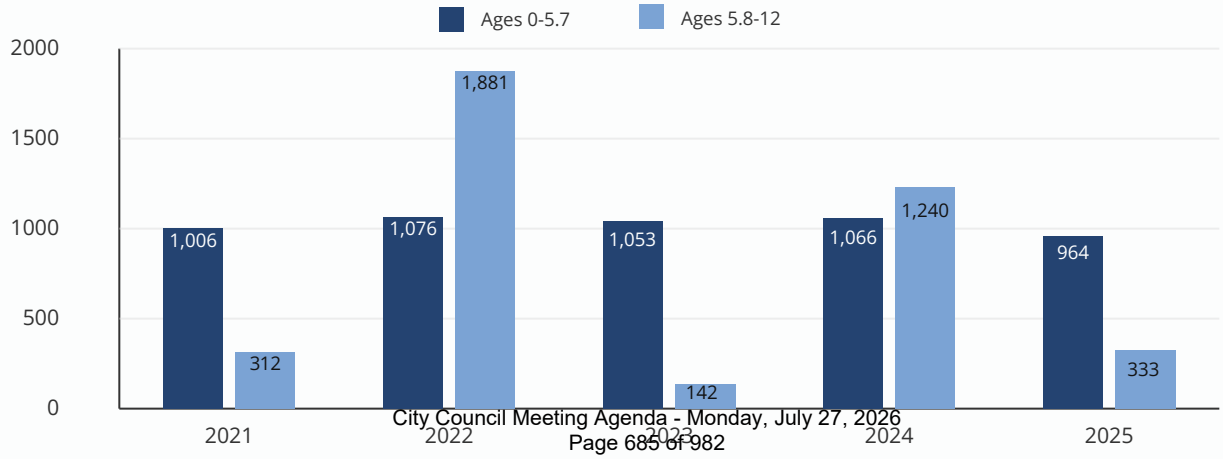
Special Needs Resourcing and Program Support

A key component of the child care and early years system is the delivery of Special Needs Resourcing, which helps support the inclusion of children with exceptional or additional needs in licensed child care settings, including licensed Home Child Care, in EarlyON Child and Family Centres, and in Accredited Recreation Programs and Camps. These supports are available at no additional cost to parents.

The Ministry of Education defines a "child with special needs" as a child whose cognitive, physical, social, emotional, or communicative needs, or needs relating to overall development require additional supports in a licensed child care or early years setting. A formal medical diagnosis is not required to receive supportive services, as the focus in these settings is ensuring all children with varying abilities can fully participate in child care programs alongside their peers.

Special Needs Resourcing includes the services of a Resource Teacher/Consultant to support inclusion of children in classrooms, specialized equipment and supplies to support children, professional learning for educators and other individuals working with children with additional needs, and funding for supplementary staffing support to reduce child to staff ratios and support inclusion and quality service delivery.

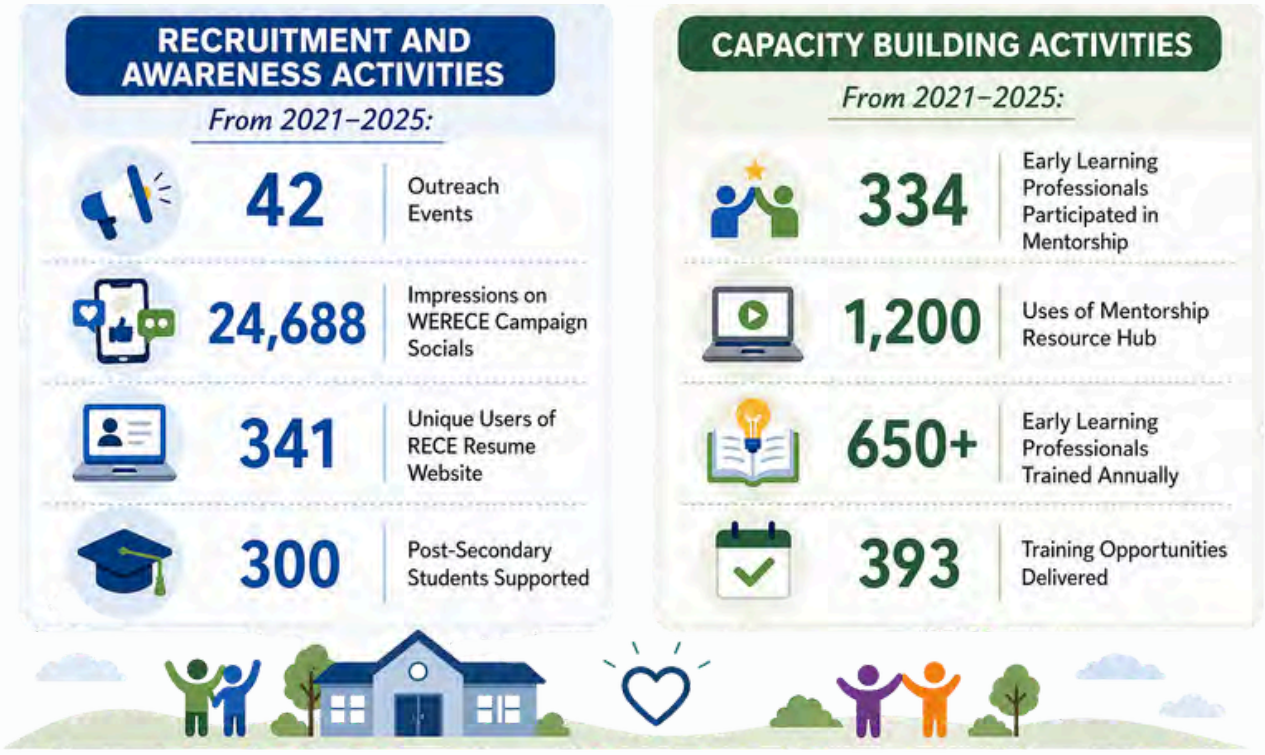
Children Supported in Licensed Child Care with Special Needs Resourcing Funds (2021-2025)



Early Years Workforce Development

Across Ontario, the recruitment and retention of high-quality professionals in the child care and early years sector has become a key focus for SSMs. Since 2022, the province has invested in locally developed community initiatives aimed at sustaining the current workforce, improving access to professional development, and attracting new recruits to the field.

Since the previous system plan, Windsor-Essex County implemented a comprehensive, community-driven workforce development strategy designed to achieve long-term impact and meet the evolving needs of our region.



Local initaitives delivered by the City of Windsor's Children's Services division include:

- Established a strong and consistent brand to build community recognition and engagement through the WE-R-ECE (Windsor- Essex Registered Early Childhood Educators) logo.
- Delivered the WE-R-ECE campaign to raise visibility and highlight the value of the profession, through branded apparel, promotional merchandise, bilingual media campaign (TV, radio, cinema, social media, and community events), a print campaign (billboards, bus wraps, banners, and signage across the community), and common signage outside all licensed child care centres and EarlyON Centres.
- Launched the WE-R-ECE Ambassadors program to actively promote the profession through partnerships with school boards, colleges, and employment agencies.
- Developed a structured mentorship program for RECEs and operation of a mentorship hub to support educators with tools, equipment, and resources to support their professional development and service delivery.
- Offered paid professional learning opportunities throughout each year for early years professionals.
- Collaborated with local colleges to increase enrollment in the ECE program and to support new graduates in securing employment in the field (includes scholarship programs, collaborative classrooms for hands-on learning, resource kits, and a lending library).
- Launched WE-R-ECE Resumes, a local resume repository and job search portal that allows early learning professionals to share resumes to local child care operators.



3

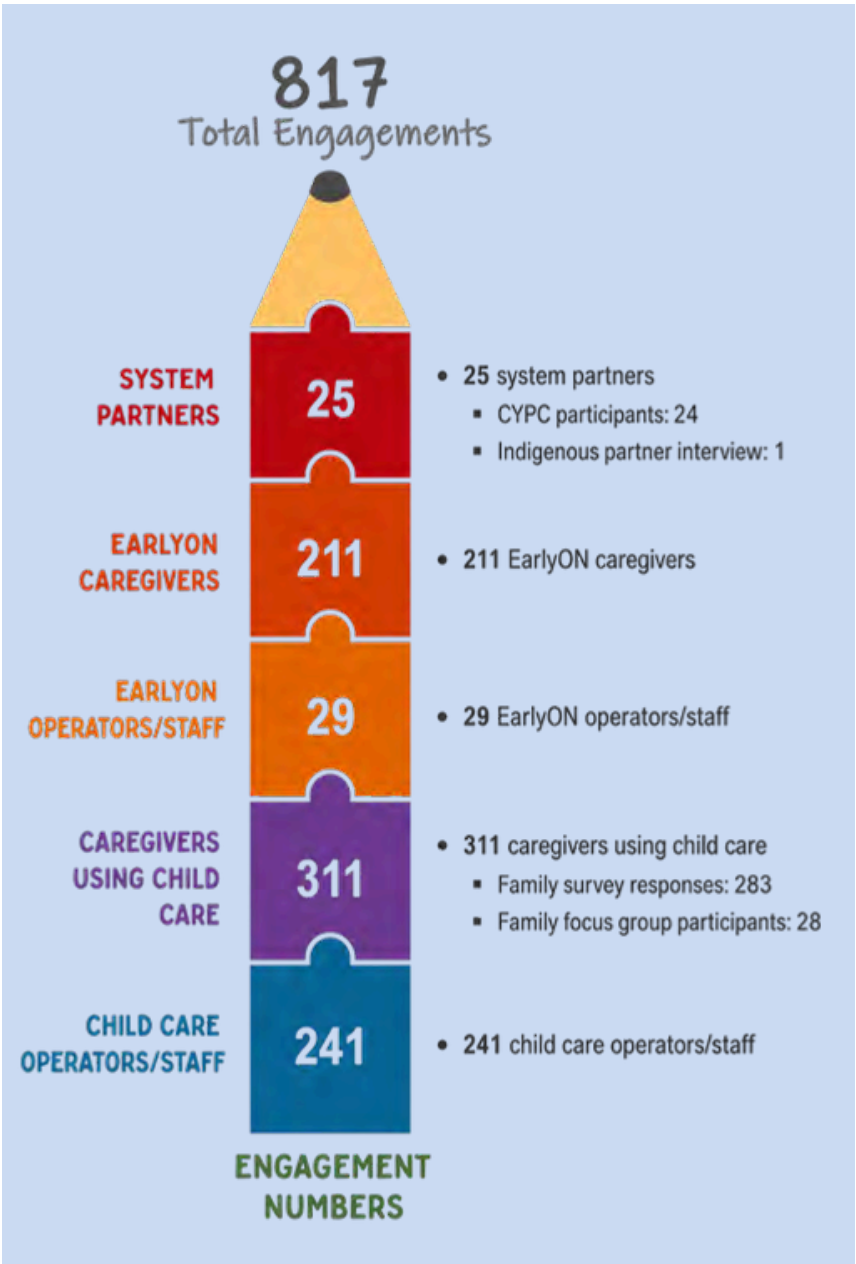
STAKEHOLDER ENGAGEMENT

- Synopsis
- Child Care Engagement Findings
- EarlyON Child and Family Centre Engagement Findings
- System Partners Engagement Findingss
- Voice of the Child

SYNOPSIS

A comprehensive, mixed-methods engagement process was undertaken in 2025 to inform the development of the 2026–2030 Child Care and Early Years System Plan. Engagement was designed to capture perspectives from families, child care operators, EarlyON operators, system partners, and Indigenous partners across Windsor-Essex County.





Engagement methods:

- Online surveys for child care operators, EarlyON operators, and parents and caregivers.
- Targeted family focus groups, including families receiving child care fee subsidy, families with children with special needs, and culturally diverse families.
- A key-informant interview providing an Indigenous perspective.
- Facilitated sessions with the Child Care Network and the EarlyON Network.
- Sector partner engagement through the Children and Youth Planning Committee..

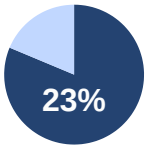


Child Care Engagement Findings

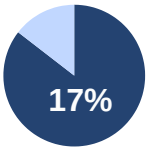
Child Care Parent Survey Highlights

A total of 283 parents and caregivers completed the family survey, with 224 respondents (83%) indicating they are currently using child care. Additionally, focus groups were held with 28 caregivers, gaining further insight into several key aspects of the child care system: special needs resourcing, child care fee subsidy, and meeting diverse family needs.

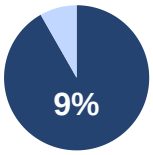
Demographic Insights:



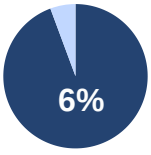
Identified as visibly diverse



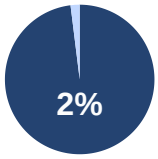
Identified as newcomers to Canada



Included a family member with a disability



Identified as LGBTQ2S+



Identified as Indigenous. First Nations, Inuit or Muts

- **46 languages** were spoken at home beyond English and French, most commonly Arabic and Spanish
- Families reported an **average of two children**, with the largest number of children in care in the **toddler and school-age groups**
- The vast majority used **licensed child care centres**, though many also relied on before-and after-school care and informal arrangements
- 41% of respondents reported after tax family income **below the regional Market Basket Measure threshold of $54,000**, indicating a significant proportion of families experiencing financial vulnerability



Child Care Parent Survey Highlights

What is Working Well?

Parents and caregivers told us:

- They are aware of the CWELCC system.
- They are aware of the availability of fee subsidies.
- They feel CWELCC and fee subsidies support employment and stability.
- Overall, satisfaction with their child care experience is high.
- They feel Windsor–Essesse child care centres excel in being welcoming spaces.

What do Parents Value?

Parents and caregivers told us:

- Parents associate quality with stable, caring, and communicative staff.
- Parents value strong, trusting relationships with staff and clean, safe environments.
- Cultural responsiveness and language access were important to engagement.
- Families wanted clearer communication, transparency, and meaningful opportunities to provide feedback.

What Needs Attention?

Parents and caregivers told us:

- They are concerned about waitlists for child care spaces.
- The fee subsidy program is challenging due to its limited flexibility in eligibility and the burden in meeting application requirements.
- They are concerned about affordability for school-age child care spaces.
- There are challenges finding care that aligns with work hours, especially for shift workers.
- They experience a strong emotional toll navigating supports for their children with special needs.



Child Care Operator Insights

Child care operators across Windsor-Esssex provided detailed feedback through surveys and facilitated discussions, highlighting both the strengths of the local system and the pressures facing the sector. In total, 174 staff members of licensed child care centres submitted survey responses representing 80% of centres across the region, and 67 staff members participated in focus groups.

Overall, operators expressed a strong commitment to quality early learning and to supporting families, while emphasizing that the system is under increasing strain due to workforce, funding, and access challenges.

What is Working Well?

Operators told us:

- CWELCC has improved affordability for families and increased demand for licensed child care.
- Engagement opportunities through networks and committees are frequent and valuable.
- They appreciate opportunities to collaborate, share feedback, and contribute to system planning.
- They are committed partners in delivering high-quality early learning and child care services.

What do Operators Value?

Operators told us:

- They strive to provide inclusive support that meets diverse needs of children and families.
- They want professional learning opportunities focused on supporting children with special needs, trauma-informed care, self-regulation, and having difficult conversations.
- They recognize the importance of consistent, system-wide approaches to special needs resourcing and strong coordination with community partners.
- They value improved guidance, shared tools, and peer-to-peer learning opportunities to help address the growing administrative and reporting requirements associated with CWELCC funding.
- They want meaningful involvement in planning decisions related to CWELCC implementation, workforce strategies, and service expansion.

What Needs Attention?

Operators told us:

- Staffing shortages act as a major barrier to expanding licensed spaces, even where physical space exists, and disproportionately affect rural areas.
- They are concerned about rising operating costs and uncertainty about long-term funding stability.
- They are challenged by balancing affordability goals with the need to remain viable employers and maintain quality.
- Demand often exceeds supply, especially for infant, toddler, and before- and after-school care.
- Children's needs are becoming increasingly complex, including developmental, behavioural, and mental health concerns.

EarlyON Child and Family Centre Engagement Findings

EarlyON Parent Survey Highlights

A total of 211 families submitted survey feedback regarding their experiences with EarlyON programming. Overall, parents and caregivers expressed strong appreciation for EarlyON Child and Family Centres, describing them as welcoming, high-quality, and essential community resources that support both children's development and family well-being. Satisfaction with EarlyON was high, with families emphasizing the importance of relationships, accessibility, and inclusive, play-based programming.

"I like that the staff are patient and understanding, and the environment feels welcoming."

What is Working Well?

- Staff are kind, welcoming, professional, and deeply committed to children and families.
- Environments feel warm, inclusive, and non-judgmental.
- Parents enjoy play-based programming and report positive impacts on children's social skills, language development, confidence, independence, and school readiness.
- Learning is embedded naturally through routines such as circle time, songs, and sensory play.
- Families report forming strong social connections with other parents, fostering a sense of belonging. They view this as particularly important for newcomers, first-time parents, and families with limited social supports.
- Centres are generally viewed as inclusive, with diverse materials, celebrations, and supports for children with additional developmental needs, including connections to services such as speech and language supports.

What do Parents Value?

- Free, accessible programming close to home.
- A sense of community and peer support.
- Opportunities for social connection for both children and adults.
- Skilled, welcoming staff who are central to a positive EarlyON experience.
- Flexible program models, including drop-in participation, multiple locations, and varied times of day.
- Practical considerations such as transportation, parking, proximity, and ease of entry that influence attendance.

"The fact that there are many people who attend this location from a variety of ethnicities, cultures and family structures speaks to the fact that this center includes diverse programming."

What Needs Attention?

- Expanded afternoon, evening, and weekend programming to better support working families and those with school-aged children.
- Enhanced inclusion supports for children with special needs, including sensory-friendly and quieter spaces.
- More consistent cultural and linguistic representation across centres, including clearer and more consistent French-language programming.
- Improved communication and outreach to families who could benefit from EarlyON but are not currently attending.
- Addressing space limitations in smaller, highly utilized centres.

EarlyON Operator/Staff Insights

A total of 29 completed surveys were received from EarlyON operators, representing 27 of 30 sites (86%), with an additional 7 EarlyON staff participating in a focus group. Overall, EarlyON operators expressed strong pride in the role EarlyON Child and Family Centres play in supporting families and strengthening communities. They see the program as an essential foundation of the early years system and are deply committed to its success.

What is Working Well?

- High-quality, relationship-based programming within trusted spaces that support children's development, parenting confidence, and family well-staff.
- Dedication skill reduces isolation, supports early identification of needs, and connects families to broader community services.
- Flexibility in service delivery (including drop-in models, outreach, pop-up programs, and co-located services).
- Collaboration across the EarlyON network.

What do Operators Value?

- EarlyON's free, inclusive model and its ability to serve families regardless of income, immigration status, or service involvement.
- Strong commitment to creating welcoming environments for diverse families, including children with additional needs, newcomers, and equity-deserving communities.
- Being part of a coordinated early years system, where EarlyON can be integrated with child care, health, education, and social services.
- Opportunities for joint training, peer-to-peer learning, and shared tools to maintain quality and consistency across sites.
- Meaningful engagement where their input informs decisions, priorities, and system-level change.

What Needs Attention?

- Workforce capacity and sustainability, including challenges with recruitment, retention, and workload.
- Skills and resources required to address increasing complexity of family needs among those who use EarlyON programs.
- Resources to address requests for evening and weekend programming, transportation barriers, rural access challenges, and space constraints limiting participation for some families.
- Reducing duplication and improving integration with other early years services.

System Partners Engagement Findings

Children and Youth Planning Committee (CYPC) Insights



What is Working Well?

CYPC partners told us:

- Strong collaboration and information sharing among CYPC members.
- Creativity and resourcefulness in responding to emerging needs and system pressures.
- Ongoing trust-building between families and service-providing agencies.

What do CYPC Partners Value?

CYPC partners told us:

- The CYPC as a forum for cross-sector collaboration and shared problem-solving.
- Opportunities to leverage collective expertise across agencies.
- The potential of CYPC to support shared learning, professional development, and coordinated action.

What Needs Attention?

CYPC partners told us:

- Limited availability of services and capacity constraints across the broader children and youth system.
- Geographic disparities in access to services across Windsor-Esssex.
- Fragmentation of services and lack of seamless coordination across the broader system.
- Gaps in formal communication, including uneven access to translation and language supports.
- Limited access to timely, relevant data and lack of clarity on how data should inform planning and decision-making.
- Increasing prevalence and complexity of exceptionalities, behavioural challenges, and family needs across the broader system.
- Need for stronger leadership and modernized structure for the CYPC.
- Opportunities to better use the CYPC as a platform for improved information flow, resource sharing and co-location, as well as joint professional development.
- Need to enhance alignment and reduce duplication across system partners.

VOICE OF THE CHILD

The Voice of the Child shares what children think and feel about their time in child care and EarlyON. Using their drawings and quotes, it gives a simple, authentic look at what matters most to them and helps make sure their voices are part of how services are shaped.









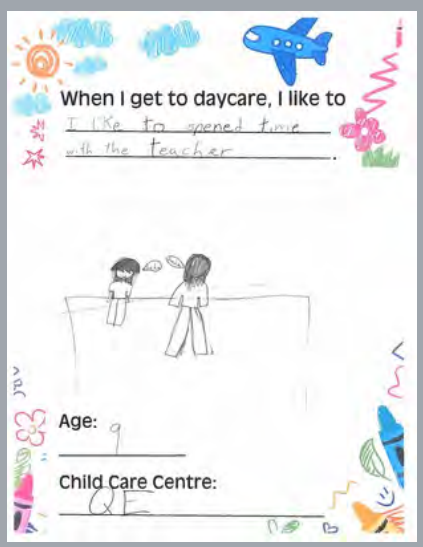




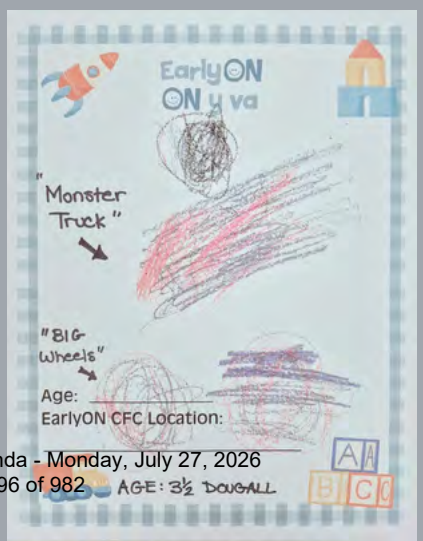

EarlyON
ON y va
Age: 4
EarlyON CFC Location:
Naleah - "everyone is happy face at EarlyON" - circles


EarlyON
ON y va
These are hearts for love.
This is a forest of trees and a leaf came off
This is a spider and a web.
These are cake pops.
This is a rainbow flower.
This is a cat.
This is a stool to sit on.
This is me and my brother.
Age: 5
EarlyON CFC Location:
Talbot Trail


Age:
28 months
Child Care Centre:
Skana Northaway


When I get to daycare, I like to
I like to spend time with the teacher.
Age: 9
Child Care Centre:
QE


My favourite thing to do at daycare is play with the garbage truck.
Age: 3
Child Care Centre:
Discovery childcare


EarlyON
ON y va
"Monster Truck"
"BIG Wheels"
Age:
EarlyON CFC Location:
AGE: 3½ DOUGALL


When I get to daycare, I like to:
Toys!
Age: 2
Child Care Centre:



4

2026-2030 STRATEGIC FRAMEWORK

- Vision and Values
- Strategic Pillars
- Looking ahead

VISION AND VALUES

Vision

A coordinated, inclusive, high-quality child care and early years system where all children and families in Windsor-Essex County thrive.

Pillar 1

System Coordination and Data-Informed Planning

Pillar 2

Workforce and Sector Capacity Building

Pillar 3

Inclusion, Belonging, and Family-Centred Practice

Pillar 4

Integrated Supports for Children with Exceptional Needs

Values

Equity • Inclusion • Quality • Family Voice • Accountability • Collaboration

Equity: We work to ensuring all children and families have fair access to child care and early years services by addressing barriers and directing supports where they are needed most.

Inclusion: We foster welcoming, culturally safe, and accessible early years environments where all children and families can fully participate and belong.

Quality: We support and deliver high-quality early learning and care through skilled educators, nurturing relationships, and continuous improvement.

Family Voice: We value families as partners and actively incorporate parent and caregiver perspectives into program design, service delivery, and system planning.

Accountability: We responsibly steward public resources by setting clear goals, using data to guide decisions, and transparently reporting on progress and outcomes.

Collaboration: We work together across sectors and communities to align efforts, share expertise, and build a coordinated early years and child care system.

Pillar 1: System Coordination and Data-Informed Planning

Goal: A transparent, accountable system with strong leadership, shared planning, consistent communication, and integrated data to guide decisions and meet Ministry reporting requirements.

Objectives:

1. Increase data sharing and knowledge dissemination across child care and early years system partners.
2. Strengthen shared accountability through coordinated, cross-sector planning tables.
3. Improve system navigation for families through consistent communication and common tools.

Key Activities
1. Engage with sector partners to identify data and information needs. 2. Create data dashboards available for public use with relevant data to inform community planning. 3. Update the Terms of Reference and structure of the Children and Youth Planning Committee and associated sub-committees. 4. Implement local child care expansion plans across Windsor-Essex County, using data-informed decision making in alignment with the Ministry's CWELCC goals and the Ontario Access and Inclusion Framework. 5. Strengthen sustainability of EarlyON CFC network through enhanced data collection and collaborative operational planning. 6. Provide annual updates to stakeholders and the community on Service Plan implementation.
Sample Indicators
• Attendance rates at CYPC and system-planning meetings. • Percentage of partners reporting improved access to timely information. • Availability of key system information in multiple languages. • Partner satisfaction with communication and information flow. • Development and use of a system-level data dashboard. • Frequency of data reporting to inform planning and decision-making. • Partner satisfaction with system transparency and accountability.

Pillar 2: Workforce and Sector Capacity Building

Goal: Strong recruitment, retention, and professional learning to support a stable workforce equipped to deliver high-quality, inclusive child care and early years programs.

Objectives:

1. Enhance the local sector's ability to attract and retain qualified educators and child care workers.
2. Adopt a shared definition of high-quality programs and services across child care and early years programs.
3. Increase access to foundational and specialized training opportunities for local educators and child care workers.

Key Activities

1. Deliver an updated and enhanced WE-R-ECE marketing campaign across Windsor and Essex County.
2. Support and amplify workforce development advocacy efforts across the province for enhanced wages and benefits for RECEs.
3. Strengthen partnerships with local post-secondary institutions and operators to support ECE training pathways.
4. Create consistent and standardized onboarding practices across the local child care and early years sector.
5. Collaborate with operators to create a shared definition of quality and a corresponding Continuous Quality Improvement (CQI) framework for both child care and EarlyON networks.
6. Create a shared professional learning framework and align professional development offerings to meet sector needs for both child care and EarlyON networks.

Sample Indicators

- Number of impressions, engagements, or visits generated by the WE-R-ECE campaign across Windsor-Essex annually.
- Annual increase in RECEs in good standing in Windsor-Essex County.
- Annual increase in RECEs working in licensed child care in Windsor-Essex County.
- Percentage of participating child care and EarlyON operators implementing standardized onboarding tools or practices.
- Shared definition of quality and Continuous Quality Improvement (CQI) framework developed and adopted across child care and EarlyON networks.
- Number of professional development offerings aligned with the shared professional learning framework and number of individuals trained.

Pillar 3: Inclusion, Belonging and Family-Centred Practice

Goal: Welcoming, respectful, and culturally responsive programs that reflect the diversity and strengths of all families.

Objectives:

1. Increase awareness of where and how to access information about child care and early years programs across Windsor-Essex County.
2. Enhance service options to meet diverse family needs across child care and early years settings.
3. Strengthen family leadership and voice through the ongoing collection and use of feedback in service planning activities.

Key Activities

1. Develop a communication plan that focuses on both general and targeted promotion of child care and early years programs and services.
2. Improve the website experience for families.
3. Expand EarlyON program offerings through evening and weekend program hours and pop-up sites.
4. Support Indigenous and Francophone agencies to provide tailored programming for the communities they serve.
5. Provide meaningful engagement for Indigenous and Francophone partners in system-wide program planning.
6. Create page for caregiver feedback submission and have feedback posters available in all programs/centres.
7. Expand use of multilingual resources in all child care and early years locations.

Sample Indicators

- Increase in website traffic, time on key pages, or completed actions (e.g., service searches, referrals) following website improvements.
- Number of EarlyON programs offered during evenings, weekends, or through pop-up locations.
- Attendance or participation rates in non-traditional EarlyON program offerings (evenings, weekends, pop-ups).
- Number of Indigenous-led and Francophone-led early years programs or initiatives supported annually.
- Adoption of caregiver feedback tools across all child care and EarlyON locations.

Pillar 4:
Integrated Supports for Children with Exceptional Needs

Goal: Timely, coordinated, and equitable access to special needs supports across child care and early years program settings.

Objectives:

1. Increase utilization of available system navigation and community connection services across the sector.
2. Increase capacity of child care system to support early identification and proactive information sharing for families.
3. Improve transitions between programs and into school.

Key Activities
1. Promote Windsor-Essex County's SmartStart Hub across child care and early years settings. 2. Collaborate with partners to develop shared Inclusive Program Standards for the local sector. 3. Develop capacity for implementation of a standardized developmental screening tool across program settings. 4. Update Terms of Reference for the Inclusion Network and develop a new work plan in alignment with the System Plan and Ministry goals. 5. Collaborate with partners to update a shared Transition Protocol for Children with Special Needs to Elementary School. 6. Support and amplify advocacy efforts across the province for enhanced Special Needs Resourcing funding.
Sample Indicators
• Shared Inclusive Program Standards developed collaboratively with partners and formally endorsed. • Percentage of child care and EarlyON programs implementing or aligning practices with the shared Inclusive Program Standards. • Number or percentage of programs trained and supported to implement the standardized developmental screening tool. • Updated Terms of Reference and multi-year work plan for the Inclusion Network approved and aligned with the System Plan and Ministry priorities. • Updated Transition Protocol for Children with Special Needs implemented across child care, EarlyON, and school board partners.

LOOKING AHEAD



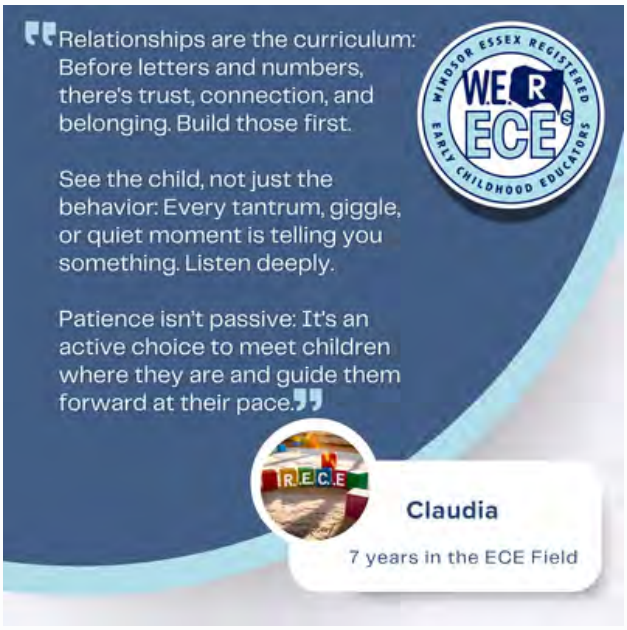
The 2026–2030 Windsor-Essex Early Years and Child Care System Plan is grounded in provincial direction and fully aligned with the Ministry of Education's expectations for Consolidated Municipal Service Managers, including the Child Care and EarlyON Child and Family Centres Service System Management Guidelines and the Canada-Wide Early Learning and Child Care (CWELCC) Agreement. As the designated service system manager, the City of Windsor has a responsibility to plan, manage, and evaluate a coordinated early years and child care system that advances affordability, accessibility, inclusion, quality, workforce stability, and long-term sustainability.

This plan provides a clear and forward-looking framework to guide action over the next five years. It reflects the voices of families, educators, operators, and community partners, and outlines how Windsor-Essex will steward provincial and federal investments to strengthen services and improve outcomes for children and families. By aligning local priorities with provincial goals, the Plan supports a system that is responsive, equitable, and resilient.

Implementation of this plan will require continued collaboration, shared accountability, and a commitment to learning and improvement. The City of Windsor's Children's Services Division is committed to monitoring progress, using data to inform decision-making, and sharing updates with the community. Together, we will continue to build a strong, inclusive early years and child care system that supports children's development, family well-being, and community prosperity across Windsor-Essex.

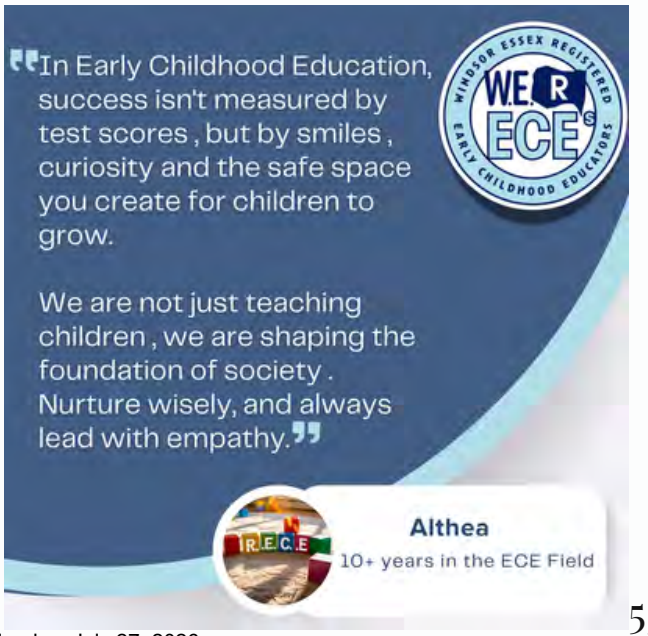

Your patience, passion, and dedication plant seeds of curiosity, confidence, and kindness. With every story you read, question you answer, and smile you share, you help children discover their unique potential. The impact you make today echoes through a lifetime — shaping not just learners, but compassionate, capable individuals.
Lisa
11 years in the ECE Field


Build strong relationships first. Children thrive when they feel safe and connected.
Take time to build trust with each child, relationships are the foundation of learning.
Be patient with children and yourself. Not every day will go as planned, and that's okay.
Growth takes time, for both you and the children in your care. Never stop learning. Attend workshops, read about child development and stay curious.
Every child and situation will teach you something new. Stay open.
Marie
20 Years in the ECE Field


Relationships are the curriculum: Before letters and numbers, there's trust, connection, and belonging. Build those first.
See the child, not just the behavior: Every tantrum, giggle, or quiet moment is telling you something. Listen deeply.
Patience isn't passive: It's an active choice to meet children where they are and guide them forward at their pace.
Claudia
7 years in the ECE Field


Every moment with a child is a chance to inspire growth. Be present, be patient, and follow their lead with curiosity and care. Your impact lasts far beyond the classroom.
Razan
1 year in the ECE Field


Set aside the pressure on yourself as an Educator to "teach"--instead, focus on what really matters, what will really make a difference in the lives of children-RELATIONSHIPS!
Help children feel secure, feel loved, learn to trust the adults that care for them and to know that they are capable. The rest will come.
Help them to learn that the world is a wonderful place, and that you ENJOY them just for who they are!
Gina
38 years in the ECE Field


In Early Childhood Education, success isn't measured by test scores , but by smiles , curiosity and the safe space you create for children to grow.
We are not just teaching children , we are shaping the foundation of society . Nurture wisely, and always lead with empathy.
Althea
10+ years in the ECE Field



THE CITY OF WINDSOR
ONTARIO, CANADA

CHILDREN'S SERVICES
Supporting Learning in the Early Years

Ontario

Item No. 8.31

Committee Matters: SCM 261/2026

Subject: Over Street Banner Policy – City Wide

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

Decision Number: **CSSC 330**

I. THAT Council **APPROVE** the updated Over Street Banner Policy attached as Appendix "A"; and further,

II. THAT Council **REPEAL** the Policy for Display of Over Street Banners in the City Centre dated July 18, 1997.

Carried.

Report Number: S 76/2026
Clerk's File: SE/15187

Clerk's Note:

1. The recommendation of the Community Services Standing Committee and Administration are the same.

2. Please refer to Item 8.2 from the Community Services Standing Committee held on July 8, 2026.

3. To view the stream of this Standing Committee meeting, please refer to: https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260714/-1/11652

Subject: Over Street Banners Suspended Across Roadways Policy – City Wide

Reference:

Date to Council: July 8, 2026
Author: Samantha Magalas
Manager, Parks, Recreation & Facilities Programming
smagalas@citywindsor.ca
519-253-2300 x2730
Parks
Report Date: 6/22/2026
Clerk's File #: SE/15187

To: Mayor and Members of City Council

Recommendation:

I. THAT Council **APPROVE** the updated Over Street Banner Policy attached as Appendix "A"; and further,

II. THAT Council **REPEAL** the Policy for Display of Over Street Banners in the City Centre dated July 18, 1997.

Executive Summary:

N/A

Background:

The City has an existing Policy for Display of Over Street Banners in the City Centre, originally approved by CR811/97 on July 19, 1997, which governs over-street banners suspended across a roadway in the City Centre, however it does not reflect that over street banner locations now include approved locations beyond the City Centre (i.e. Erie Street). Administration is seeking approval of a new updated policy relative to over street banners, and to repeal the City's existing policy.

Discussion:

Banner installations contribute to community vibrancy, support event promotion, and create a sense of arrival within the city.

Given the distinct safety, operational, and approval considerations associated with over street banners, Administration has updated the policy to define eligibility, approval authority, applicant responsibilities, and cost recovery requirements. The updated policy is attached as Appendix "A".

Risk Analysis:

Approval of the updated policy provides a framework for regulating over-street banners and reduces the operational and liability risks associated with ad hoc approvals. Without an updated policy, the City would face inconsistent decision-making, potential safety concerns related to installation and clearance, and exposure to costs or disputes arising from unclear responsibilities. These risks are mitigated through defined eligibility criteria, centralized approval authority, technical review, and a full cost-recovery model.

Climate Change Risks:

Climate Change Mitigation

N/A

Climate Change Adaptation

N/A

Financial Matters:

The updated policy establishes a full cost-recovery model under which all costs associated with banner fabrication, installation, inspection, display, removal, temporary removal, handling, disposal, and any required reinstallation are the responsibility of the applicant. Applicable fees will be established through the City's fee schedule approved by Council annually.

Consultations:

Katherine Donaldson, Corporate Policy Coordinator
Ian Day, Senior Manager, Traffic Operations
Adam Pillon, Manager of Right of Way
Jamie Scott, Executive Director, Parks, Recreation and Facilities
Kate Tracey, Deputy City Solicitor
Erika Benson, FPA

Conclusion:

The updated Over-Street Banner Policy establishes a clear and consistent framework for regulating banners suspended across municipal roadways. Approval will support community events and placemaking initiatives while ensuring public safety, operational control, and full cost recovery.

Planning Act Matters:

N/A

Approvals:

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

Notifications:

Name	Address	Email

Appendices:

1 Appendix A – Over Street Banner Policy

Policy Number:

Department: Community Services

Division: Parks, Recreation & Facilities

Adoption Date:

Authority:

Scheduled for Review:

Over Street Banner Policy

1. Policy Statement:

This policy establishes the requirements and approval conditions for the display of over street banners within the City of Windsor.

This policy supports the display of over street banners for The Corporation of the City of Windsor (the "City") led, City-sponsored, or City-approved events, activities, and initiatives that contribute to community vibrancy and increase visibility for residents and visitors.

2. Scope:

This policy applies to the affixture and display of banners suspended over public right-of-way.

This policy does not apply to banners affixed to City-owned streetlight poles or to specialty banner poles located within the public right-of-way.

For guidelines and requirements related to those installations, please refer to the applicable banner application procedure.

3. Definitions:

Applicant means the organization applying to display an over street banner under this policy.

Banner or **over street banner** means a temporary sign made of fabric, vinyl, canvas, or other non-rigid material that is suspended across a street within the public right-of-way at a location approved by the City.

Eligible organization means a non-profit organization, charitable organization, Business Improvement Area, public sector body, or other organization approved by the Executive Director of Parks, Recreation & Facilities, or designate, for the purpose of this policy, provided that the proposed banner promotes a City-led, City-sponsored, or City-approved event, activity, or initiative.

City-approved means approved for banner display in accordance with this policy by the Executive Director of Parks, Recreation & Facilities, or designate.

Public right-of-way means open portions of highway owned by the City for road, boulevard, sidewalk, or related transportation purposes.

Sponsor means a commercial enterprise, agency, or other entity identified on a banner in recognition of financial or other support provided to an eligible event, activity, or program.

4. Responsibilities:

Executive Director of Parks, Recreation & Facilities (or designate)

The Executive Director of Parks, Recreation & Facilities (or designate) shall:

- Receive and review all requests to display or temporarily remove over street banners.
- Approve or refuse applications in accordance with this policy.
- Determine applicant eligibility, including approval of applications from organizations outside the standard eligibility criteria where the proposed banner supports a significant community event or initiative aligned with the intent of this policy.
- Establish and maintain administrative processes, application requirements, technical specifications, and fees through a supporting Procedure, if applicable, and the City's then current User Fee Schedule as approved by Council annually (the "User Fee Schedule").

Applicant

The Applicant shall:

- Submit a completed application to the Executive Director of Parks, Recreation & Facilities, or designate, a minimum of four (4) weeks prior to the requested display period.
- Demonstrate that the application meets the eligibility and event criteria established under this policy, unless otherwise approved by the Executive Director of Parks, Recreation & Facilities, or designate.
- Comply with all City by-laws, including By-law 250-2004 as amended (the "Sign By-law"), and obtain all required permits, approvals, or agreements required by law.
- Comply with all insurance, indemnity, and risk management requirements established by the City in the applicable Procedure or permit conditions.
- Provide an inspection report, assessing all City-owned poles and any existing mounting hardware. Any poles that are not currently equipped with brackets will require a structural assessment. Poles are not to be drilled with new holes. Any costs incurred as a result of installing new hardware shall be borne by the permit holder.

5. Policy:

Banner Specifications. Over street banners shall be purchased, paid for, and owned by the applicant. The City of Windsor assumes no responsibility for the care, maintenance, or condition of an approved banner during or after the display period. Banners shall be constructed of suitable materials, such as canvas or vinyl, and shall meet the technical and installation specifications established by the City in the applicable Procedure.

Banner Content. Banner content shall be accurate, lawful, and appropriate for public display. Banners shall comply with applicable law, municipal by-laws, municipal policies, and any standards established by the City for public display. Both sides of the banner surface shall contain a message and/or decorative design, and blank sides are not permitted.

Banner content shall not include political campaigning, sectarian advocacy, devotional messaging, or other content inconsistent with the public and community purpose of this policy. Where applicable, banner content shall also be prepared in a manner consistent with the City's accessibility, public communication, and other corporate standards. All banners shall be reviewed by Parks, Recreation & Facilities to confirm that the proposed content, design, dimensions, sponsorship recognition, and intended display comply with this policy and the applicable Procedure.

Eligibility and Sponsorship. Over street banners are permitted only to advertise City-led, City-sponsored, or City-approved events, activities, or gatherings that provide a clear public benefit to residents and visitors. Commercial enterprises may be identified only as sponsors of an eligible event, activity, or initiative. No more than twenty percent (20%) of the area on each side of a banner shall be used to identify sponsors. All applicable federal, provincial, and municipal requirements concerning commercial sponsorship shall apply.

Display Period and Fees. The standard banner display period is up to three (3) weeks, unless otherwise approved by the Executive Director of Parks, Recreation & Facilities, or designate. Where a display period of less than three (3) weeks is requested, the standard three-week fee shall apply unless otherwise provided in the applicable Procedure. Where the advertised event or activity extends beyond three (3) weeks, and no other approved banner is scheduled for the location, one additional display period of up to three (3) weeks may be permitted, provided the applicable pro-rated fee is paid before the additional display period begins. Over street banner installations shall be provided on a full cost-recovery basis, with applicable fees established in the User Fee Schedule and supporting Procedure. Fees shall be paid in full at the time of application unless otherwise provided in the applicable Procedure.

Installation, Removal, and Location Approval. Banner installation, display, removal, temporary removal requests, and approved installation locations shall be managed in accordance with the applicable Procedure. If a banner becomes torn, damaged, unsafe, or detached, the City may remove it immediately where required for safety or

operational reasons. The applicant is responsible for all costs associated with removal, handling, disposal, and any reinstallation, where applicable. No refund will be issued where a banner must be removed due to banner failure, non-compliance, or damage arising from the condition of the banner.

Removed banners shall be retrieved by the applicant within the time period established in the applicable Procedure, failing which the City may dispose of the banner without compensation. Where temporary removal of a banner is requested for a parade, event, maintenance activity, or other operational reason, the request shall be made in accordance with the applicable Procedure, including any required notice period, written authorization from the affected banner applicant, and payment of the applicable fee for removal, handling, and reinstallation. The temporary removal period will not be deducted from the original banner applicant's rental fee.

Banner installation locations are limited to over street banner approved infrastructure on designated municipal roadways. Applicants may identify a preferred location as part of their application; however, final location selection and approval rests with the Executive Director of Parks, Recreation & Facilities, or designate, in consultation with Traffic Operations and Right-of-Way Engineering. Location approval will be based on public safety, including roadway classification, traffic volumes, and required vertical clearance; structural suitability of the existing infrastructure; operational requirements, including installation access and maintenance; scheduling availability; and potential conflicts with other approved banner installations. Where competing applications are received, the Executive Director of Parks, Recreation & Facilities, or designate, may determine priority and allocate banner locations and display periods in the City's sole discretion, having regard to such operational, strategic, public interest, or other considerations as the Executive Director considers relevant. The City reserves the right to relocate, refuse, or remove a banner installation at any time where safety requirements, operational constraints, or higher-priority municipal uses require it.

Minimum Banner Mounting Height

1. When projecting over the street, the minimum height above the street as measured from the top of the curb must be a minimum height of 15 feet (4.5 m).
2. When projecting over the sidewalk, the minimum height above the sidewalk must be a minimum of 12 feet (3.6 m).
3. When located on a centre median, the minimum height above the street as measured from the top of the adjacent curb must be a minimum of 15 feet (4.5 m).

6. Additional Legislative Authority:

This policy shall be read together with the applicable Procedure and the User Fee Schedule, the Sign By-law, and any insurance, indemnity, permit, approval, or agreement requirements otherwise required by law.

7. Records and Attachments:

Records generated under this policy may include completed applications, approval records, technical review records, fee payments, correspondence regarding installation or temporary removal, and any related permit, insurance, indemnity, or risk management documentation, to be retained in accordance with the City's applicable records retention requirements.

Related attachments and forms may include the supporting Procedure, the applicable User Fee Schedule, and any required application or temporary removal request forms.

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: S 58/2026

Subject: Response to CQ 2-2026 - Feasibility of Parking Revenue Sharing with Business Improvement Areas - City Wide

Reference:

Date to Council: June 24, 2026
Co-Author: Bill Kralovensky
Manager, Transportation Operations
519-974-2277 x 3129
bkralovensky@citywindsor.ca

Co-Author: Rachel Chesterfield
Manager, Performance Measurement and Business Case Development
519-255-6100 x 6224
rchesterfield@citywindsor.ca

Public Works - Operations
Report Date: 6/2/2026
Clerk's File #: MI/14538

To: Mayor and Members of City Council

Recommendation:

I. That the report in response to CQ 2-2026 regarding the feasibility of potential parking revenue sharing arrangements with Business Improvement Areas (BIAs) **BE RECEIVED** by Council for information.

Background:

At the City Council meeting held on February 9, 2026, Council approved Council Question CQ 2-2026, as submitted by Councillor Mark McKenzie, which asked Administration "To 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".

This report is in response to CQ 2-2026.

Discussion:

Parking Revenue Framework

Revenue generated from City parking operations, including on-street meters and off-street municipal parking lots, is first applied to cover operating and collection costs. Net revenues are currently allocated to the City's off-street parking reserve Fund 138 and are used to fund parking related maintenance, repair, and capital improvements city wide. These include parking garage beautification and maintenance works, replacement of parking equipment, rehabilitation of parking lot pavement and development of new parking lots.

In response to the Council question, Administration examined revenue generated within existing BIA boundaries and non-BIA areas. A summary of 2025 gross parking revenues (prior to expenses) is outlined below.

Category	Area	2025 Revenue
BIA Areas	Downtown Windsor (DWBIA)	$1,463,265
	Walkerville	$76,134
	Wyandotte	$91,597
	Ottawa	$235,437
	Erie	$192,389
	Subtotal – On/Off-Street Parking	**$2,058,822**
	Garage #1 & #2 (within DWBIA)	$335,622
	Subtotal – Total Parking (incl. garages)	**$2,394,444**
Non-BIA Areas	University of Windsor	$343,502
	Tecumseh Rd E	$27,784
	South Ouellette Ave	$31,963
	Subtotal – Non-BIA	**$403,249**
	TOTAL GROSS REVENUE	**$2,797,693**

As noted, the gross revenue figures presented above do not reflect operating costs, enforcement, maintenance, capital reinvestment, or reserve contributions. Based on the 2025 budget, approximately 58% of gross parking revenue supports operating

costs, with the balance allocated to reserves. As such, these figures should not be interpreted as funds available for redistribution or sharing.

Administration notes that parking garages, while geographically located within a BIA boundary, represent a distinct asset class and may require separate policy consideration if revenue sharing were explored. It is also important to note that only five (5) of the nine (9) BIAs are included in the revenue summary above, as the remaining BIAs do not have on and off street pay-for-parking within their boundaries.

Business Improvement Areas in the City of Windsor

BIAs in Ontario, including those in Windsor, are established under Section 204 of the Municipal Act, 2001. BIAs are governed by local boards of management and are funded primarily through a levy imposed on assessable properties within the BIA boundary.

BIAs are generally established to support local economic development, undertake marketing and promotional activities, enhance streetscapes and public area improvements, and deliver capital enhancements above base municipal service levels.

Each BIA is responsible for preparing an annual budget outlining proposed expenditures, anticipated grants or contributions, and the levy required to fund BIA activities. This levy model is intended to supplement, rather than replace base municipal services.

Municipal Benchmarking

Administration reviewed publicly available information related to how BIA's are funded Ontario-wide (reference Appendix A). The prevailing approach among Ontario municipalities is **not** to directly share parking meter or municipal lot revenues with BIAs. With one notable exception found (City of Hamilton), parking revenues are typically retained by municipalities to support city-wide parking operations, maintenance, and capital reinvestment, while BIAs continue to be funded through the traditional levy model as prescribed in under Section 208 of the *Municipal Act, 2001*. Where BIAs benefit from parking revenues, this is generally indirect, through City-delivered streetscape improvements, enhanced maintenance, enforcement, or capital projects within BIA boundaries, rather than through cash transfers or formula-based allocations.

The primary outlier is the City of Hamilton, which has a formalized, formula-based direct revenue-sharing model tied specifically to on-street parking meter revenues within participating BIAs. Hamilton's program combines a modest base allocation with a percentage of BIA-specific meter revenues, subject to an overall annual cap and

escalation, and clearly defines eligible uses and conditions (e.g. streetscape improvements, beautification, promotion and active transportation initiatives).

No other Ontario municipality identified in Administration's research, including Toronto, Ottawa, London, Kingston, Waterloo, or larger Greater Toronto Area municipalities, has adopted a comparable, formula-based cash revenue-sharing framework. Instead, these municipalities emphasize maintaining municipal control over parking revenues to ensure consistent funding for parking infrastructure and services, while supporting BIAs through project-based investments or enhanced services aligned with broader municipal objectives.

Risk Analysis:

Receiving this report for information results in no direct financial or operational risks.

If Council were to pursue parking revenue sharing in the future, potential risks include:

- Equity and fairness among BIAs with different parking assets;
- Precedent expectations from BIA's or other commercial areas without parking revenue;
- Reduced funding availability for City-wide parking maintenance and capital reinvestment.

Climate Change Risks:

Climate Change Mitigation

N/A

Climate Change Adaptation

N/A

Financial Matters:

Parking revenues currently fund the City's parking operations including all staff costs as well as all capital programs for lots, garages, and on street parking. Any redirection of these revenues would have long term implications for parking infrastructure funding.

At the time of writing this report, the Off-Street Parking Reserve Fund (138) had a balance of $5,490,387. On an annual basis, net parking revenues are transferred to this reserve to support future parking related expenditures, including maintenance, repair, and capital improvements.

The chart below outlines the current projects with planned expenditures committed to be funded from this off-street parking reserve.

Project	Description	Years Funded	Committed Amount ($)
Parking Equipment Replacement Program	Replacement of parking meters, pay stations, and related equipment	2023–2026	$448,000
Parking Garage Capital Rehabilitation Program	Structural, mechanical, and safety improvements to municipal parking garages	2021, 2023–2026	$2,934,000
New Parking Lot Development	Development of new municipal parking lots	2023–2025	$300,000
Parking Lot Rehabilitation Program	Rehabilitation and lifecycle renewal of existing surface parking lots	2023–2026	$1,200,000
		Total Committed	**$4,882,000**

In addition to these current projects, the City's approved in principle Capital Budget accounts for 4 projects with funding dedicated from this reserve over the next nine years for the projects outlined below.

Project #	Project	2027-2035 Approved in Principle Funding
OPS-001-13	Parking Equipment Replacement Program	$1,221,125
OPS-018-07	Parking Garage Capital Rehabilitation Program	$6,750,000
OPS-019-07	New Parking Lot Development	$1,000,000
OPS-020-07	Parking Lot Rehabilitation Program	$1,800,000
	Total Approved in Principle Funding	**$10,771,125**

As such, the reserve balance reflects planned lifecycle funding requirements and does not represent surplus or uncommitted funds. Any redirection of these revenues would require the deferral or re-prioritization of these planned works.

Consultations:

Cindy Becker - Financial Planning Administrator – Transportation

Mike Dennis – Manager Capital Planning and Reserves

Rob Slater, Executive Initiatives Coordinator, Infrastructure Services

Conclusion:

This report responds to Council Question CQ 2-2026 by outlining the current parking revenue framework, the role and governance of BIAs in Windsor, and key considerations related to potential parking revenue sharing.

Approvals:

Name	Title
Ian Day	Senior Manager, Transportation
Lorie Gregg	Executive Director, Financial Planning / Deputy Treasurer
Stacey McGuire	Executive Director, Operations / Deputy City Engineer (A)
David Simpson	Commissioner, Infrastructure Services and City Engineer
Janice Guthrie	Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

N/A

Appendices:

Appendix A – Municipal Scan - BIA Funding Mechanisms

Appendix A – Municipal Scan - BIA Funding Mechanisms

The following chart summarizes publicly available information about how some Ontario municipalities provide funding to BIA's.

Municipality	BIA(s) Involved	Model Type	Revenue Mechanism	Key Terms	Status
Hamilton	11 BIAs (9 participating with metered parking)	Direct revenue sharing	Formula-based cash transfers: $7,500 base + 10% of BIA-specific on-street meter revenue	Annual cap $250,000 (3% annual inflation adjustment); optional Pre-Holiday Free Parking funded by BIAs; eligible uses expanded in 2024 to include active transportation	**Ongoing** (established 2010; modernized 2024)
Toronto	85+ BIAs	No parking revenue sharing; traditional levy	BIAs funded by property tax levy; no confirmed formula-based parking revenue sharing identified in public sources reviewed	BIA budgets approved annually; capital support through Streetscape programs (City-delivered projects)	**Ongoing** (levy system)
Ottawa	18 BIAs (including Downtown BIA)	Levy funding with City grant/program supports	Public materials reviewed show levy-based BIA funding and City-controlled parking-related project/grant supports; no confirmed formula-based revenue sharing identified	Council approves project allocations annually; no formula; project-based; BIA benefits are geographic and indirect	**Ongoing**

Cont'd

Municipality	BIA(s) Involved	Model Type	Revenue Mechanism	Key Terms	**Status**
London	Downtown London BIA, Old East Village BIA	Traditional levy with City-directed support measures	Public materials reviewed confirm levy-based BIA funding; no confirmed current formula-based parking revenue sharing identified	No fixed formula; annual budget allocations; City retains project control; BIA input consultative	**Ongoing**
Waterloo	Uptown Waterloo BIA	Historical service arrangement	Older public references describe parking-related cost recovery for enhanced services in the BIA area	Cost recovery model; no cash transfer; City-delivered services	**Historical** (2016-2018); current status TBC
Other Ontario municipalities (Mississauga, Brampton, Vaughan, Richmond Hill, Markham, Guelph, Cambridge, Kitchener)	Various BIAs	Traditional levy system	Public materials reviewed generally indicate levy-based BIA funding; no confirmed current formula-based parking revenue sharing identified	Standard *Municipal Act* levy mechanism	**Ongoing**

"TBC" indicates that current program status could not be confirmed through publicly available sources at the time of writing.

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 78/2026

Subject: 2025 Financial Statements & Annual Report - City Wide

Reference:

Date to Council: July 27, 2026
Author: Stephen Cipkar
Manager of Financial Accounting
519-255-6100 ext. 6234
scipkar@citywindsor.ca
City Treasurer
Report Date: 6/5/2026
Clerk's File #: AF/14508

To: Mayor and Members of City Council

Recommendation:

THAT City Council **RECEIVE AND ACCEPT** the draft 2025 City of Windsor Annual Report, which contains the Audited Consolidated Financial Statements for the year ended December 31, 2025, including the City of Windsor Trust Fund Statements; and,

THAT upon receiving the final signed auditor's reports for the fiscal year ended December 31, 2025, the 2025 City of Windsor Annual Report **BE PUBLISHED.**

Executive Summary:

N/A

Background:

The Corporation of the City of Windsor's 2025 Annual Report, which contains the Audited Consolidated Financial Statements and the City of Windsor Trust Fund Financial Statements for the year ended December 31, 2025 is attached as Appendix A. The Audit Findings Report of KPMG LLP is attached as Appendix B.

Section 296 of the Municipal Act requires that all municipalities undertake an annual audit of their accounts and that the external auditor shall express an opinion on the consolidated financial statements based on the audit. The City's external auditor is the firm of KPMG LLP, Chartered Professional Accountants and their report is contained in the 2025 Annual Report.

Discussion:

Please refer to the Financial Statement an Analysis section of the attached 2025 Annual Report.

Risk Analysis:

There are no significant or critical risks associated with this report. As well as the Municipal Act requirement discussed in Section 2, other individuals wishing to review the City's financial position and operations, such as rate payers, banks, and credit rating agencies, rely on audited consolidated financial statements. The risk of publishing a material misstatement is mitigated by the independent external audit and the City's internal control structure.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

Key financial highlights and analysis of the 2025 Consolidated Financial Statements are included in the attached 2025 Annual Report.

Consultations:

N/A

Conclusion:

It is recommended that the City of Windsor 2025 Annual Report containing the audited Consolidated Financial Statements and Trust Fund Financial Statements of the City for the year ending December 31, 2025 be received and accepted.

Approvals:

Name	Title
Stephen Cipkar	Manager of Financial Accounting
Dan Seguin	Executive Director, Treasury & Financial Accounting/Deputy Treasurer
Lorie Gregg	On behalf of Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

1 Appendix A - City of Windsor 2025 Annual Financial Report
2 Appendix B - 2025 KPMG Audit Findings Report

THE CITY OF WINDSOR
ONTARIO, CANADA

City of Windsor

Annual Financial Report

2025













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Mayor's Message



Drew Dilkens
Mayor

On behalf of City Council, I am pleased to present the City of Windsor's 2025 Annual Financial Report. This report reflects an unwavering commitment to fiscal responsibility by Council and Administration, who remain focused on **Windsor's Long Game** through a commitment to **investing responsibly** and **protecting our future**. Windsor remains one of the fastest growing and most important communities to watch in Ontario and Canada, and we continue to face the evolving needs, opportunities, and challenges that come with unprecedented growth. As an international gateway between Canada and the United States, we are experiencing a time of global economic uncertainties with impacts on families, neighbourhoods, and communities on both sides of the border. Though the ever-shifting economic landscape remains a challenge, 2025 saw the City of Windsor continue to make incredible strides in our economy, infrastructure, quality of life, and more. Some important highlights over the last year include:

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- Participated in the long-awaited grand opening of the NextStar Energy battery facility, as they celebrated hiring the 1,000th employee, beginning full electrode cell production, and producing the one-millionth battery cell at the $6 billion state-of-the-art facility that has risen to become a cornerstone of Canada's advanced battery manufacturing ecosystem.
- Welcomed 55 new investments and expansion projects, since 2022, above and beyond NextStar Energy across all sectors, specifically including: Minth Group (over $300 million investment and 1,100 new jobs), DS Actimo, Bobaek America Inc., and NEO Battery Materials. In total these 55 investments are poised to create over 4,200 more jobs and generate over $1.2 billion in capital spend within our region once fully realized.
- In addition, the City's active economic development pipeline includes 25 high and medium priority leads, representing a further $1.6 billion in potential investment and over 1,500 prospective jobs
- Participated in several milestones for our new regional acute care hospital including recognizing a transformational gift of approximately $40 million from the estate of the late John Thomas Fancsy; naming of the new Fancsy Family Hospital; and selection of EllisDon as the construction manager for the first phase, setting the stage for phase one construction in 2026.
- Invested, in 2025 alone, approximately $144 million on roads and $63 million on sewers; and rehabilitated over 34.5 km of roadways and 7.2 km of sewer.
- Began, moved forward, or completed large growth-related infrastructure projects including Sandwich South Development Capital Works including, Cabana Road East (formerly County Road 42) from Walker Road to the east City limit, Airport Employment Lands, Lauzon Parkway between Cabana Road East and the Canadian Pacific Kansas City (CPKC) rail line, and Lauzon Parkway Extension to the 401 ($280 million), Banwell Road – E.C. Row Interchange and Banwell Road Corridor improvements, including Wyandotte Street Extension from Banwell Road east to Jarvis Avenue, and the Wyandotte Street and McNorton Avenue intersection ($110 million), Howard Avenue/Division/Sydney Corridor ($19 million), Lauzon Parkway north of E.C. Row ($18 million), work along University Avenue between Salter Avenue and McEwan Avenue, Jefferson Drainage area improvements and sewer separation, work on the Prince Road sewer outlet multi-phased project, work commenced on the Central Ave feedermain project, and over $75 million between the East Marsh, St. Paul and St. Rose stormwater pumping stations.
- Supported the successful roll-out of the new Green Bin Program, which will extend the life of our regional landfill, as well as Ontario's new Blue Bin Program administered by Circular Materials.
- Received $5.2 million from the Ontario Government's Building Faster Fund, recognizing our success with housing starts.

- Continued implementing Housing Solutions Made for Windsor (HSMFW), announcing: Caron Avenue's $300 million investment by Farhi Holdings to create two mid-rise residential buildings as well as townhomes for a total of 153 units, plus a 28-storey residential tower with 188 more units at Janette and Riverside; Pelissier Park Ltd.'s $16.8 million investment to create the 48-unit Pelissier Park; Valente Development Corporation's $33.5 million investment to build the 48-unit Residences at Roseland, and to work with Bear Construction & Engineering Inc. on a modern new clubhouse for the Roseland Golf Course; and adding three more properties to our HSMFW portfolio including an unused portion of Kinsmen Norman Road Park in Ward 8, the former Concord school site in Ward 6, and the former St. Michael's school site in Ward 2.
- Issued 1,899 permits and 668 dwelling units in 2025; construction value of over $704 million.
- Recorded 7.9 million ridership for Transit Windsor (18% drop, with a significant impact from lower international student enrollment); added 20,000 additional service hours; launched new routes to expand coverage; and recently endorsed an early review of the Transit Windsor Master Plan.
- Invested millions in upgrades and renovations to the City's Homelessness and Housing Help Hub (H4) site, which will provide 75-150 emergency shelter beds operating 24/7 year-round; and worked on program enhancements and expansions for support services with Windsor Police Service, Windsor Regional Hospital, and Hôtel-Dieu Grace Healthcare, helping attract $2.2 million from the Ontario Government to support the Nurse Police Team and Crisis Response Team.
- Approved the $20 million Master Plan to revitalize Festival Plaza.
- Installed "Park in Perfect Harmony" and "The Language of My World" at the Pelissier Street Garage.
- Opened the NEW City Hall Square, supported by over $6.7 million through the Government of Canada's Community-Building Fund, and hosted seasonal initiatives and events at the new site, both as a summer venue for the water feature and "Live at the Square", and as the winter season ice rink, which hosted many community celebrations throughout the winter.
- Opened the NEW Legacy Beacon site, home of the restored Streetcar No. 351, at the Michael D. Hurst Legacy Park, welcoming over 28,000 guests during the first season of operations.
- Invested nearly $313 million in 2025 in capital projects, including significant funding for community services resulting in a new playground at Optimist Park, work on the new South Cameron Trail, improvements to the Eternal Flame monument at Dieppe, poetry panels at Ojibway, a portrait of Mary Walker at Willistead Manor, a new Gateway Arch at Mary E. Bibb Park, rehabilitation of over 1 km of trails and new lighting along the waterfront, and protection of Peche Island.
- Awarded $118,000 to 28 arts, culture, and heritage projects benefiting the community.
- Welcomed over 105,000 guests to our award-winning Bright Lights Windsor festival.
- Won 5 Best of Windsor-Essex Awards for parks, trails, events, facilities, and public art.

Council and Administration remain dedicated to safeguarding the progress we have made and to building a resilient, future-ready foundation for continued growth in Windsor and the surrounding region. To undertake this important work, we rely on an administrative team that shares our commitment to service delivery, fiscal responsibility, delivering budgets that continue to responsibly invest in infrastructure, economic development, affordability, safety, and quality of life, and always working to ensure that we are moving **Forward. Together**.

We have an incredible year to look forward to, as we see the anticipate the opening of the Gordie Howe International Bridge, prepare for shovels in the ground for the new Fancsy Family Hospital, and move forward with work to develop the critical Sandwich South lands now that we have a financing plan approved. As Mayor of one of Ontario's most affordable communities, a 'Revival City' that continues to shine as one of Canada's top cities for economic growth, I remain more optimistic and excited about our city's future than ever before!



Drew Dilkens
City of Windsor Mayor

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City Council



Mayor and City Council, 2022-2026

Back row: **Fabio Costante** (Ward 2), **Renaldo Agostino** (Ward 3), **Jo-Anne Gignac** (Ward 6), **Gary Kaschak** (Ward 8), **Mark McKenzie** (Ward 4), **Angelo Marignani** (Ward 7)

Front Row: **Fred Francis** (Ward 1), **Jim Morrison** (Ward 10), **Drew Dilkens** (Mayor), **Kieran McKenzie** (Ward 9), **Ed Sleiman** (Ward 5)



***Frazier Fathers** elected as Ward 2 Councillor through by-election held in October 2025.

CAO's Message



Ray Mensour
Chief Administrative Officer (CAO)

As we reflect on 2025, I am proud to present this Annual Financial Report on behalf of The Corporation of the City of Windsor. This past year assessed our resilience, adaptability, and commitment to responsible stewardship, yet it also reaffirmed the strength of our organization and the dedication of our employees in delivering trusted municipal services to our community.

Throughout 2025, City Administration remained focused on balancing fiscal responsibility with the continued delivery of high-quality services and strategic investments that support Windsor's long-term growth. Against a backdrop of global economic uncertainty and shifting trade conditions, City Council and Administration worked collaboratively to ensure the City remained financially stable, operationally agile, and well positioned to leverage opportunities and respond to emerging risks.

A defining external challenge in 2025 was the escalation of trade tensions between Canada and the United States. The introduction of U.S. tariffs, and Canada's corresponding countermeasures, had direct implications for municipal procurement and capital delivery across

For Windsor, as an international gateway between nations, home to the busiest commercial border crossing in North America, and a city deeply connected to cross-border trade and manufacturing supply chains, these tariffs increased cost pressures on certain materials and equipment used in City projects. In response, City Council endorsed a comprehensive **Tariff Procurement Mitigation Strategy**, strengthening reporting requirements, enhancing risk assessment, and prioritizing a "Buy Canadian" approach where financially and operationally feasible. These measures helped ensure transparency, protect the City's financial position, and minimize disruption to critical projects while continuing to advocate for targeted provincial and federal support for tariff-impacted municipalities.

Despite these challenges, 2025 was also a year of meaningful progress. The City continued to advance priority initiatives spanning infrastructure renewal, housing initiatives, neighbourhood renewal strategies, service modernization, community development, and organizational excellence. These efforts were guided not only by prudent financial management, but by a renewed sense of shared purpose across the Corporation.

One of the more significant internal milestones of 2025 – which is now guiding our work together in 2026 – was the launch of the City of Windsor's **new Mission and Vision statements**. Developed through extensive employee engagement, including the Employee Retention and Experience Project and the North Star Survey, these statements reflect who we are as an organization and where we are headed together. Our **Mission** affirms we are committed to delivering outstanding municipal services that strengthen our community, and are built on a foundation of continuous improvement, accountability, fiscal responsibility, and a workplace where employees thrive. Our **Vision** challenges us to be a leader in delivering **trusted municipal services**.

Supporting this direction are our four **Pillars for Success**: **Talented People, Productive Culture, Bold Direction,** and **Sense of Purpose**

These pillars are anchored by our core **Values** of **Accountability, Transparency, Respect, and Excellence**.

These guiding principles are more than words. They now serve as our organizational North Star, informing decision-making, shaping how we allocate resources, and reinforcing the culture we are building across all departments. As we look ahead, they will continue to guide how we steward public funds, support our workforce, and deliver value to residents.

I would like to thank Mayor Drew Dilkens, and City Council for their leadership, and our employees for their professionalism, adaptability, and unwavering commitment to public service throughout 2025. Your dedication ensures that even in times of uncertainty, the City of Windsor remains focused, resilient, and forward-looking.



Sincerely,
Ray Mensour
Chief Administrative Officer

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Administration



Ray Mensour

Chief Administrative Officer (CAO)

- Management of human, fiscal and physical resources
- Implementation of approved policies and programs
- Provide leadership and direction to all departments

Corporate Leadership Team (CLT)



Janice Guthrie

Commissioner, Finance & City Treasurer

- Asset Planning
- Financial Accounting
- Financial Planning
- Taxation & Financial Projects
- Agencies, Boards & Committees



Dana Paladino

Commissioner, Human & Health Services

- Employment & Social Services
- Housing & Children's Services
- Huron Lodge



David Simpson

Commissioner, Infrastructure Services

- Engineering
- Pollution Control
- Public Works Operations



Jelena Payne

Commissioner, Economic Development/Deputy CAO

- Economic Development
- Planning & Development Services
- Building Services
- Transit Windsor



Andrew Daher

Commissioner, Corporate Services

- Communications & Customer Services
- Information Technology
- Council Services
- Human Resources & Employee Relations
- Legal Services and Real Estate
- Policy, Gaming, Licensing and By-Law Enforcement
- Provincial Offences, Purchasing and Risk Management



Michael Chantler

Commissioner, Community Services

- Parks, Facilities & Recreation
- Library & Culture Services
- Fire & Rescue Services

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Windsor at a Glance—Vital Statistics

263,270
Population
(2025 Planning Dept)

$704,918,818
Total Construction Value
(2025 Planning Dept)

5.7%
Population Growth
(2021 StatsCan Census)

688
Total Number of New Dwelling Units
(2025 Planning Dept)

147.96 KM^2
City Area
(2025 Planning Dept)

$568,822
MLS Average Selling Price
(YTD Dec 2025 Windsor Essex County Association of Realtors)

40
Median Age
(2021 StatsCan Census)

1,899
Total Number of Permits Issued
(2021 StatsCan Census)

AA+
Bond Rating
(S&P Global Ratings)

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Windsor at a Glance—Financials ('000's)

Total Assets	$4,370,220
Total Liabilities	$1,237,949
Accumulated Surplus	$3,132,271
Total Revenue	$1,296,224
Total Expenses	$1,092,592
Annual Surplus	$203,632
Tangible Capital Assets (Book Value)	$2,653,974
Long-Term Debt	$130,796



Legacy Beacon Streetcar No. 351.

Image courtesy of Tourism Windsor Essex Pelee Island

Financial Statement Discussion & Analysis



Commissioner, Finance & City Treasurer

City Treasurer's Message

The Corporation of the City of Windsor (the City) proudly presents its Annual Financial Report for the year ended December 31, 2025. This report provides an overview of the City's 2025 operational responsibilities and financial performance. The City reported an annual consolidated surplus of $204 million on revenues of $1.296 billion and expenses of $1.092 billion. Contained in this report are the City's audited 2025 Consolidated Financial Statements, a review of the financial statements and relevant statistical information. KPMG LLP has issued a clean audit report for the year ended December 31, 2025, with no significant findings noted.

The Financial Statement Discussion and Analysis (FSD&A) section communicates to residents, businesses, and stakeholders on how the City's financial resources are being managed to provide municipal services and infrastructure. The FSD&A presents an analysis of the City's 2025 financial performance between reporting years, as well as between approved budgets and actual results. The FSD&A identifies trends, risks and anticipated events that could have financial implications.

The City's Consolidated Financial Statements demonstrate the City's sound financial position. Liquidity has increased in 2025 with cash increasing by $2.6 million (refer to the Consolidated Statement of Cash Flows for details). The City's 2025 revenues totaled just over $1.29 billion in 2025, comprised of $447 million in property taxation, $439 million in transfers from the federal and provincial governments, $218 million in user fees and $38 million in revenues from other municipalities with other miscellaneous revenues making up the remainder. The City's expenses in 2025 totaled just over $1.09 billion, led by $448 million for social and family services, $225 million for protection to persons and property, $140 million for transportation services, $98 million for environmental services and $83 million for recreation and culture. Health services, planning and development and general government made up the remainder of expenses. The City's annual surplus of $203.6 million includes net investments in tangible capital assets, contributions to reserves and various other changes to the City's accumulated surplus.

The City's long-term debt increased by $14.6 million (net), rising to a total of $130.8 million as of December 31, 2025. Of that debt, $51.4 million was issued by the City, with the balance issued by the Essex Windsor Solid Waste Authority and the Windsor Essex Community Housing Corporation. It is noted that $43 million of the $130.8 million in long-term debt is repayable through general taxation, with the balance repayable through non-tax levy sources.

Employee future benefit liabilities have remained largely stable. The Corporation is required to fund this liability on a cash basis as actual payments are required. The total liability of approximately $706 million represents the estimated present value of all future payments. Recent Council decisions aimed at controlling post-retirement benefit costs will gradually yield benefits and savings over the years and decades ahead, with the liability being reduced over the long term.

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Financial Statement Discussion and Analysis

After years of reserve enhancement efforts the City's reserve levels remain above the provincial average.

In 2025, S&P Global Ratings has affirmed its long-term issuer credit and senior unsecured debt ratings for the City of Windsor as AA+, S&P also issued a stable outlook for the City. The AA+ rating is an affirmation to residents that Administration's and City Council's commitment to fiscal responsibility and signifies that the City is considered a low-risk investment with the financial capital markets.



City Hall Square during the City of Windsor 134th birthday and during the Grand Opening of City Hall Square Ice Rink

Financial Statement Discussion and Analysis

2025 Budget Process

The 2025 municipal budget was developed in accordance with the legislative framework established under the Municipal Act, 2001, as amended through Part VI.1 (Special Powers and Duties of the Head of Council), which requires the Head of Council to propose a municipal budget for Council's consideration.

The budget development process was preceded by the identification of significant financial pressures, initially estimated to result in a 12.9% tax levy increase, driven primarily by contractual obligations, legislated requirements, and inflationary impacts.

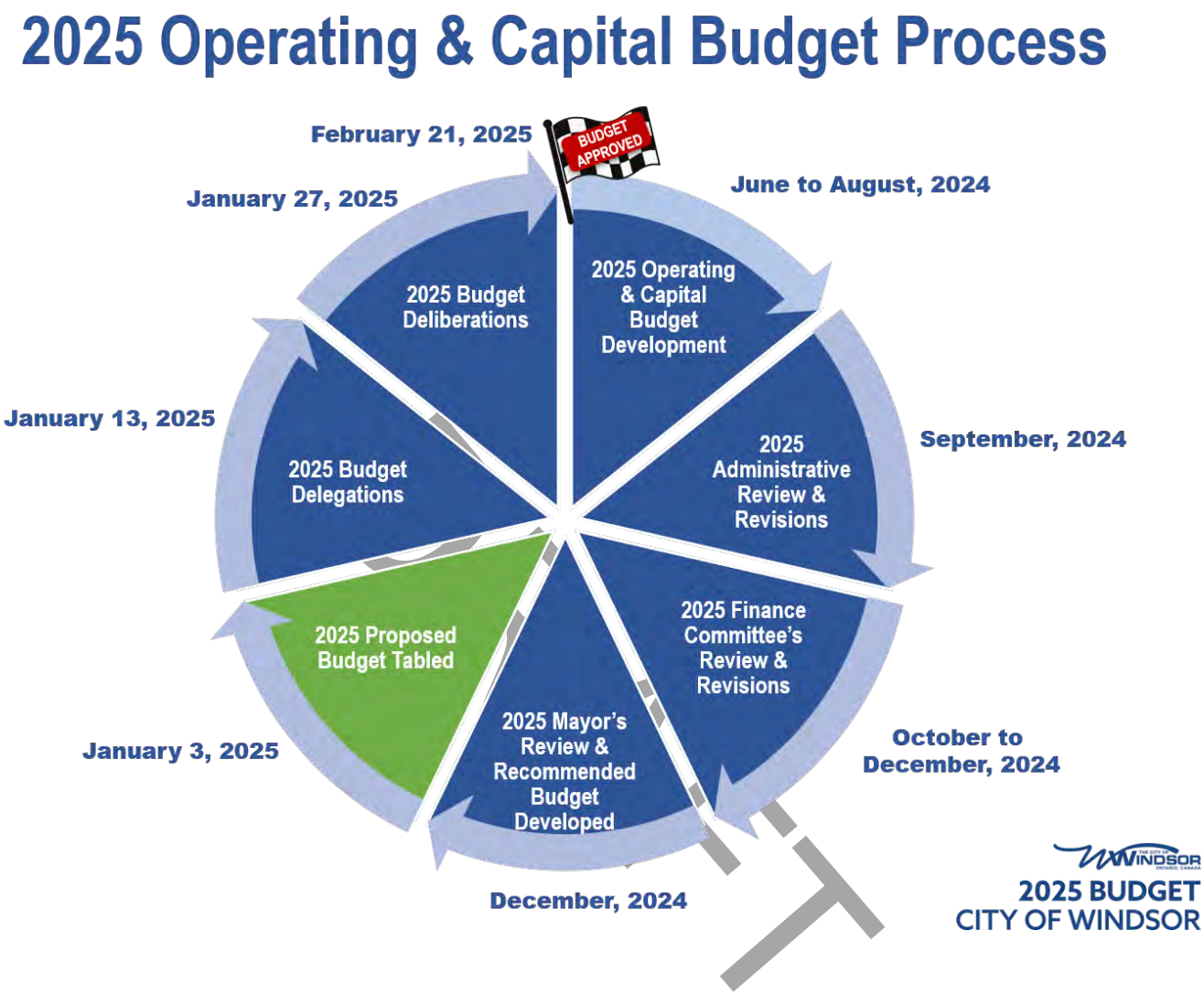
In advance of the formal budget tabling, and in response to these pressures, the Mayor issued Mayoral Decisions (MD 25-2024 and MD 29-2024) establishing Finance Committees of Council. These committees were mandated to undertake a detailed review of the municipal operating budget across all service areas, with a specific focus on identifying operational and service-level savings and potential service delivery adjustments for incorporation into the 2025 budget. Their work formed part of the broader budget consultation and review process, which also included public consultation, Council deliberations, and administrative refinements.

Consistent with Ontario Regulation 530/22, the Mayor tabled the 2025 Proposed Operating and Capital Budget on January 3, 2025, which was finalized and adopted with a 2.98% municipal tax levy increase, reflecting significant reductions from initial projections.

The approved 2025 budget includes a $2.24 billion 10-year capital plan and $312.7 million in capital investments for 2025.

The Financial Planning Team, in collaboration with City departments and the Corporate Leadership Team, supported the process through development of operating budgets, identification of cost pressures, and evaluation of funding strategies. Public engagement and consultation tools informed Council decision-making and aligned community priorities with the approved budget.

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2025 Budget Amendments

The 2025 budget incorporated amendments through the formal Council deliberation process prescribed under Ontario Regulation 530/22. These amendments were considered following public delegations and Finance Committee recommendations prior to final adoption of the budget.

The adopted budget reflects adjustments resulting from Finance Committee cost-saving recommendations and revisions based on public consultation, and Council deliberations prior to final approval.

Key Factors Impacting the 2025 Budget

The development of the 2025 budget was influenced by a range of external and internal factors requiring the balancing of fiscal sustainability with continued investment in infrastructure and services.

Significant budgetary pressures driven by contractual obligations, legislated requirements, and inflationary conditions necessitated mitigation through cost containment measures and service-level review.

Infrastructure investment requirements supported a $2.24 billion 10-year capital plan, including $312.7 million in 2025 capital investments with major allocations to roads ($856.8 million), sewers ($485.2 million), parks and recreation ($186.2 million), and transportation ($182 million).

Service level sustainability was supported through Finance Committee-led reviews identifying operational efficiencies and cost savings across departments.

Growth-related revenue, including assessment growth and non-tax revenue sources, contributed to reducing overall levy pressures while maintaining service delivery.

Broader economic conditions, including inflationary impacts, continued to influence both operating and capital cost structures.

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Reconciliation of the City's 2025 Budget to the Audited Consolidated Financial Statements

The City's annual budget is prepared on a cash basis for the purpose of calculating the property tax levy whereas the audited consolidated financial statements are prepared on an accrual basis of accounting. The audited consolidated financial statements are prepared in accordance with Generally Accepted Accounting Principles (GAAP) for local governments as recommended, from time to time, by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPAC). There are certain budgeted revenues and expenses within the financial statements that need to be eliminated (such as transfers between funds, debt principal repayments, and dividend receipts) for financial reporting purposes. Business Improvement Areas (BIA) consolidations, amortization of capital assets and accruals for liabilities based upon actuarial valuations such as future benefit and pension obligations impact final results reported for financial statement purposes. The chart below helps break down the reconciliation between the City's budget and the audited consolidated financial statements.

Reconciliation of 2025 Approved Budgets to Consolidated Financial Statements

	2025 $
Revenues	
Approved Budgeted Revenues	
Operating budget	1,192,669
Sewer surcharge budget	115,546
Capital budget	312,748
Consolidated entities	83,767
	1,704,730
PSAS Revenue Adjustments	
Interfund revenues eliminated	(362,875)
Education amounts collected on behalf of school boards	(53,585)
Eliminate budgeted transactions with consolidated entities	(64,093)
	(480,553)
Budgeted revenues as presented in financial statements	**1,224,177**
Expenses	
Approved Budgeted Expenditures	
Operating budget	1,192,699
Sewer surcharge budget	115,546
Capital budget	312,748
Consolidated entities	83,767
	1,704,760
PSAS Expense Adjustments	
Operating budget PSAS expense adjustments	6,532
Capital asset expenditures	37,634
Amortization of tangible capital assets	103,079
Interfund expenses eliminated	(619,961)
Education amounts remitted to school boards	(53,585)
Eliminate budgeted transactions with consolidated entities	(64,093)
	(590,394)
Budgeted expenses as presented in financial statements	**1,114,366**
Annual Budgeted Surplus	**109,811**

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Willistead Manor

Image courtesy of Tourism Windsor Essex Pelee Island

Financial Statements Review

The annual consolidated financial statements are the responsibility of Management and are prepared in accordance with Generally Accepted Accounting Principles (GAAP) for local governments as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPAC). Contained in this document are the City's 2025 Consolidated Financial Statements and the City of Windsor Trust Funds Financial Statements as of December 31, 2025.

The City's 2025 Consolidated Financial Statements consist of:

- Consolidated Statement of Financial Position—summary of financial and non-financial assets, and accumulated surplus at year-end.
- Consolidated Statement of Operations—summary of revenues, expenses and annual surplus for the year ended December 31, 2025.
- Consolidated Statement of Change in Net Financial Assets—summary of changes in financial assets and liabilities.
- Consolidated Statement of Remeasurement Gains and Losses—details the unrealized change in the value of financial instruments, such as investments, being measured at fair market value as of December 31, 2025 as well as the year-end conversion of balances held in foreign currency.
- Consolidated Statement of Cash Flows—summary of the sources and uses of cash during the year ended December 31, 2025.

Also included are the Notes to the Consolidated Financial Statements, which provide detailed information on significant accounting policies, reporting practices, use of estimates and amounts included in the statements. The notes form an integral part of the Consolidated Financial Statements.

The City's Consolidated Financial Statements reflect the assets, liabilities, revenues and expenditures of all organizations and enterprises accountable for the administration of their financial affairs and resources to City Council and which are owned or controlled by the City. The City's Consolidated Financial Statements also include, on a modified equity basis, those corporations which are considered to be Government Business Enterprises (GBEs).

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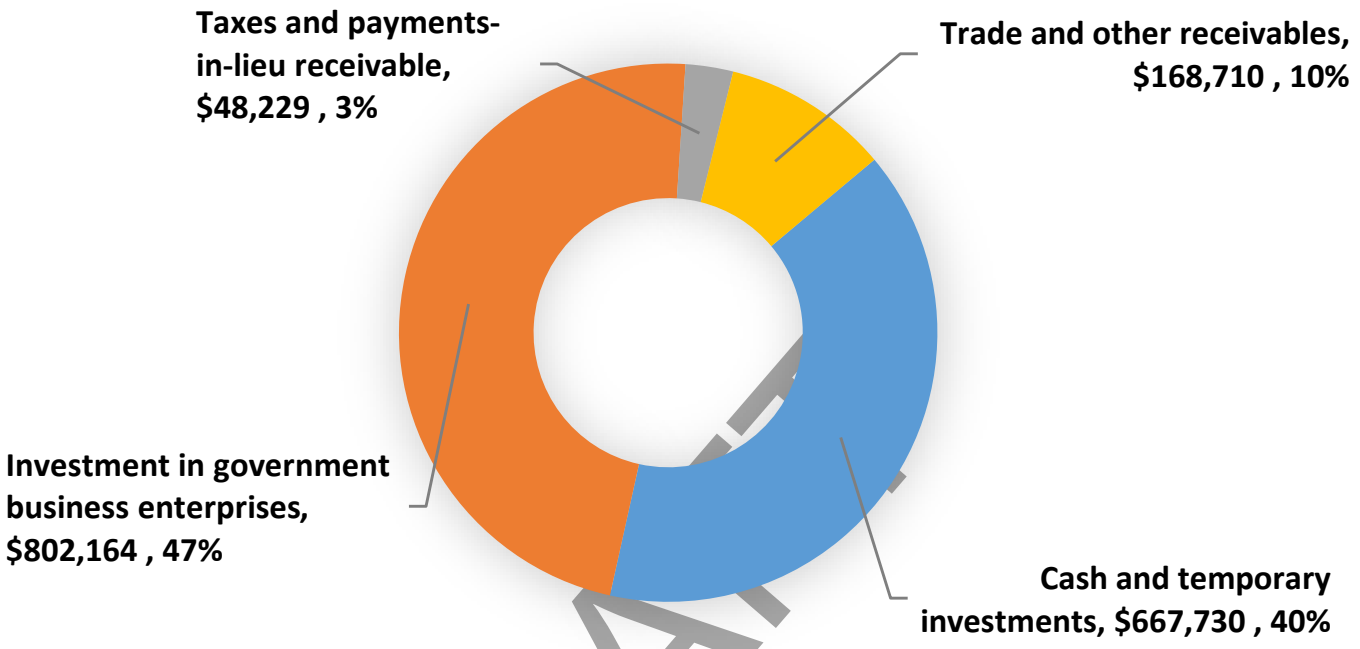
Consolidated Statement of Financial Position

The Consolidated Statement of Financial Position of a municipality provides a snapshot of its financial health at a specific point in time. It provides stakeholders with an understanding of the municipality's financial stability and capacity to meet future obligations. The statement includes information about the City's assets, liabilities, net financial assets (or net debt) and accumulated surplus.

Financial Assets

The financial assets of a municipality are the economic resources held by the government, which can be utilized to finance services, infrastructure, and various community needs. These assets are essential for a municipality's ability to manage its budget, invest in community projects, address emergencies, and sustain overall financial health.

Financial Assets ('000's)



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Financial Assets ('000's)	2025 $	2024 $	$ Change	% Change
Cash and temporary investments	667,730	665,116	2,614	0.39%
Investment in government business enterprises	802,164	760,389	41,775	5.49%
Taxes and payments-in-lieu receivable	48,229	47,362	867	1.83%
Trade and other receivables	168,710	127,837	40,873	31.97%
TOTAL	1,686,833	1,600,704	86,129	5.38%

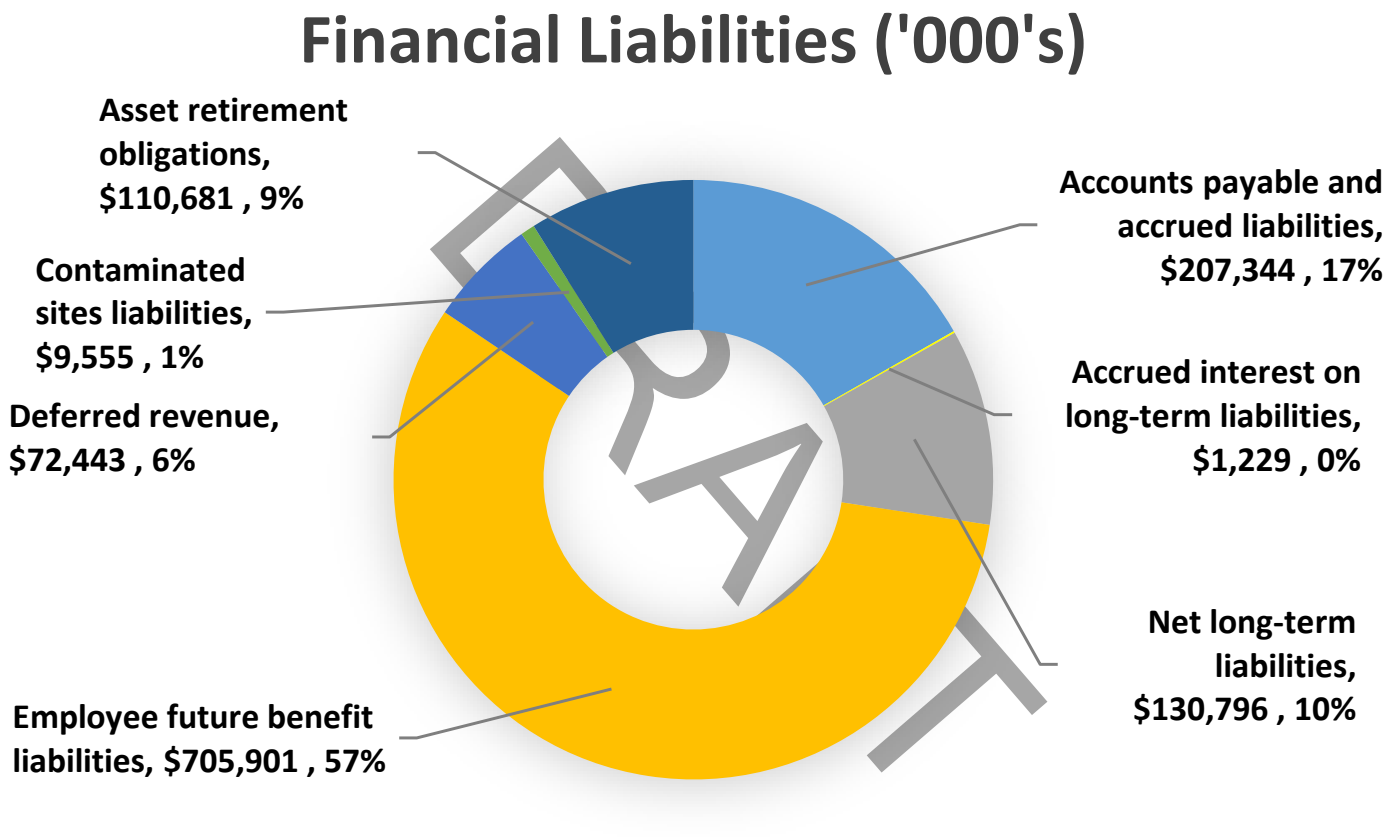
The City's financial assets have increased year-over-year due to the following:

- Cash and temporary investments have increased by $2.6 million. The Consolidated Statement of Cash Flows details the various activities that contributed to this increase.
- Investment in Government Business Enterprises (GBEs) increased by approximately $42 million primarily due to net income (see note 4 of the consolidated financial statements).
- Taxes and payments-in-lieu receivable increased by $1 million due to a notable increase in properties that have fallen into arrears. Property taxes are considered to be secured against the land and can ultimately be collected by way of public tax sale.
- Trade and other receivables have increased by approximately $40 million, primarily due to timing of payments and include increases in accrued interest receivable, social services receivables, recreation receivables and slightly increased receivables at consolidated entities. The amount reported is net of an allowance for accounts which may not be collected.

Financial Statements Review

Financial Liabilities

Financial liabilities of a municipality are the obligations and debts that a municipal government must pay in the future. Understanding these financial liabilities is crucial for assessing a municipality's financial health, its ability to meet obligations, manage its budget effectively, and secure long-term fiscal stability.



Financial Liabilities ('000's)	2025 $	2024 $	$ Change	% Change
Accounts payable and accrued liabilities	207,344	186,777	20,567	11.01%
Accrued interest on long-term liabilities	1,229	1,308	(79)	-6.04%
Net long-term liabilities	130,796	116,184	14,612	12.58%
Employee future benefit liabilities	705,901	699,157	6,744	0.96%
Deferred revenue	72,443	82,116	(9,673)	-11.78%
Contaminated sites liabilities	9,555	9,024	531	5.88%
Asset retirement obligations	110,681	109,124	1,557	1.43%
TOTAL	1,237,949	1,203,690	34,259	2.85%

The change in financial liabilities is attributed to:

- Accounts payable and accrued liabilities have increased by approximately $20 million. Balances owing by the Corporation fluctuate year over year depending on accruals and the timing of certain construction and social services payments.
- Employee future benefit liabilities have increased by approximately $6.7 million based on an actuarial valuation and largely due to an increase in the WSIB valuation to $91 million. Currently, the Corporation is funding this actuarial liability on a cash basis as actual payments are required.
- Deferred revenue of $72.4 million decreased due to the recognition of revenues, largely from the City's development charges coming due. The balance represents unearned funding from senior levels of government for legislated services.
- Asset retirement obligations (AROs) represent an estimate of the future liability to retire capital assets from service according to environmental and other regulations currently in place. For the City and its consolidated entities, the AROs being reported consist entirely of landfill post-closure perpetual care obligations and asbestos remediation obligations in buildings. AROs for 2025 were $110.7 million as a result of inflationary factors.

Inactive contaminated sites liabilities represent a very specific estimate for:

- City responsibility for sites not in productive use (generally vacant land or unused buildings).
- Sites that likely contain contamination that exceeds an environmental standard and would require the City to incur costs to remediate to that standard based on current or intended use.

Like other unfunded liabilities, such as employee future benefit obligations and asset retirement obligations, the City is not required to budget for or fund this liability. The estimated liability has increased to $9.6 million in 2025 due to the addition of a property on the inventory as well as inflationary increases.

Long-term Liabilities

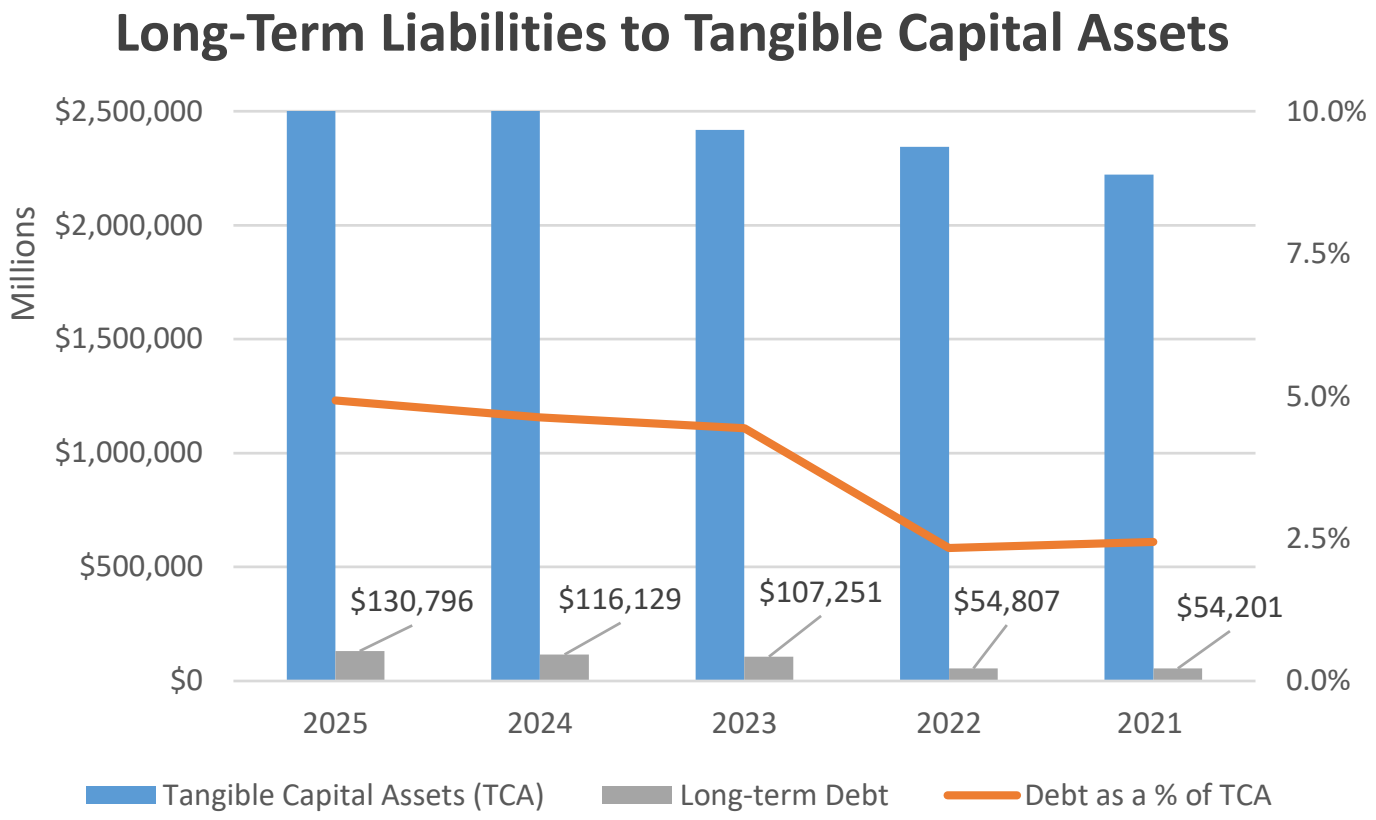
Municipalities are able to use debt to fund large capital projects, manage cash flow, and distribute the cost of infrastructure investments over their useful lives. Municipalities adopt formal debt policies outlining the purpose, type, limits, and management practices for debt usage. The development of such policies contributes to the prudent use of debt and proper alignment with strategic financial goals.

City Administration has the responsibility to assess the municipality's capacity and ability to utilize and repay debt. This requires the evaluation of existing debt levels, revenue streams and economic conditions to ensure that the financial stability of the municipality is not compromised when assuming debt.

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Financial Statements Review

In addition, City Administration continuously monitors the interest rate environment and financial market conditions for the timely issuance of debt to secure favourable terms and proactively plans for debt repayment through budget allocations and revenue streams when applicable to ensure debt obligations are met without disrupting municipal operations.



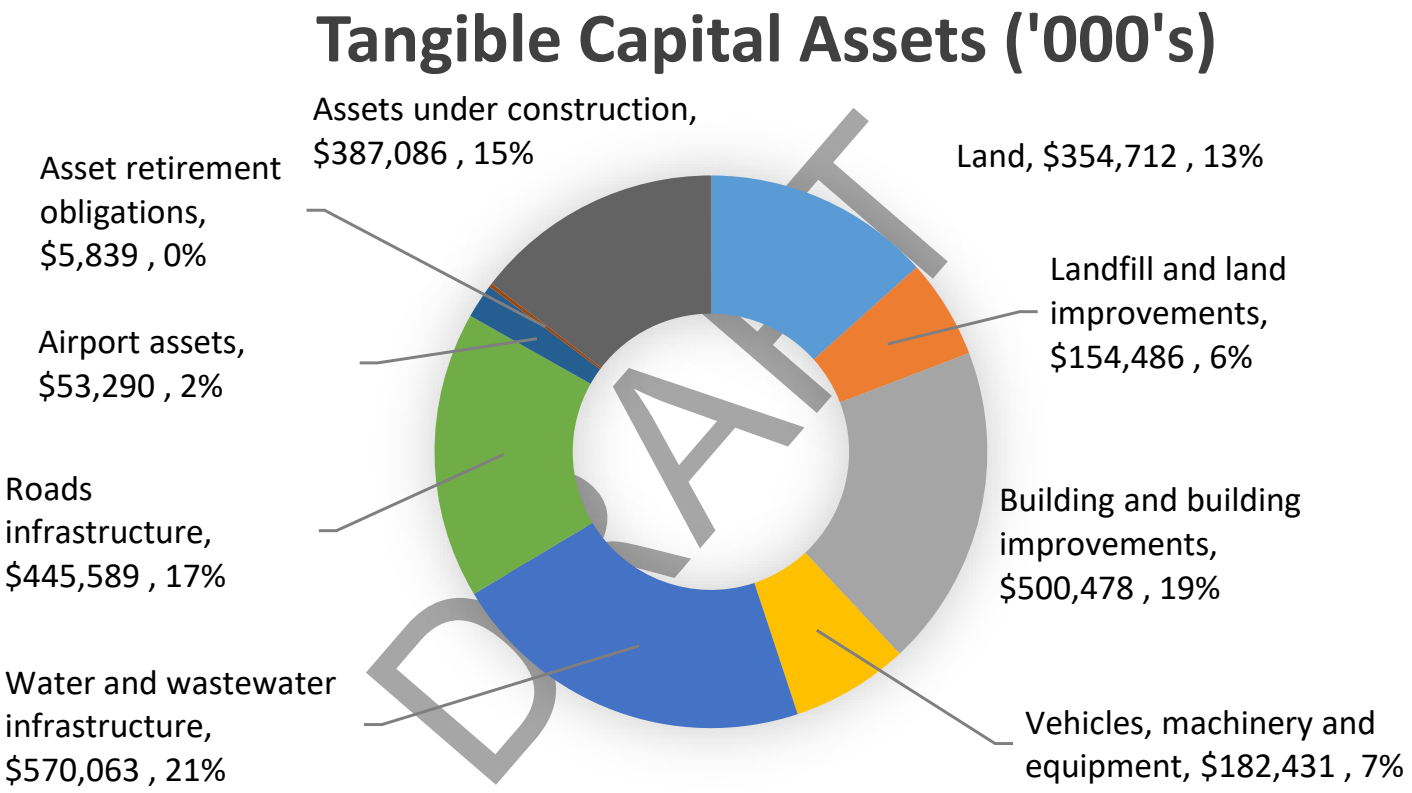
Long-term liabilities have increased by $14.6 million. Of the total long-term debt of $130.8 million, $43 million is repayable from general taxation—the remainder is repayable through non-tax levy revenue sources. Further, of the total long-term debt of $130.8 million, $51.4 million was issued by the Corporation of the City of Windsor. Approximately $19.9 million is the City's share of approximately $39.7 million in debt issued by the Essex Windsor Solid Waste Authority. The remaining $59.5 million was issued by the Windsor Essex Community Housing Corporation.

Non-Financial Assets

Non-financial assets of a municipality are comprised of tangible capital assets, such as buildings, roads, and land and intangible assets such as prepaid expenses and inventories of supplies. This section is mostly comprised of tangible capital assets that are the result of capital investment, which is essential in providing services and programs to the community.

Tangible Capital Assets

Tangible capital assets are valued and managed by a municipality through a structured process that involves stewardship, accountability, and asset management planning. This approach ensures that these critical assets are used efficiently, maintained properly, and replaced or enhanced to continue in providing essential services to the community.



Non-financial Assets ('000's)	2025 $	2024 $	$ Change	% Change
Tangible capital assets	2,653,974	2,509,091	144,883	5.77%
Inventory and assets held for resale	5,221	3,609	1,612	44.67%
Prepaid expenses	24,192	19,079	5,113	26.80%
TOTAL	2,683,387	2,531,779	151,608	5.99%

Tangible capital assets (TCA) of the corporation have increased to $2.65 billion largely due to ongoing construction and replacement of existing assets.

Prepaid expenses, also included in Non-Financial Assets have increased by $5.1 million in 2025 due to the timing of payments.

Accumulated Surplus

The Consolidated Statement of Operations reflects an annual surplus of $203.6 million for Public Sector Accounting Board (PSAB) financial reporting purposes.

The annual surplus results from the inclusion of various mandated PSAB expenses for financial reporting purposes and the removal of purchased intangible capital assets from expenditures.

Accumulated Surplus	2025 $	2024 $
Invested in tangible capital assets	2,523,178	2,392,907
Invested in government business enterprises	802,164	760,389
Unfunded employee future benefit obligations	(705,901)	(699,157)
Unfunded contaminated sites liabilities	(9,555)	(9,024)
Unfunded asset retirement obligations	(110,681)	(109,124)
Other	30,929	45,625
Reserves and reserve funds	602,137	547,177
Total accumulated surplus	**3,132,271**	**2,928,793**

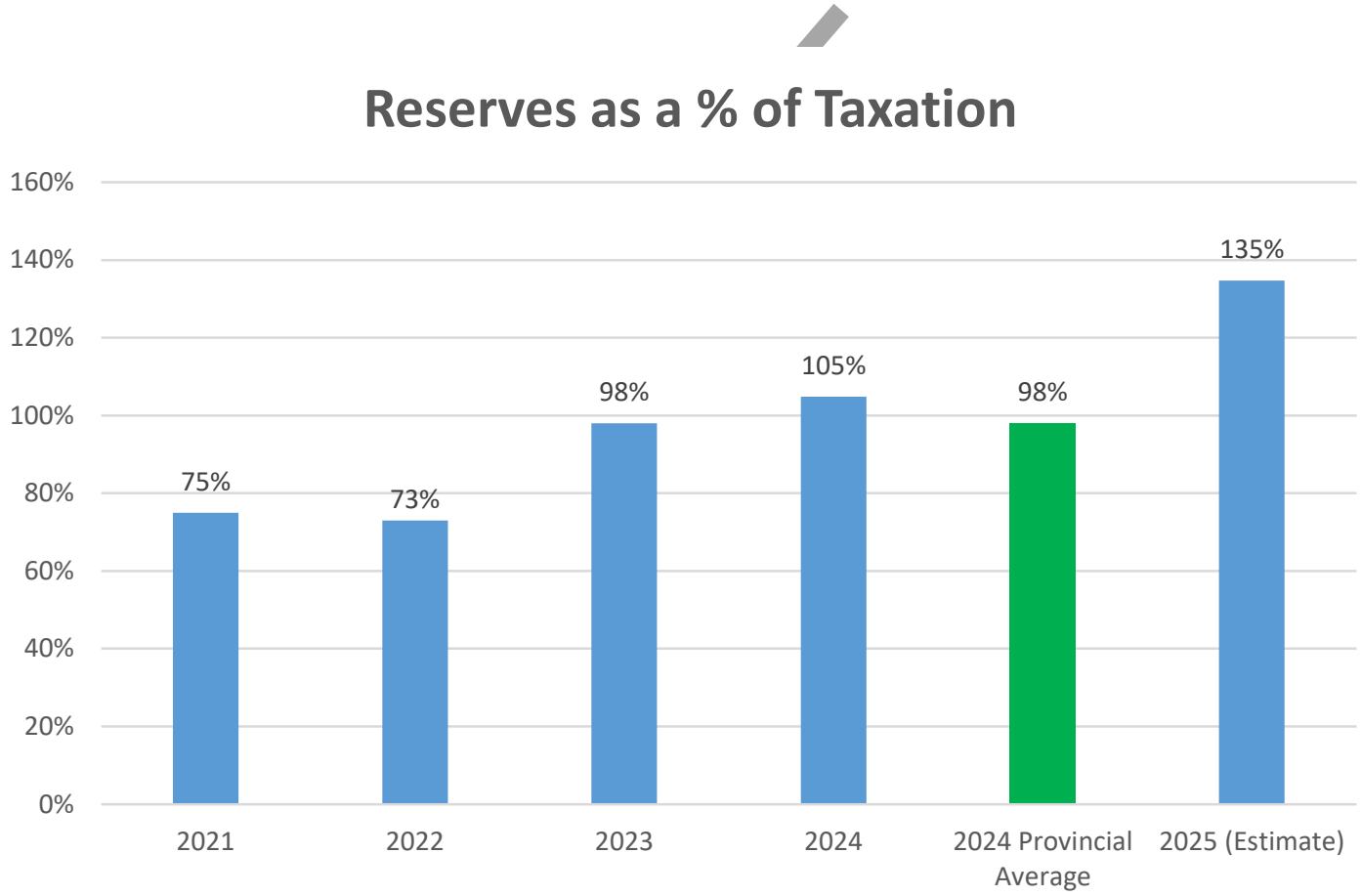
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The main components of “Other” include timing differences of funding expenditures including the capital fund balance, and other unfunded accruals (such as interest on the long-term debt). The capital fund balance, which is maintained in the City’s accounts, reflects the cumulative fund balance position of the City of Windsor consolidated capital fund. Due to the timing difference of the actual expenditure and the permanent financing, it is normal to have an unexpended or unfinanced capital fund position in any one year, which will impact the accumulated surplus ‘Other’ category.

Financial Statements Review

Reserves and reserve funds

Reserves and reserve funds for a municipality involves the allocation of funds for the purpose of meeting future capital expenditure needs or contingencies. Reserves provide a safety net allowing the municipality to manage financial risk and uncertainties, while continuously delivering services during fiscal challenges. To ensure proper management, review and usage of these funds, municipalities establish formal policies containing guidelines and criteria for proper creation and administration. Healthy reserve fund levels can positively influence a municipality's credit rating, leading to better borrowing terms and lower interest rates. The Corporation's reserves as a percentage of taxation have steadily increased over the years and is now above the 2024 Provincial average.



Source: BMA Management Consulting Inc. Municipal Study 2025

Reserves and reserve funds ('000's)	2025 $	2024 $	Change $	Change %
Reserves set aside for a specific purpose by Council:				
Working funds	35,264	36,551	(1,287)	-3.52%
Encumbrances	5,231	5,961	(730)	-12.25%
Future planning	2,422	3,284	(862)	-26.25%
Post retirement death benefit	(178)	(100)	(78)	78.00%
Recreation services	470	706	(236)	-33.43%
Fire services	2,001	1,687	314	18.61%
Environmental services	21,615	23,467	(1,852)	-7.89%
Occupational illness	(1,015)	1,203	(2,218)	-184.37%
Others	4,075	3,590	485	13.51%
Total reserves	69,885	76,349	(6,464)	-8.47%
Reserve funds set aside for a specific purpose by Council:				
Replacement of equipment	94,212	84,064	10,148	12.07%
Capital expenditures	230,052	188,585	41,467	21.99%
Insurance	7,758	9,053	(1,295)	-14.30%
Health benefits rate stabilization	2,687	5,356	(2,669)	-49.83%
Sanitary sewer expenditures	111,499	87,341	24,158	27.66%
Budget stabilization	8,878	11,363	(2,485)	-21.87%
Children's fund	828	812	16	1.97%
Social housing	(43,110)	(25,593)	(17,517)	68.44%
Recreation	925	546	379	69.41%
Transit debt repayment	897	1,001	(104)	-10.39%
Public health	96,836	87,769	9,067	10.33%
Tax appeals	20,790	20,531	259	1.26%
Total reserve funds	532,252	470,828	61,424	13.05%
Total reserves and reserve funds	**602,137**	**547,177**	**54,960**	**10.04%**

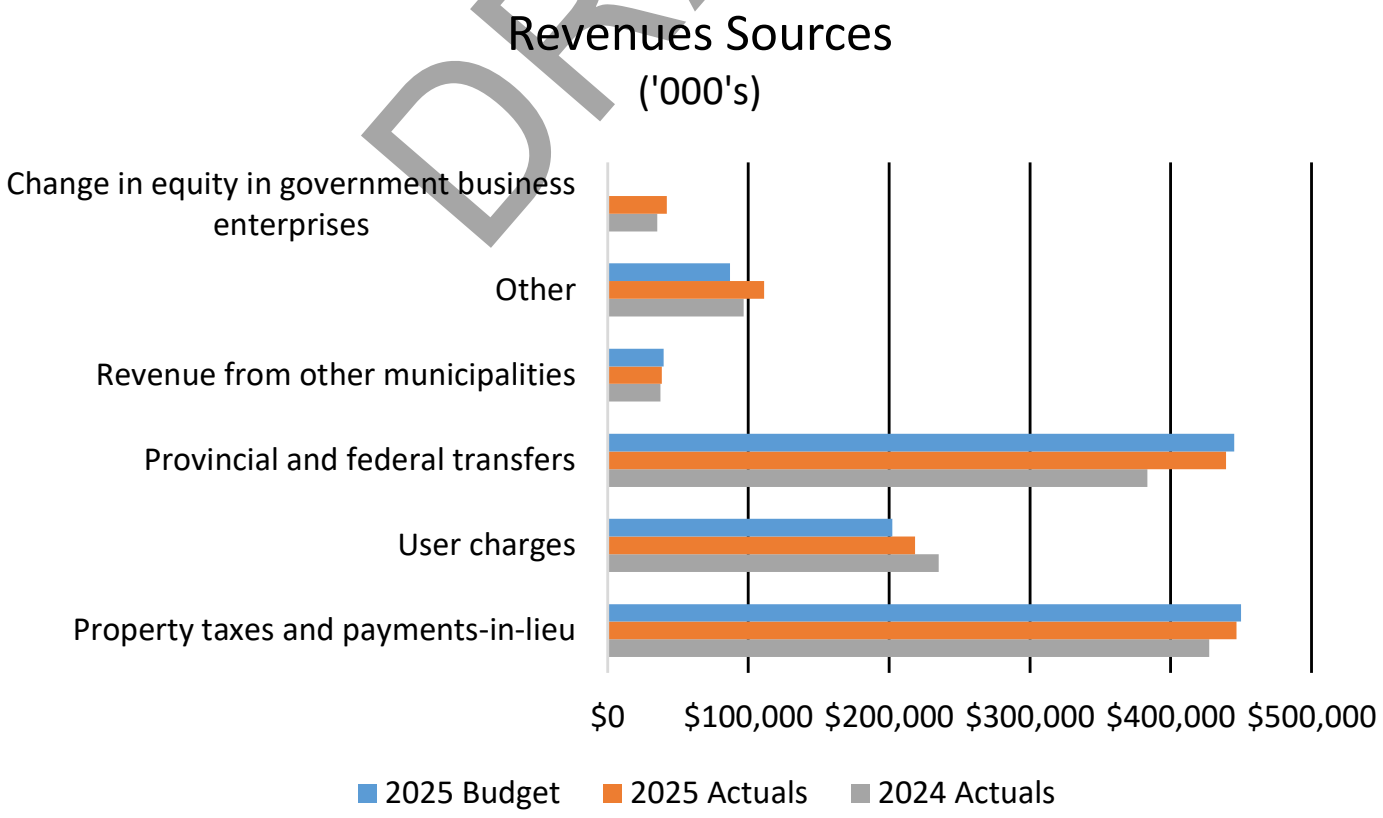
Consolidated Statement of Operations

The Consolidated Statement of Operations provides a comprehensive overview of the municipality's revenues, expenses, and results of operations over its fiscal reporting year. It provides insight into the municipality's financial performance and economic health and ensures accountability over the usage and management of public funds. Furthermore, the municipality utilizes this information for strategic planning in forecasting future financial needs and priorities.

Budget data presented in the Consolidated Financial Statements is based on the 2025 Council approved operating and capital budgets. Certain adjustments were required to convert the budget from a cash basis to an accrual basis consistent with Canadian Public Sector Accounting Standards (PSAS). Included in these adjustments are the elimination of budgeted internal charges and recoveries, budgeted transfers to and from reserves and budgeted transactions with consolidated entities. Since certain significant items are not included in the annual budget process (e.g. amortization, the changes in future employee benefits and asset retirement obligations), the assumption of using actual accrued amounts as the budget amount was used in these instances. The budget figures included in the Consolidated Statement of Operations are for financial statement presentation only.

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Revenue Sources



Revenues ('000's)	2025 Budget $	2025 Actuals $	2024 Actuals $	Budget Variance $	Yr over Yr Variance $
Property taxes and payments-in-lieu	450,171	446,937	427,380	(3,234)	19,557
User charges	202,303	218,464	235,167	16,161	(16,703)
Provincial and federal transfers	445,153	439,348	383,412	(5,805)	55,936
Revenue from other municipalities	39,736	38,374	37,542	(1,362)	832
Other	86,814	111,061	96,767	24,247	14,294
Change in equity in government business enterprises	-	42,040	35,351	42,040	6,689
TOTAL	1,224,177	1,296,224	1,215,619	72,047	80,605

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Explanations of the year-over-year changes in actual revenues are as follows:

- Property taxes and payment-in-lieu—Increase reflects the impact of assessment growth and new development.
- User charges—Decreased building activity ($7 million) and the impact of stormwater implementation rebates ($9 million) were the primary drivers of the decrease in user fee revenues .
- Provincial and federal transfers—Provincial grants increased for regional employment services and social assistance program delivery ($6.5 million), child care ($35 million) and housing ($12 million), with the balance made up of various transportation projects.
- Revenue from other municipalities—Generally consistent with the prior year.
- Other—Realized developer contributions revenues ($21.5 million) used for development projects, increased third party recoveries for capital projects ($4.2 million) were offset by decreased revenues for the sale of surplus land and equipment ($5 million), decreased investment returns ($6 million) due to lower interest rates and lower realized deferred revenues at WECHC ($5 million).
- Change in equity of GBEs—City owned GBEs increased in value by $6.7 million more than in 2024.

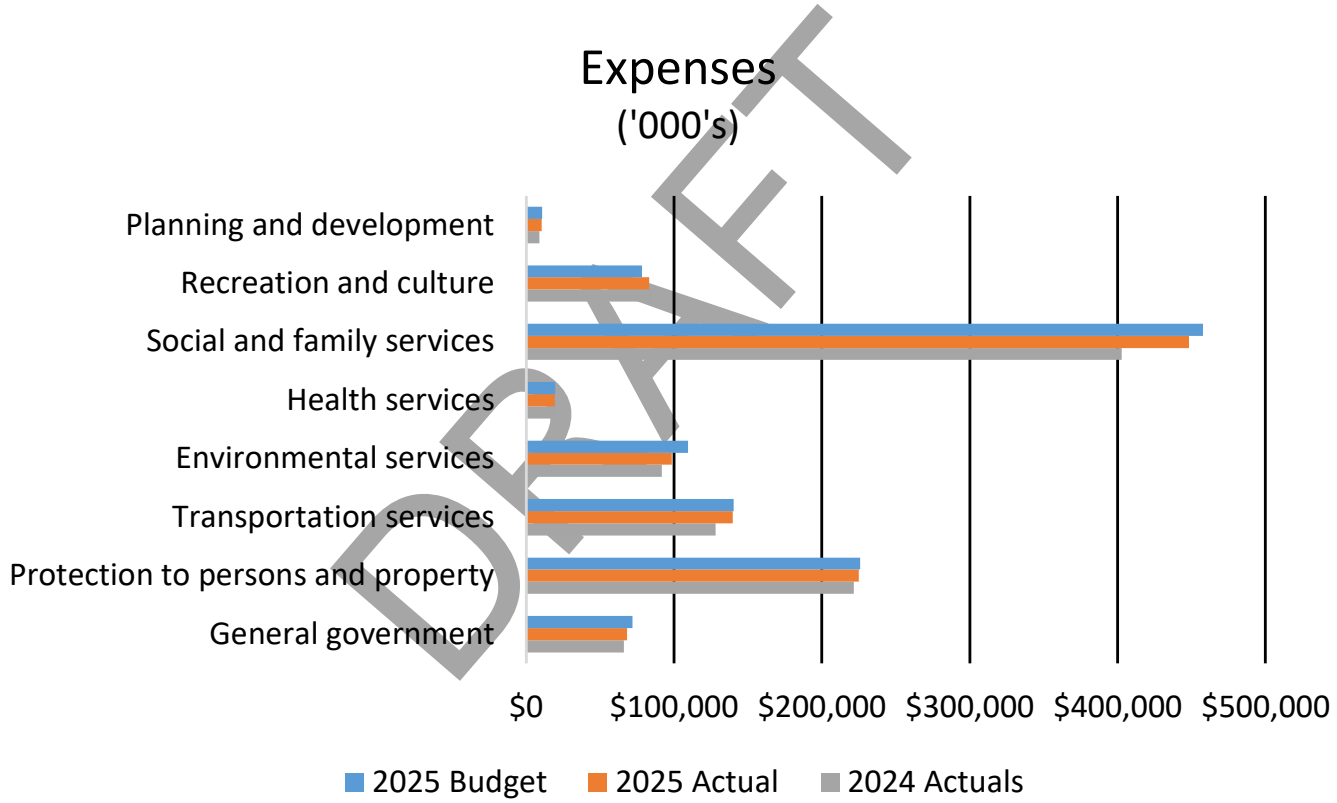
Explanations of the differences between actual revenues and budgeted revenues are as follows:

- Property taxes and payments-in-lieu—Some minor tax reductions led to property taxes and payments-in-lieu being slightly under budget.
- User charges—Although building permit fee revenues were down compared to 2024, they were still in line with budget due to the difficulty of forecasting building activity. Recreation and other related fees also remain above budget due to strong post-pandemic demand for these services.
- Provincial and federal transfers—Transfers for ongoing operational programs are largely in line with budget; however some transportation projects differ from budget due to timing differences for capital expenditures.

- Revenue from other municipalities—Recoveries for services provided to other municipalities for transit, policing and wastewater treatment expenses were slightly lower than budgeted.
- Other—Capital recoveries and developer contributions differed from budget due to the timing of certain capital and development projects, which affects the timing of developer contributions and third party recoveries for capital projects. Investment performance, though down compared to 2024, was still higher than budget due to the difficulty of forecasting interest rate movement.

Expenses

The City's expenses consist of the following:



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Expenses ('000's)	2025 Budget $	2025 Actual $	2024 Actuals $	Budget Variance $	Yr over Yr Variance $
General government	71,837	68,120	66,234	(3,717)	1,886
Protection to persons and property	226,025	224,974	221,624	(1,051)	3,350
Transportation services	140,422	139,655	128,054	(767)	11,601
Environmental services	109,529	98,393	91,792	(11,136)	6,601
Health services	19,700	19,481	18,974	(219)	507
Social and family services	457,735	448,115	402,767	(9,620)	45,348
Recreation and culture	78,298	83,367	85,718	5,069	(2,351)
Planning and development	10,820	10,487	8,919	(333)	1,568
TOTAL	1,114,366	1,092,592	1,024,082	(21,774)	68,510

Explanations of the year-over-year changes to actual expenses are as follows:

- General Government—The City received a special dividend from the Windsor-Detroit Tunnel Corporation (WDTC) dividend which was recapitalized into Windsor Detroit Borderlink Limited (WDBL) ($2.8 million). Negotiated salary and wage increases made up the balance.
- Protection to Persons and Property—Negotiated salary and wage increases and actuarial increases to post-retirement benefit and WSIB obligations were the primary driver of the increase of $3.3 million.
- Transportation Services—Negotiated salary and wage increases in public works ($2.1 million) as well as actuarial increases for post-retirement benefits and WSIB ($5 million) plus increased operating expenses in capital projects ($4 million), mostly related to service enhancements for the Transit Master Plan.
- Environmental Services—The impact of negotiated salary and wage increases, plus the costs associated with the launch of the green bin program were the drivers of the increase of $6 million.
- Health Services—Remained generally consistent.
- Social and family services—Increase in general assistance ($7 million) due to implementation of additional provincial funding plus increased Ontario Works caseloads and negotiated salary and wage increases. Childcare expenses increased by $35 million which was matched by increased provincial funding. Huron Lodge costs were generally consistent. Operating expenses in capital increased by $3 million due to Windsor Essex Community Housing Corporation (WECHC) renewal and repair of existing housing stock.
- Recreation and culture—Generally consistent with 2024 in all program areas. Reduced operating expenses in capital totaling $3 million as a variety of riverfront cultural enhancement projects were completed in 2024.
- Planning and development—An increase in operating expenses in capital relating to new development capital projects in 2025. Otherwise, generally consistent with 2024.

Explanations of the differences between actual expenses and budgeted expenses are as follows:

- *General government*—Generally consistent with budget.
- *Protection to persons and property*—Generally consistent with budget.
- Transportation services—Generally consistent with budget.
- Environmental services—Green bin program launched mid-year in 2025, resulting in only partial costs for that program being realized. Additionally, some significant capital projects with operating components related to flood mitigation had timing impacts on the actual to budget comparison.
- Health services—Generally consistent with budget.

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- Social and family services—Provincial funding for Ontario Works, child care and housing, though increased over 2024, was slightly lower than budget primarily due to timing differences in payments and program delivery .
- Recreation and culture—Continued increase in parks, recreation facilities and programs utilization, including Roseland and Lakeview Marina, in the post-pandemic environment.
- Planning and development—Generally consistent with budget.

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KPMG LLP
618 Greenwood Centre
3200 Deziel Drive
Windsor, ON N8W 5K8
Canada
Telephone 519 251 3500
Fax 519 251 3530

INDEPENDENT AUDITOR'S REPORT

To the Mayor, Members of Council, Inhabitants and Ratepayers of the Corporation of the City of Windsor

Opinion

We have audited the financial statements of the Corporation of the City of Windsor (the City), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statements of operations and accumulated surplus for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of remeasurement gains and losses for the year then ended
- the consolidated statement of cash flows for the year then ended
- and the notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements")

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2025, and its results of operations and its changes in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibility under those standards are further described in the **"*Auditor's Responsibilities for the Audit of the Financial Statements*"** section of our auditor's report.

We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Other Information

Management is responsible for the other information. The other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Annual Report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included in the Annual Report as at the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

Responsibility of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, internal omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the City's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to the events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the City to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants, Licensed Public Accountants

Windsor, Canada
Approval Date

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THE CORPORATION OF THE CITY OF WINDSOR

Consolidated Statement of Financial Position
Year Ended December 31, 2025
($000's)

	2025	2024
	$	$
Financial Assets		
Cash and temporary investments	667,730	665,116
Investment in government business enterprises [note 3 (a)]	802,164	760,389
Taxes and payments-in-lieu of taxes receivable [note 1 (b) (iii)]	48,229	47,362
Trade and other receivables	168,710	127,837
	1,686,833	1,600,704
Financial Liabilities		
Accounts payable and accrued liabilities	207,344	186,777
Accrued interest on long-term liabilities	1,229	1,308
Net long-term liabilities [note 4 (a)]	130,796	116,184
Employee future benefit liabilities [note 5 (b)]	705,901	699,157
Deferred revenue [note 7 (b)]	72,443	82,116
Liability for contaminated sites [note 1 (b) (x)]	9,555	9,024
Asset retirement obligations [note 6]	110,681	109,124
	1,237,949	1,203,690
Net Financial Assets	448,884	397,014
Non-Financial Assets		
Tangible capital assets [schedule 2]	2,653,974	2,509,091
Inventory and assets held for resale	5,221	3,609
Prepaid expenses	24,192	19,079
	2,683,387	2,531,779
Accumulated surplus [note 7 (a)]	3,133,513	2,929,881
Accumulated remeasurement losses	(1,242)	(1,088)
	3,132,271	**2,928,793**

Commitments and contingencies [notes 2, 5 (a), 8, 10, 12, 13 and 14]

The accompanying notes and schedules are integral parts of these consolidated financial statements.

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THE CORPORATION OF THE CITY OF WINDSOR

Consolidated Statement of Operations
Year Ended December 31, 2025
($000's)

	Budget	2025	2024
	$	$	$
Revenues [note 9, schedule 1]			
Net municipal property taxes and payments-in-lieu of taxes	450,171	446,937	427,380
User charges	202,303	218,464	235,167
Provincial and federal transfers	445,153	439,348	383,412
Revenue from other municipalities	39,736	38,374	37,542
Other	86,814	111,061	96,767
Change in equity in gov't business enterprises [note 3 (a)]	-	42,040	35,351
Total Revenues	1,224,177	1,296,224	1,215,619
Expenses [note 9, schedule 1]			
General government	71,837	68,120	66,234
Protection to persons and property	226,025	224,974	221,624
Transportation services	140,422	139,655	128,054
Environmental services	109,529	98,393	91,792
Health services	19,700	19,481	18,974
Social and family services	457,735	448,115	402,767
Recreation and culture	78,298	83,367	85,718
Planning and development	10,820	10,487	8,919
Total Expenses	1,114,366	1,092,592	1,024,082
Annual Surplus	**109,811**	**203,632**	**191,537**
Accumulated surplus, beginning of year	2,929,881	2,929,881	2,738,344
Accumulated surplus, end of year [note 7 (a)]	3,039,692	3,133,513	2,929,881

The accompanying notes and schedules are integral parts of these consolidated financial statements.

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THE CORPORATION OF THE CITY OF WINDSOR

Consolidated Statement of Change in Net Financial Assets
Year Ended December 31, 2025
($000's)

	2025	2024
	$	$
Annual surplus	203,632	191,537
Acquisition of tangible capital assets (schedule 2)	(248,494)	(190,638)
Amortization of tangible capital assets (schedule 2)	103,079	97,012
Gain on disposal of tangible capital assets	(1,893)	(4,036)
Proceeds on sale of tangible capital assets	2,425	7,387
Net change in inventory and assets held for resale	(1,612)	(24)
Net consumption of prepaid expenses	(5,113)	(1,258)
Change in net financial assets excluding net remeasurement gains and losses	52,024	99,980
Net remeasurement gains (losses)	(154)	1,924
Net financial assets, beginning of year	397,014	295,110
Net financial assets, end of year	**448,884**	**397,014**

The accompanying notes and schedules are integral parts of these consolidated financial statements.

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THE CORPORATION OF THE CITY OF WINDSOR

Consolidated Statement of Remeasurement Gains & Losses
Year Ended December 31, 2025
($000's)

	2025 $	2024 $
Remeasurement losses, beginning of year	(1,088)	(3,012)
WCUL other comprehensive (loss)/gain	(1,265)	202
WUC other comprehensive loss	(206)	(14)
WDBL other comprehensive gain	1,206	1,244
WECHC unrealized investment income	111	492
Change in remeasurement gains/(losses)	(154)	1,924
Remeasurement losses, end of year	**(1,242)**	**(1,088)**

The accompanying notes and schedules are integral parts of these consolidated financial statements.

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THE CORPORATION OF THE CITY OF WINDSOR

Consolidated Statement of Cash Flows
Year Ended December 31, 2025
($000's)

	2025	2024
	$	$
Operating and other activities:		
Annual Surplus	203,632	191,537
Amortization of tangible capital assets	103,079	97,012
Unrealized remeasurement (losses)/gains	(154)	492
Gain on disposal of tangible capital assets	(1,893)	(4,036)
Increase in taxes and payments-in-lieu receivable	(867)	(9,900)
Increase in trade and other receivables	(40,873)	(21,749)
Increase in inventory and assets held for resale	(1,612)	(24)
Increase in prepaid expenses	(5,113)	(1,258)
Increase (decrease) in accounts payable and accrued liabilities	20,567	(3,329)
Decrease in accrued interest on long term liabilities	(79)	(296)
Increase in employee future benefit liabilities	6,744	1,655
Decrease in deferred revenue	(9,673)	(1,231)
Increase in contaminated site liability	531	177
Increase in asset retirement obligations	1,557	1,634
Net cash provided by operating and other activities	275,846	250,684
Capital activities:		
Proceeds on sale of tangible capital assets	2,425	7,387
Cash used to acquire tangible capital assets	(248,494)	(190,638)
Net cash used in capital activities	(246,069)	(183,251)
Financing activities:		
Net long term liabilities issued	14,612	8,933
Investing activities:		
Increase in investment in government business enterprises	(41,775)	(35,351)
Increase in cash and temporary investments	2,614	41,015
Cash and temporary investments, beginning of year	665,116	624,101
Cash and temporary investments, end of year	**667,730**	**665,116**

The accompanying notes and schedules are integral parts of these consolidated financial statements.

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1. Summary of significant accounting policies and reporting practices

(a) Reporting entity

These consolidated statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of all organizations and enterprises accountable for the administration of their financial affairs and resources to City Council and which are owned or controlled by the City of Windsor ("the City").

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(i) **Consolidated entities**

In addition to the general City departments, the reporting entity includes the following where deemed material:

- Windsor Police Service
- Roseland Golf and Curling Club
- Transit Windsor
- Windsor Chartabus Limited
- The Corporation of the City of Windsor Public Library Board
- Windsor-Essex Community Housing Corporation
- Downtown Windsor Business Improvement Association
- Ford City Business District
- Via Italia—Erie Street Business Improvement Area
- Ottawa Street Business Improvement Area
- Olde Riverside Town Centre Business Improvement Area
- Walkerville Business Improvement Area
- Wyandotte Town Centre Business Improvement Area
- Olde Sandwich Towne Business Improvement Area
- Pillette Village Business Improvement Area

The Essex Windsor Solid Waste Authority ("EWSWA"), a joint partnership with the County of Essex, is consolidated on the basis of one half of the total operations and financial position of the total entity.

All interfund assets, liabilities, revenues and expenses have been eliminated.

1. **Summary of significant accounting policies and reporting practices (continued)**

(ii) **Entities included on a modified equity basis**

Certain corporations are accounted for on a modified equity basis, consistent with the generally accepted accounting treatment for a Government Business Enterprise ("GBE"). Under the modified equity basis, the business enterprise's accounting principles are not adjusted to conform with those of the City, and inter-organizational transactions and balances are not eliminated. Under the modified equity basis of accounting, the carrying value of the investment in the GBE is adjusted to reflect the City's share of the net asset change of the investee.

The entities accounted for under this method are:

Windsor-Canada Utilities Ltd. ("WCUL")
Windsor-Detroit Tunnel Corporation ("WDTC")
Windsor Detroit Borderlink Limited ("WDBL")
Windsor Utilities Commission ("WUC")
Your Quick Gateway (Windsor) Inc. ("YQG")

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(iii) **Non-consolidated entity**

The following joint local board and municipal enterprise is not consolidated:

Windsor-Essex County Health Unit.

(iv) **Accounting for school board transactions**

Although the Corporation collects taxation on behalf of the school boards, the assets, liabilities, revenues and expenses relating to the operations of the school boards are not reflected in these consolidated financial statements. During the year, $53,101 of taxation was collected on behalf of and remitted to the school boards (2024 - $51,729).

1. **Summary of significant accounting policies and reporting practices (continued)**

(v) **Trust funds**

Trust funds and their related operations administered by the City are not consolidated, but are reported separately on the trust funds statement of continuity and statement of financial position.

(b) **Basis of accounting**

(i) **Public Sector Accounting Standards**

These consolidated financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards (PSAS).

(ii) **Accrual basis of accounting**

These consolidated financial statements have been prepared on an accrual basis except for Provincial Offences Administration. Under this basis, revenues are accounted for in the period in which the transactions or events occurred that gave rise to the revenues. Expenses are accounted for in the period that the goods and services are acquired.

(iii) **Taxes receivable and related revenues**

Property tax billings are prepared by the City based on assessment rolls issued by the Municipal Property Assessment Corporation ("MPAC"). Tax rates are established annually by City Council, incorporating amounts to be raised for local services and amounts the City is required to collect on behalf of the Province of Ontario in respect of education taxes. A normal part of the assessment process is the issuance of supplementary assessment rolls, which provide updated information with respect to changes in property assessment. Once a supplementary assessment roll is received, the City determines the taxes applicable and renders supplementary tax billings. Taxation revenues are recorded at the time tax billings are issued. Assessments and the related property taxes are subject to appeal. Tax adjustments as a result of appeals are recorded when the result of the appeal process is reasonably certain. The City has established a tax appeals reserve fund to provide funding to help offset the results of any future appeal decisions. The City is entitled to collect interest and penalties on overdue taxes. These revenues are recorded in the period the interest and penalties are levied. Tax revenue is recorded net of reductions. Taxes receivable are reported net of any expense or allowance for doubtful accounts.

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1. **Summary of significant accounting policies and reporting practices (continued)**

(iv) **Trade and other receivables**

Trade and other receivables are reported net of any allowance for doubtful accounts.

(v) **Tangible capital assets**

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land and landfill sites, are amortized on a straight line basis over their estimated useful lives as follows:

Asset classfication and amortization schedule

Classification	Useful Life (years)
Land	Infinite
Land improvements	10 - 75
Buildings and building improvements	10 - 60
Vehicles, machinery and equipment	3 - 35
Water and wastewater infrastructure	25 - 100
Roads infrastructure	25 - 100
Airport	6 - 40

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The landfill has an estimated service capacity of 8,000,000 tonnes and is being amortized using the units of production method based on capacity used during the year.

Contributed Assets

Contributed assets are recognized at their fair market value as of the date of contribution to the City.

Works of art and historical treasures

The City owns both works of art and historical treasures. These items have cultural, aesthetic or historical value and are worth preserving perpetually. Works of art and historical treasures are not recognized as tangible capital assets pursuant to the guidelines of PSAS Section 3150 and PSAS 3210.

1. **Summary of significant accounting policies and reporting practices (continued)**

(vi) **Employee future benefit liability**

The City has adopted the accrual method of accounting for employee future benefits as required by PSAS. The cost of future benefits earned by employees is actuarially determined using the projected benefit method prorated on service and assumptions of mortality and termination rates, retirement age and expected inflation rate.

Past service costs from plan amendments, if any, are deferred and amortized on a straight-line basis over the average remaining service period of employees active at the date of amendment. Actuarial gains and losses on the accrued benefit liability arise from differences between actual and expected experience and from changes in the actuarial assumptions used to determine the accrued benefit liability. The excess of the net actuarial gains or losses are amortized over the average remaining service period of active employees, which is 14.6 years (2024 – 14.0 years).

(vii) **Inter-entity Transactions**

Inter-entity Transactions (PSAS 3420) specifically addresses the reporting of transactions between entities controlled by the City from both a provider and recipient perspective. Inter-entity transactions are classified by the following types:

- For inter-entity transactions that are undertaken similar to an arm's length transaction or allocating cost and recovery transactions, these are to be recognized at the exchange amount by both parties.
- For inter-entity transactions that involve transfer or exchange of assets and/or liabilities for no or nominal consideration, both parties record the transaction at the carrying amount.
- Any difference between the exchange amount and carrying amount for asset or liability transfers are recorded as a gain or loss in the statement of operations.
- Cost allocations and recoveries to/from commonly controlled entities are recorded on a gross basis in the statement of operations.

The City does not recognize any amount in the consolidated financial statements in respect to shared services received for which no costs are allocated. PSAS 3420 requires the City to assess inter-entity transactions for disclosure when there are inter-entity transfers of assets or liabilities, material transactions recorded that are not at the exchange amount or unallocated costs to determine whether or not the transaction is given accounting recognition. This standard has no impact on the consolidated financial statements, as all transactions with consolidated entities and government business enterprises have been recorded at the exchange amount.

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1. **Summary of significant accounting policies and reporting practices (continued)**

(viii) **Related party disclosure**

Related Party Disclosure (PSAS 2200) defines a related party and identifies disclosures for related parties and related party transactions. Parties are considered related when one party has the ability to exercise control or shared control over the other. A related party could be an individual or an entity and includes key management personnel. Key management personnel include members of Council, Corporate Leadership Team (CLT) personnel and their close family members including spouses and dependents.

PSAS 2200 requires the City to assess related party transactions that have occurred at a value different from that which would have been arrived at if the parties were not related. Only those transactions that have or could have a material effect on the financial statements are disclosed. There are no material transactions for disclosure.

(ix) **Government grant revenue recognition**

Grant revenue related to compensation for loss of revenue or operational expenses is recorded in the period in which the loss or expenses are recognized if there is reasonable assurance that it will be received and conditions for receiving the grant are met.

(x) Inactive contaminated sites liabilities

The City adopted Public Sector Accounting Standard 3260 Liability for Contaminated Sites in 2015. Under PSAS 3260, contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. This Standard relates to sites that are not in productive use. The liability represents the estimated cost to remediate inactive sites to within the environmental standard.

(xi) **Asset retirement obligations**

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;

- The past transaction or event giving rise to the liability has occurred;

- It is expected that future economic benefits will be given up; and

- A reasonable estimate of the amount can be made.

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1. **Summary of significant accounting policies and reporting practices (continued)**

(xi) **Asset retirement obligations (continued)**

- A reasonable estimate of the amount can be made.

The liability for closure of operational sites and post-closure care relating to landfill sites has been recognized based on estimated future expenses. An additional liability for the removal of asbestos in several of the buildings owned by the City has also been recognized based on estimated future expenses on closure of the site and post-closure care. Under the modified retroactive method, the discount rate and assumptions used on initial recognition are those as of the date of adoption of the standard. Assumptions used in the subsequent calculations are revised yearly.

The landfill portion of the liability is discounted using a present value calculation and adjusted annually for accretion expense. The recognition of a liability resulted in an accompanying increase to the respective tangible capital assets. The landfill tangible capital asset is amortized using the units of production method, while the buildings tangible capital assets affected by the asbestos liability are being amortized with the building following the amortization accounting policies outlined in note 1 (b) (v).

(xii) **Financial Instruments**

PS 3450, *Financial Instruments*, establishes the standards on accounting for and reporting all types of financial instruments including derivatives. Financial instruments are reported at cost, and include certain fixed income securities and pooled equity instruments (i.e. ONE Fund).

Other financial instruments, including cash, accounts receivable, accounts payable and accrued liabilities are initially recorded at their fair value and are subsequently measured at cost, net of any provisions for impairment.

(c) **Provincial Offences Act**

The City, under the authority of Part X of the Provincial Offences Act ("POA"), provides for and administers the POA courts in the Windsor-Essex Court Service Area, arranges for court support, has carriage of Part 1 prosecutions and associated appeals, and is responsible for the collection of related fines and fees. In accordance with policies adopted by other Provincial Offences offices and as a result of the nature of business activities, revenue is recognized on a cash basis.

(d) **Use of estimates**

The preparation of the consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting periods.

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(d) **Use of estimates (continued)**

The preparation of the consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting periods.

Significant items subject to such estimates and assumptions include valuation allowances for receivables, certain accrued liabilities and obligations related to employee future benefits and contaminated sites, the carrying value of tangible capital assets and the evaluation of contingencies. Actual results could differ from these estimates.

2. Contributions to non-consolidated board

The following contribution was made by the City to this non-consolidated joint board:

The City is contingently liable for its share, which is approximately 14%, of any deficits which may arise.

	2025 $	2024 $
Windsor-Essex County Health Unit	3,930	3,920

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3. Government Business Enterprises ("GBE")

The consolidated financial statements of the City include, on a modified equity basis, the following GBE:

Windsor Canada Utilities Ltd. ("WCUL")

WCUL is a wholly owned subsidiary of the City. WCUL is a holding company which wholly owns three subsidiaries: Enwin Utilities Ltd., Enwin Energy Ltd and ELK Energy Inc. Through these subsidiaries, WCUL is responsible for the transmission and distribution of electricity, maintenance of the area's powerlines, as well as the marketing of retail and wholesale utility services and products.

Windsor Detroit Borderlink Limited ("WDBL")

WDBL is a wholly owned subsidiary of the City. WDBL manages and operates the Tunnel while WDTC owns the assets.

Windsor-Detroit Tunnel Corporation ("WDTC")

WDTC is a wholly owned subsidiary of the City. WDTC owns the portion of the Windsor-Detroit Tunnel situated in Canada, while WDBL manages and operates the Tunnel.

Windsor Utilities Commission ("WUC")

WUC is a wholly owned subsidiary of the City engaged largely in the treatment and distribution of the area's potable water.

Your Quick Gateway (Windsor) Inc. ("YQG")

YQG is a wholly owned subsidiary of the City which provides management services for the Windsor airport.

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3. **Government Business Enterprises ("GBE") (continued)**

(a) Investment in GBE

The City has investments in GBE totaling $802,164 (2024—$760,389), which is comprised of the following:

	2025	2024
	$	$
WCUL	222,985	209,298
WDTC	126,004	126,621
WDBL	14,457	11,820
WUC	427,677	402,647
YQG	11,041	10,003
	802,164	760,389

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A continuity of the investment in GBE is as follows:

	WCUL	WDTC	WDBL	WUC	YQG	2025 Total	2024 Total
	$	$	$	$	$	$	$
Opening investment	209,298	126,621	11,820	402,647	10,003	760,389	723,606
Dividends declared	(5,000)	-	(4,800)	-	(500)	(10,300)	(10,500)
Other comprehensive income/(loss)	(1,265)	-	1,206	(206)	-	(265)	1,432
Investments by City of Windsor	-	2,400	-	-	-	2,400	2,400
Current income/(loss)	19,952	(3,017)	6,231	25,236	1,538	49,940	43,451
Current change in investment	13,687	(617)	2,637	25,030	1,038	41,775	36,783
Closing investment	222,985	126,004	14,457	427,677	11,041	802,164	760,389

3. Government Business Enterprises (continued)

(b) Supplementary information of GBE

(i) WCUL

	2025 $	2024 $
Financial position		
Current assets	101,420	87,698
Property, plant and equipment	310,277	273,747
Other assets	82,207	74,590
Total assets	493,904	436,035
Current liabilities	55,660	47,039
Long-term liabilities	215,259	179,698
Total liabilities	270,919	226,737
Shareholder's equity	222,985	209,298
Total liabilities and equity	493,904	436,035

	2025 $	2024 $
Results of operations		
Revenue from distribution of electricity	336,509	308,893
Services provided to Windsor Utilities Commission	22,473	20,752
Other revenue	11,682	7,716
Total revenue	370,664	337,361
Cost of electrical energy	267,129	253,409
Other net expenses	83,583	73,183
Total expenses	350,712	326,592
Net income	19,952	10,769

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3. Government Business Enterprises (continued)

Related Party Transactions

The following transactions are in the normal course of operations and are measured at the exchange amount, which is the cost of consideration established and agreed to by the related parties:

- On November 6, 2012 WCUL and WUC entered into a Water System Operating Agreement ("WSOA"), whereby WCUL agreed to provide services to WUC with respect to certain management, administrative services, construction operations, and maintenance services. Pursuant to the terms of the WSOA, WUC has transferred all employees of WUC to WCUL.
- WCUL provides sewer surcharge billing and collection and street lighting for the City. The total charged to the City and included in other revenue for the year ended, December 31, 2025 was $4,668 (2024—$4,200).
- WCUL collects and remits the sewer surcharge on behalf of the City. The total amount owing to the City at December 31, 2025 relating to sewer surcharge was $11,384 (2024—$10,787).
- The amounts due from related parties which are included in current assets consist of:

	2025	2024
	$	$
Due from Windsor Utilities Commission	5,225	3,228

- The amounts due from related parties which are included in other assets consist of:

	2025	2024
	$	$
Due from Windsor Utilities Commission	52,000	52,000

- The amounts due to related parties which are included in current liabilities consist of:

	2025	2024
	$	$
Due to the City of Windsor (net)	10,899	10,095

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3. Government Business Enterprises (continued)

(ii) WDTC

	2025	2024
	$	$
Financial position		
Current assets	3,021	2,062
Property, plant and equipment	134,618	136,006
Total assets	137,639	138,068
Total liabilities	11,635	11,447
Shareholder's equity	126,004	126,621
Total liabilities and equity	137,639	138,068

	2025	2024
	$	$
Results of operations		
Total revenues	1,128	1,481
Operating expenses	4,145	4,391
Net loss	(3,017)	(2,910)

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Related Party Transactions

Windsor Detroit Borderlink (WDBL) is the sister company of WDTC. WDTC transferred the operations of the Tunnel to WDBL and only holds the assets of the Tunnel, commencing January 1, 2018. The following transactions are in the normal course of operations and are measured at the exchange amount, which is the cost of consideration established and agreed to by the related parties:

- The amounts due to related parties which are included in current liabilities consist of:

	2025	2024
	$	$
Due to WDBL	3,905	3,476

3. Government Business Enterprises (continued)

(iii) WDBL

	2025 $	2024 $
Financial position		
Current assets	24,122	19,338
Property, plant and equipment	143	172
Total assets	24,265	19,510
Current and long-term liabilities	8,808	7,690
Shareholder's equity	14,457	11,820
Total liabilities and shareholder's equity	23,265	19,510

	2025 $	2024 $
Results of operations		
Tolls	12,753	11,970
Other revenues	1,748	980
Total revenues	14,501	12,950
Operating expenses	7,064	7,286
Net income	7,437	5,664

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Related Party Transactions

Windsor Detroit Tunnel Corporation (WDTC) is the sister company of WDBL. WDTC transferred the operations of the Tunnel to WDBL and only holds the assets of the Tunnel, commencing January 1, 2018.

- The amounts due from related parties which are included in current assets consist of:

	2025 $	2024 $
Due from WDTC	3,905	3,476

3. Government Business Enterprises (continued)

- The amounts due to related parties which are included in current liabilities consist of:

	2025 $	2024 $
Due to the Corporation of the City of Windsor	4,818	3,429

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(iv) WUC

	2025 $	2024 $
Financial position		
Current assets	49,066	56,213
Property, plant and equipment and sinking fund	490,936	443,096
Total assets	540,002	499,309
Current liabilities	24,036	14,676
Long-term liabilities	88,289	81,986
Total liabilities	112,325	96,662
Shareholder's equity	427,677	402,647
Total liabilities and equity	540,002	499,309

3. Government Business Enterprises (continued)

	2025 $	2024 $
Results of operations		
Retail water sales	69,030	65,354
Other revenue	2,995	4,163
Total revenue	72,025	69,517
Cost of production	26,694	23,027
Depreciation and amortization	11,241	10,425
Operating and other net expenses	8,854	7,985
Total expenses	46,789	41,437
Net income	25,236	28,080

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Related party transactions

The following transactions are in the normal course of operations and are measured at the exchange amount, which is the cost of consideration established and agreed to by the related parties.

- The City provides support for capital water main projects and road repairs to WUC. The total amount charged to WUC for the year ending December 31, 2025 was $9,334 (2024—$9,390).
- The amounts due to related parties which are included in current liabilities consist of:

	2025 $	2024 $
Due to Enwin Utilities Ltd.	5,225	3,228
Due to the Corporation of the City of Windsor	7,214	2,673
	12,439	5,901

- The amounts due to related parties which are included in long-term liabilities consist of:

	2025 $	2024 $
Due to Enwin Utilities Ltd.	51,491	51,471

3. Government Business Enterprises (continued)

(v) YQG

	2025 $	2024 $
Financial position		
Total assets	11,714	10,657
Total liabilities	673	654
Shareholder's equity	11,041	10,003
Total liabilities and equity	11,714	10,657

	2025 $	2024 $
Results of operations		
Airport operating revenues	5,036	4,918
Management fees and other revenues	1,099	1,310
Total revenue	6,135	6,228
Operating and other expenses	4,597	4,380
Net income	1,538	1,848

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Related party transactions

The following transactions are in the normal course of operations and are measured at the exchange amount, which is the cost of consideration established and agreed to by the related parties.

- Amounts owing to the City relate mainly to capital purchases which are to be reimbursed and dividends payable. The amounts due to related parties which are included in total liabilities are non-interest bearing and consist of:

	2025 $	2024 $
Due from the Corporation of the City of Windsor	41	26

4. Net long-term liabilities

(a) The balance of the net long-term liabilities reported on the consolidated statement of financial position is made up of the following:

	2025 $	2024 $
Total long term liabilities	130,796	116,184
Less amount repayable from user fees	(87,637)	(72,209)
Net amount repayable from general taxation	43,159	43,975

The amount repayable from user fees is comprised of:

	2025 $	2024 $
Essex-Windsor Solid Waste Authority	19,860	21,706
Sewer Surcharge fund	7,703	10,015
Transit Windsor	532	643
Windsor Essex Community Housing Corporation	59,542	39,845
Long term liabilities repayable by user fees	87,637	72,209

At December 31, 2025, the net long-term liability as reported on the financial statements of EWSWA, which the City is responsible for 50%, consists of:

	2025 $	2024 $
Debenture payable	39,720	43,412
Accrued interest	1,181	1,292
	40,901	44,704

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4. Net long-term liabilities (continued)

(b) Of the long-term liabilities in (a) of this note, $29,493 in principal payments are repayable from 2026 to 2030, $17,551 from 2031 to 2035 and $83,752 thereafter.

These amounts will require funding in those periods and are summarized as follows:

	2026-2030	2031-2035	Thereafter	Total
	$	$	$	$
From general taxation	4,385	5,520	33,254	43,159
From user fees	25,108	12,031	50,498	87,637
	29,493	17,551	83,752	130,796

c) Approval of the Ontario Municipal Board or a Treasurer's Certificate relative to the Authorized Repayment Limit of the City has been obtained for the long-term liabilities in 4 (a) issued in the name of the City.

d) Total interest expenses for the year for net long-term liabilities which are reported on the consolidated statement of operations and accumulated surplus are as follows:

	2025	2024
	$	$
Interest funded from general property taxes	2,027	2,038
Interest funded from user fees	3,086	2,787
	5,113	4,825

5. Employee benefits

(a) Pension agreements

The City makes contributions to the Ontario Municipal Employees Retirement System ("OMERS"), on behalf of members of its staff. The plan is a multi-employer defined-benefit plan which specifies the amount of the retirement benefit to be received by the employees based on length of service and rates of pay. The multi-employer plan is valued on a current market basis for all plan assets.

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5. Employee benefits (continued)

The City accounts for the OMERS plan by expensing contributions in the period in the consolidated statement of operations. Any surplus or deficit of the OMERS plan is accounted for by OMERS.

The amount contributed to OMERS for current service for 2025 was $31,972 (2024 - $29,730). At December 31, 2025 the OMERS plan is in a deficit position, which is being addressed through managing contribution rates, benefit levels, and investment returns.

The Transit Windsor contributory pension plan, covering substantially all of its employees, was frozen effective December 31, 1999 with pension benefits for service on and after January 1, 2000 being covered by OMERS. At December 31, 2025 the plan has, for accounting purposes and including the unfunded letter of credit, pension assets of $33,461 (2024 - $33,461) and is in a funding surplus of $7,835 (2024 - $7,835).

The company has filed a motion with the Office of the Superintendent of Financial Institutions (OFSI) to wind up the Transit Windsor contributory pension plan with an effective date of December 31, 2025. OSFI has subsequently approved the wind up.

Member benefits will be settled through either lump-sum commuted value transfers to locked in registered vehicles or the purchase of annuities from a licensed life insurance company. Any resulting plan deficit upon plan wind-up will be funded by the City as required by legislation. Any resulting surplus will be distributed or otherwise reverted in accordance with the Plan text and legislative requirements.

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(b) Employee future benefits liabilities

Employee future benefit liabilities are future liabilities of the City to its employees and retirees for benefits earned but not taken as at December 31, 2025 and consist of the following:

	2025 $	2024 $
Post-retirement benefits	603,004	599,877
Post-employment benefits	5,536	6,631
WSIB future benefits	91,104	86,563
Accrued vested sick leave	10,416	10,481
Vacation and banked overtime	3,676	3,440
Transit Windsor pension asset	(7,835)	(7,835)
	705,901	699,157

5. **Employee benefits (continued)**

(i) **Post-retirement and post-employment benefits**

The post-retirement and post-employment benefit liabilities are based on an actuarial valuation performed by the City's actuaries. Post-employment benefits include amounts accrued under the City's self-funded long-term disability policy. The significant actuarial assumptions adopted in estimating the City's liabilities are as follows:

- Discount rate 4.85% (2024 - 4.7%)
- Health care discount rate 6.50% (2024 - 6.50%)

Information about the City's future obligations with respect to post-retirement benefits are as follows:

	2025 $	2024 $
Accrued benefit liability at the beginning of the year	599,877	595,352
Current service cost	8,776	8,936
Interest	20,409	19,610
Amortization of actuarial net (gains) losses	(8,718)	(7,927)
Benefits paid	(17,340)	(16,094)
Accrued benefit liability at the end of the year	603,004	599,877
Unamortized net actuarial gains	(94,848)	(165,507)
Accrued benefit obligations at the end of the year	508,156	434,370

The measurement date of the employee future benefits obligation coincides with the City's fiscal year. An actuarial comprehensive valuation was completed as of August 1, 2025 and the next required valuation will be as of August 1, 2028.

(ii) Liability for Workplace Safety and Insurance

The post-retirement and post-employment benefit liabilities are based on an actuarial valuation performed by the City's actuaries. The estimated liability recorded at December 31, 2025 is $91,104 (2024 - $86,563).

(iii) **Accrued vested sick leave**

Accrued vested sick leave refers to the balance of unused sick leave credits which is payable to eligible employees of the City upon their retirement. Under the sick leave plan, unused sick leave can accumulate and certain employees may become entitled to a cash payment upon leaving the City's employment. In 2025, an amount of $722 (2024 - $945) has been paid and is reported as an expense on the consolidated statement of operations.

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6. Asset retirement obligations

The City's asset retirement obligations consist of several obligations as follows:

Landfill obligation:

The City through its consolidated entities owns and operates a number of landfill sites. The liability for the closure of operational sites and post-closure care has been recognized under PSAS 3280 Asset Retirement Obligations.

The City's liability for landfills consists of two parts, the Regional Landfill and perpetual care costs for Landfill #3, which was closed in 1997. The City's asset retirement obligations for the Regional Landfill at December 31, 2025 are comprised of the City's proportion of the Regional Landfill closure and post-closure obligations of $18,300 (2024 - $17,557). This obligation is reflected in the EWSWA line in the summary chart below.

The Essex County Landfill #3 was closed in 1997 and requires care for estimated period of 40 years from the date of closure. The December 31, 2024 liability for post-closure expenditures of $5,709 (2024 - $6,202) is based on the annual payment to EWSWA of $610 (2024 - $610) and inflation adjusted at 2% per annum (2024 - 2%) and discounted to December 31, 2025 using a discount rate of 4.85% (2023 - 4.70%). This obligation is reflected in the City of Windsor line in the summary chart below.

Asbestos obligation:

The City and its consolidated entities own and operate several buildings that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it. Following the adoption of PSAS 3280 Asset Retirement Obligations, the City recognized an obligation relating to the removal and post-removal care of the asbestos in these buildings as estimated at January 1, 2022. These obligations are reflected in the City of Windsor, Windsor Essex Community Housing Corporation and Windsor Public Library lines in the summary chart below.

	2025	2024
	$	$
City of Windsor	21,707	22,120
Windsor Essex Community Housing Corporation	70,473	69,247
Essex Windsor Solid Waste Authority	18,300	17,557
Windsor Public Library	201	200
	110,681	109,124

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6. Asset retirement obligations (continued)

A reconciliation of the beginning and ending liability for asset retirement obligations is below:

	2025	2024
	$	$
Liability for ARO, beginning of year	109,124	107,490
Net accretion expense during the year	1,557	1,634
Liability for ARO, end of year	110,681	109,124

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7. Municipal position

(a) Accumulated surplus

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2025	2024
	$	$
Surplus:		
Invested in tangible capital assets	2,523,178	2,392,907
Invested in government business enterprises	802,164	760,389
Unfunded employee future benefit liabilities	(705,901)	(699,157)
Unfunded contaminated sites liabilities	(9,555)	(9,024)
Unfunded asset retirement obligations	(110,681)	(109,124)
Other	30,929	45,625
Total Surplus	2,530,134	2,381,616
Reserves set aside for a specific purpose by Council:		
Working funds	35,264	36,551
Encumbrances	5,231	5,961
Future planning	2,422	3,284
Post retirement death benefit	(178)	(100)
Recreation services	470	706
Fire services	2,001	1,687
Environmental services	21,615	23,467
Occupational illness	(1,015)	1,203
Others	4,075	3,590
Total reserves	69,885	76,349

7. Municipal position (continued)

	2025 $	2024 $
Reserve funds set aside for a specific purpose by Council:		
Replacement of equipment	94,212	84,064
Capital expenditures	230,052	188,585
Insurance	7,758	9,053
Health benefits rate stabilization	2,687	5,356
Sanitary sewer expenditures	111,499	87,341
Budget stabilization	8,878	11,363
Children's fund	828	812
Social housing	(43,110)	(25,593)
Recreation	925	546
Transit debt repayment	897	1,001
Public health	96,836	87,769
Tax appeals	20,790	20,531
Total reserve funds	532,252	470,828
Total accumulated surplus	3,132,271	2,928,793

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(b) Deferred revenues

The following funds totalling $72,443 (2024 - $82,116) relate to net inflows (outflows) which have statutory restrictions and as such are classified as deferred revenue on the consolidated statement of financial position:

	Beginning Balance 2025 $	2025 Inflows $	2025 Outflows $	Ending Balance 2025 $
Parkland Acquisition	4,454	2,505	(2,097)	4,862
Development charges fund	31,824	7,517	(21,648)	17,693
Building permit fund (net)	20,104	1,110	(272)	20,942
Provincial gas tax fund	4,364	4,542	(4,554)	4,352
Federal gas tax fund	21,310	17,561	(14,339)	24,532
Federal public transit fund	60	2	-	62
	82,116	33,237	(42,910)	72,443

7. Municipal position (continued)

The parkland acquisition fund is utilized to fund purchases of parkland and other recreation expenditures. The development charges fund is utilized to fund growth related capital works. The building permit fund is utilized to fund the building permit department. Surpluses or deficits of net building permit income (loss) are transferred to this fund. The Provincial gas tax fund is utilized to fund public transportation programs. The Federal gas tax fund is utilized to fund environmentally sustainable municipal infrastructure projects. The Federal public transit fund is utilized to fund transit infrastructure to increase ridership.

8. Commitments

As at December 31, 2025, the City is committed to making the following payments:

(a) Contracts for various capital construction projects, at a cost of $136,370 (2024 - $105,187) in the aggregate, to be financed with funding from the operating fund, grant funding, development charge reserves, or other reserves.

(b) Payments for various operating leases through 2030 of $1,222 (2024 - $1,587).

(c) The City has approved Community Improvement Plans ("CIP") that contain financial incentive programs for Brownfield Redevelopment, Economic Revitalization, Olde Sandwich Towne, Ford City, University and Downtown Community Improvement.

The CIPs allow the City to provide grants to property owners/tenants, or to undertake other community improvement activities to further the objectives of each CIP, which would otherwise be prohibited by Ontario's *Municipal Act*. At December 31, 2025, there were 24 approved grant applications under the Economic Revitalization CIP, 10 approved grant applications under the Brownfield Redevelopment CIP, 13 approved grant applications under the Olde Sandwich Towne CIP, 4 approved grant applications under the Ford City CIP, 16 grant applications under the Downtown CIP, 5 under the University/ Wyandotte CIP and 3 under the Main Streets CIP. The amount of grant funding is directly tied to the increase in municipal property taxes as a result of assessment growth so there will be no net financial cost to the City. The program will not reduce current revenue levels but forego incremental tax revenue. Grants are paid over a period not to exceed 10 years with the maximum amount of grant funding equal to eligible costs incurred by the applicant.

The estimated value of remaining approved grants is $123,740 (2024 - $110,580)

(d) In 2013, the City purchased the land and building which house the Art Gallery of Windsor ("AGW") for $2,500. The City is obligated to lease a portion of the building to AGW for 38 years at one dollar per year.

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9. Budget figures

Budget data presented in these consolidated financial statements is based on the 2025 Council approved operating budget. Certain adjustments were required to convert the budget from a cash basis to an accrual basis consistent with PSAS financial reporting standards. Included in these adjustments were the elimination of budgeted internal charges and recoveries, budgeted transfers to and from reserve and budgeted transactions with consolidated entities. Since certain significant items are not included in the annual operating budget, the assumption of using the actual accrued amount as the budget amount was used. These full accrued budget estimates are for financial statement presentation only.

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Reconciliation of 2025 Approved Budgets to Consolidated Financial Statements

	2025 $
Revenues	
Approved Budgeted Revenues	
Operating budget	1,192,669
Sewer surcharge budget	115,546
Capital budget	312,748
Consolidated entities	83,767
	1,704,730
PSAS Revenue Adjustments	
Interfund revenues eliminated	(362,875)
Education amounts collected on behalf of school boards	(53,585)
Eliminate budgeted transactions with consolidated entities	(64,093)
	(480,553)
Budgeted revenues as presented in consolidated financial statements	**1,224,177**
Expenses	
Approved Budgeted Expenditures	
Operating budget	1,192,699
Sewer surcharge budget	115,546
Capital budget	312,748
Consolidated entities	83,767
	1,704,760

9. Budget figures (continued)

PSAS Expense Adjustments	
Operating budget PSAS expense adjustments	6,532
Capital asset expenditures	37,634
Amortization of tangible capital assets	103,079
Interfund expenses eliminated	(619,961)
Education amounts remitted to school boards	(53,585)
Eliminate budgeted transactions with consolidated entities	(64,093)
	(590,394)
Budgeted expenses as presented in consolidated financial statements	**1,114,366**
Annual Budgeted Surplus	**109,811**

10. Public liability insurance

The City has an insurance deductible for general liability claims up to $500 (2024—$500) for any individual claim. Outside coverage is in place for claims in excess of this amount.

At December 31, 2025, the City has insured through Marsh Canada (formerly JLT), an insurance broker, and has been since 2017. Previously, the City was insured with the Ontario Municipal Insurance Exchange ("OMEX"), an insurance reciprocal whose members pool their insurance coverage. As a member of a reciprocal, the City agrees to assume a certain percentage of the entire group's liabilities and losses for the period of time that the City was a member. In the event that an annual premium funding become insufficient to cover claims and claim reserves, the reciprocal has the ability to re-assess each member to appropriately fund the difference. Likewise, in the event of a surplus, the member is entitled to a refund. Although the City is no longer insured with OMEX, it still has exposure for the years in which the City was a member that have not yet been closed. The City paid $ nil in retroactive assessments in 2025 (2024 - $ nil). The City has established a reserve fund for self-insurance, which at December 31, 2025 amounted to $7,758 (2024 - $9,053).

The City budgets each year for premiums and claims. Any budget excess may be credited to the reserve fund. Payment of premiums and claims are shown as expenses on the consolidated statement of operations.

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11. Segmented information

The City of Windsor is a diversified single tier municipality that provides a wide range of services to its citizens, including police, fire, ambulance, public transit, water and many others. These services are provided by departments and related entities of the City and their activities are reported by segment in these consolidated financial statements.

For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. Net municipal property taxes and payments-in-lieu of taxes are allocated to segments based on the net expenses of that segment. The accounting basis used in these segments is consistent with that followed in the preparation of the consolidated financial statements as discussed in Note 1. For additional information, please see the consolidated schedule of segmented net revenue (schedule 1). The City's reportable operating segments and their associated activities are as follows:

General government is comprised of Finance, Administration, Governance, Legal, Human Resources and other activities to support the other segments of the City.

Protection to persons and property is comprised of Police, Fire, Conservation Authority, Provincial Offences and Protective Inspection activities.

Transportation services is comprised of Public Transportation, Roadway Maintenance, Winter Control, Central Garage and Airport.

Environmental services is comprised of Sanitary and Storm Sewers, Solid Waste Collection and Disposal, and Recycling.

Health Services is comprised of Ambulance and Public Health services.

Social and family services is comprised of Social Services, Social Housing, Child Care, Assistance to the Aged.

Recreation and culture is comprised of Parks, Recreation Facilities, and Libraries

Planning and development is comprised of Planning and Zoning, Commercial and Industrial, and Business Improvement Areas.

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12. Contingent liabilities

(a) During the normal course of operations, the City is subject to various legal actions, including some of which can be substantial. The settlement of the actions that can be reasonably estimated is not expected to have a material effect on the consolidated financial statements of the City. Other legal actions may be at an early stage and therefore the likelihood and magnitude of impact cannot be reasonably determined.

(b) Based on the outcome of legal proceedings regarding the expropriation of lands within the Spring Garden Area of Natural and Scientific Interest ("ANSI"), the City could be obligated to pay an additional amount. The City has recognized an estimate of this obligation within accounts payable and accrued liabilities, although the actual amount owed may differ.

(c) Construction of a new Huron Lodge Home for the Aged began in 2004. The project was substantially completed in March 2007 in compliance with Ministry of Health requirements. The contractor has registered a lien and claiming damages in the amount of $4,677. Whether the contractor will recover all, some or none of that amount is undeterminable.

(d) The City is the subject of a class action lawsuit relating to bingo/lottery licence fees. Depending on the outcome of the legal proceedings, the City could incur a liability of up to approximately $70,000.

(e) The City is the subject of several class action lawsuits relating to the Covid-19 pandemic. Depending on the outcome of the legal proceedings, the City's potential liability cannot be determined at this time.

13. Contingent assets

During the normal course of operations, the City may bring various legal actions, including some which can be substantial. The settlement of these actions may result in the City's favour and any favourable settlement amounts will be available for the City's use. Contingent assets are not recorded in the consolidated financial statements as they not meet the definition of an asset.

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14. Contractual rights

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. The City's contractual rights arise because of contracts entered into for various services, long-term leases, and rental contracts. Contractual rights arise from the normal course of operations and are not reflected in the consolidated financial statements until revenues or assets are received. The following table summarizes the contractual rights of the City for future assets:

	2026	2027	2028	2029	2030	2031+
	$	$	$	$	$	$
Service contracts	7,298	7,297	7,132	6,215	-	-
Long term leases	3,607	2,457	2,205	1,086	1,077	924
	10,905	9,754	9,337	7,301	1,077	924

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15. Financial risks arising from financial instruments

The City is exposed to a variety of financial risks including credit risks, liquidity risk and market risk. The City's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Corporation's financial performance.

(a) Credit risk:
The City's principal financial assets that are subject to credit risk are cash and accounts receivable. The carrying amounts of financial assets on the Consolidated Statement of Financial Position represent the City's maximum credit exposure as at the Consolidated Statement of Financial Position date.

(b) Liquidity risk:
The City mitigates liquidity risk by monitoring cash activities and expected outflows through extensive budgeting. Accounts payable and accrued liabilities are all current. There have been no significant changes from the previous year in the City's exposure to liquidity risk or policies, procedures and methods used to measure the risk. All accounts payable and accrued liabilities will be paid within twelve (12) months.

(c) Market risk:
The City's financial instruments consist of cash, investments, accounts receivable, accounts payable and accrued liabilities. It is City's opinion that it is not exposed to significant interest rate or currency risks arising from these financial instruments except as otherwise disclosed.

THE CORPORATION OF THE CITY OF WINDSOR

Schedule 1

Consolidated Statement of Segmented Net Revenue - 2025

Year Ended December 31, 2025

($000's)

2025	General government	Protection to persons and property	Transportation services	Environmental services	Health services
Expenses					
Salaries, wages and benefits	52,511	183,837	51,202	23,129	-
Interest	-	-	16	1,677	-
External transfers	-	1,637	1,438	-	19,479
Amortization	3,517	4,800	42,961	23,040	2
Goods and services	12,092	34,700	44,038	50,547	-
Total Expenses	68,120	224,974	139,655	98,393	19,481
Revenues excluding taxation					
User charges	17,977	17,756	31,864	90,564	197
Provincial and federal transfers	28,433	10,937	38,123	9,537	-
Revenue from other municipalities	-	8,441	1,163	5,383	-
Other	76,921	7,782	14,963	4,981	-
Change in equity in government business enterprises	42,040	-	-	-	-
Total revenues excluding taxation	165,371	44,916	86,113	110,465	197
Net municipal property taxes and payments-in-lieu of taxes					
Annual (deficit) surplus	**97,251**	**(180,058)**	**(53,542)**	**12,072**	**(19,284)**

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THE CORPORATION OF THE CITY OF WINDSOR

Schedule 1 (continued)
Consolidated Statement of Segmented Net Revenue - 2025
Year Ended December 31, 2025
($000's)

2025	Social and family services	Recreation and culture	Planning and development	Total
Expenses				
Salaries, wages and benefits	66,973	39,215	4,228	421,095
Interest	1,348	-	2,072	5,113
External transfers	304,444	479	1,458	328,935
Amortization	12,178	15,749	832	103,079
Goods and services	63,172	27,924	1,897	234,370
Total Expenses	448,115	83,367	10,487	1,092,592
Revenues excluding taxation				
User charges	38,797	19,873	1,436	218,464
Provincial and federal transfers	351,004	1,015	299	439,348
Revenue from other municipalities	23,387	-	-	38,374
Other	3,501	1,413	1,500	111,061
Change in equity in government business enterprises	-	-	-	42,040
Total revenues excluding taxation	416,689	22,301	3,235	849,287
Net municipal property taxes and payments-in-lieu of taxes				446,937
Annual (deficit) surplus	**(31,426)**	**(61,066)**	**(7,252)**	**203,632**

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THE CORPORATION OF THE CITY OF WINDSOR

Schedule 1

Consolidated Statement of Segmented Net Revenue - 2024

Year Ended December 31, 2025

($000's)

2024	General government	Protection to persons and property	Transportation services	Environmental services	Health services
Expenses					
Salaries, wages and benefits	44,202	183,405	48,603	20,070	-
Interest	-	-	16	1,804	-
External transfers	32	1,602	1,438	-	18,972
Amortization	3,469	6,037	40,799	22,656	2
Goods and services	18,531	30,580	37,198	47,262	-
Total Expenses	66,234	221,624	128,054	91,792	18,974
Revenues excluding taxation					
User charges	13,609	25,251	29,841	108,473	644
Provincial and federal transfers	30,118	12,414	33,817	2,311	-
Revenue from other municipalities	-	8,326	1,367	5,510	-
Other	59,923	6,479	8,947	7,341	-
Change in equity in government business enterprises	35,351	-	-	-	-
Total revenues excluding taxation	139,001	52,470	73,972	123,635	644
Net municipal property taxes and payments-in-lieu of taxes					
Annual (deficit) surplus	**72,767**	**(169,154)**	**(54,082)**	**31,843**	**(18,330)**

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THE CORPORATION OF THE CITY OF WINDSOR

Schedule 1

Consolidated Statement of Segmented Net Revenue - 2024

Year Ended December 31, 2025

($000's)

2024	Social and family services	Recreation and culture	Planning and development	Total
Expenses				
Salaries, wages and benefits	63,904	37,849	4,259	402,292
Interest	933	-	2,072	4,825
External transfers	243,561	472	1,458	267,535
Amortization	9,418	13,841	790	97,012
Goods and services	84,951	33,556	340	252,418
Total Expenses	402,767	85,718	8,919	1,024,082
Revenues excluding taxation				
User charges	36,838	19,194	1,317	235,167
Provincial and federal transfers	303,731	721	300	383,412
Revenue from other municipalities	22,339	-	-	37,542
Other	8,299	5,301	477	96,767
Change in equity in government business enterprises	-	-	-	35,351
Total revenues excluding taxation	371,207	25,216	2,094	788,239
Net municipal property taxes and payments-in-lieu of taxes				427,380
Annual (deficit) surplus	**(31,560)**	**(60,502)**	**(6,825)**	**191,537**

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THE CORPORATION OF THE CITY OF WINDSOR

Schedule 2

Tangible Capital Assets - 2025

Year Ended December 31, 2025

($000's)

2025					
Cost	Balance, beginning of year	Additions	Disposals	Adjustments	Balance, end of year
Land	358,459	8,332	(79)	(12,000)	354,712
Landfill and land improvements	224,168	20,280	-	-	244,448
Building and building improvements	897,172	47,872	(845)	-	944,199
Vehicles, machinery and equipment	337,645	55,600	(7,014)	-	386,231
Water and wastewater infrastructure	1,013,669	23,157	(76)	-	1,036,750
Roads infrastructure	1,038,937	34,157	(4,332)	-	1,068,762
Airport assets	102,715	-	-	-	102,715
Asset retirement obligations	89,689	1,463	-	-	91,152
Assets under construction	317,337	159,858	(90,109)	-	387,086
Total	4,379,791	350,719	(102,455)	(12,000)	4,616,055
Accumulated amortization					
Landfill and land improvements	83,589	6,373	-	-	89,962
Building and building improvements	421,121	23,444	(845)	-	443,720
Vehicles, machinery and equipment	187,598	22,987	(6,785)	-	203,800
Water and wastewater infrastructure	447,750	18,996	(59)	-	466,687
Roads infrastructure	600,560	26,623	(4,010)	-	623,173
Airport assets	46,538	2,887	-	-	49,425
Asset retirement obligations	83,544	1,769	-	-	85,313
Total	1,870,700	103,079	(11,699)	-	1,962,080
Net book value					
Land	358,459				354,712
Landfill and land improvements	140,579				154,486
Building and building improvements	476,051				500,478
Vehicles, machinery and equipment	150,047				182,431
Water and wastewater infrastructure	565,919				570,063
Roads infrastructure	438,377				445,589
Airport assets	56,177				53,290
Asset retirement obligations	6,145				5,839
Assets under construction	317,337				387,086
Total	2,509,091				2,653,974

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THE CORPORATION OF THE CITY OF WINDSOR

Schedule 2

Tangible Capital Assets - 2024

Year Ended December 31, 2025

2024				
Cost	Balance, beginning of year	Additions	Disposals	Balance, end of year
Land	349,506	9,013	(60)	358,459
Landfill and land improvements	221,162	4,239	(1,233)	224,168
Building and building improvements	855,708	41,867	(403)	897,172
Vehicles, machinery and equipment	331,384	20,587	(14,326)	337,645
Water and wastewater infrastructure	995,162	19,184	(677)	1,013,669
Roads infrastructure	1,002,873	42,679	(6,615)	1,038,937
Airport assets	102,062	653	-	102,715
Asset retirement oblilgations	92,224	83	(2,618)	89,689
Assets under construction	264,110	121,787	(68,560)	317,337
Total	4,214,191	260,092	(94,492)	4,379,791
Accumulated amortization				
Landfill and land improvements	77,954	6,492	(857)	83,589
Building and building improvements	399,060	22,395	(334)	421,121
Vehicles, machinery and equipment	179,461	20,465	(12,328)	187,598
Water and wastewater infrastructure	429,248	18,744	(242)	447,750
Roads infrastructure	580,641	25,594	(5,675)	600,560
Airport assets	43,614	2,924	-	46,538
Asset retirement obligations	83,146	398	-	83,544
Total	1,793,124	97,012	(19,436)	1,870,700
Net book value				
Land	349,506			358,459
Landfill and land improvements	143,208			140,579
Building and building improvements	456,648			476,051
Vehicles, machinery and equipment	151,923			150,047
Water and wastewater infrastructure	565,914			565,919
Roads infrastructure	422,232			438,377
Airport assets	58,448			56,177
Asset retirement obligations	6,827			6,145
Assets under construction	264,110			317,337
Total	2,418,816			2,509,091

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Trust Funds Financial Statements

KPMG LLP
618 Greenwood Centre
3200 Deziel Drive
Windsor, ON N8W 5K8
Canada
Telephone 519 251 3500
Fax 519 251 3530

INDEPENDENT AUDITOR'S REPORT

To the Mayor, Members of Council, Inhabitants and Ratepayers of the Corporation of the City of Windsor

Opinion

We have audited the financial statements of the Trust Funds of the Corporation of the City of Windsor (the Trusts), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of financial activities and continuity of fund balances for the year then ended
- and the notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements")

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trusts as at December 31, 2025, and its financial activities for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibility under those standards are further described in the **"*Auditor's Responsibilities for the Audit of the Financial Statements*"** section of our auditor's report.

We are independent of the Trusts in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Annual Report.

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KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included in the Annual Report as at the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

Responsibility of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Trust's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust or to cease operations or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

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We also:

- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, internal omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the Trust's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to the events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants, Licensed Public Accountants

Windsor, Canada
Approval Date

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THE CORPORATION OF THE CITY OF WINDSOR

Trust Funds Statement of Financial Position
Year Ended December 31, 2025
($000's)

	Huron Lodge Residents' Comfort	Willistead Furnishings	Windsor Justice Facility Capital Maintenance	Heritage Endowment Fund	EWSWA Landfill Expansion Fund	COAHP Revolving Homeownership
	$	$	$	$	$	$
Assets						
Current assets						
Cash and equivalents	74	19	4,700	546		3,498
Due from City of Windsor			1			1
Total current assets	74	19	4,701	546	-	3,499
Long term assets (note 2):						
Investments			2,216			
Total assets	74	19	6,917	546	-	3,499
Liabilities						
Due to Current Fund City of Windsor						
Due to Capital Fund City of Windsor						
Due to Trust Fund City of Windsor						
Accounts payable	2					3,151
Total liabilities	2	-	-	-	-	3,151
Fund balance	72	19	6,917	546	-	348
Total liabilities and fund balance	74	19	6,917	546	-	3,499

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The accompanying notes are an integral part of these financial statements.

THE CORPORATION OF THE CITY OF WINDSOR

Trust Funds Statement of Financial Position
Year Ended December 31, 2025
($000's)

	Windsor Medical Fund	MacDonald Trust	Willistead Endowment Fund	Fairbairn Cemetery Fund	Arts Endowment Trust Fund	WPL Bradley Trust Fund	Total 2025	Total 2024
	$	$	$	$	$	$	$	$
Assets								
Current assets								
Cash and equivalents	40	35	4	13	49	4	**8,982**	**8,158**
Due from City of Windsor							**2**	**721**
Total current assets	40	35	4	13	49	4	**8,984**	**8,879**
Long term assets (note 2):								
Investments			34		3,284		**5,534**	**5,346**
Total assets	40	35	38	13	3,333	4	**14,518**	**14,225**
Liabilities								
Due to Current Fund City of Windsor							**-**	**20**
Due to Capital Fund City of Windsor							**-**	**500**
Due to Trust Fund City of Windsor							**-**	**3**
Accounts payable					48		**3,201**	**2,912**
Total liabilities	-	-	-	-	48	-	**3,201**	**3,435**
Fund balance	40	35	38	13	3,285	4	**11,317**	**10,790**
Total liabilities and fund balance	40	35	38	13	3,333	4	**14,518**	**14,225**

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The accompanying notes are an integral part of these financial statements.

THE CORPORATION OF THE CITY OF WINDSOR

Trust Funds Statement of Financial Activities
Year Ended December 31, 2025
($000's)

	Huron Lodge Residents' Comfort	Willistead Furnishings	Windsor Justice Facility Capital Maintenance	Heritage Endowment Fund	EWSWA Landfill Expansion Fund	COAHP Revolving Homeownership
	$	$	$	$	$	$
Balance at the beginning of the year	65	7	6,565	543	1	329
Revenues						
Residents' comfort	83					
Interest earned			82	3		19
Donations		3				
Rental			2			
Contributions		10	490			
Total revenues	83	13	574	3	-	19
Expenditures						
Payments to residents or estates	76					-
Purchases of furnishings and capital improvements		1	222			
Administrative charges						
Payment to EWSWA					1	
Contribution to City of Windsor Capital Fund						
Contribution to City of Windsor Reserve Fund						
Total expenditures	76	1	222	-	1	-
Balance at the end of the year	72	19	6,917	546	-	348

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THE CORPORATION OF THE CITY OF WINDSOR

Trust Funds Statement of Financial Activities
Year Ended December 31, 2025
($000's)

	Windsor Medical Fund	MacDonald Trust	Willistead Endowment Trust	Fairbairn Cemetery Trust	Arts Endowment Trust	WPL Bradley Trust	Total 2025	Total 2024
	$	$	$	$	$	$	$	$
Balance at the beginning of the year	39	35	36	13	3,153	4	**10,790**	**15,726**
Revenues								
Residents' comfort							**83**	**69**
Interest earned	1		2		180		**287**	**597**
Donations							**3**	**3**
Rental							**2**	**13**
Contributions							**500**	**501**
Total revenues	1	-	2	-	180	-	**875**	**1,183**
Expenditures								
Payments to residents or estates							**76**	**71**
Purchases of furnishings and capital improvements							**223**	**187**
Administrative charges							**-**	**5,317**
Payment to EWSWA							**1**	**-**
Contribution to City of Windsor Capital Fund							**-**	**499**
Contribution to City of Windsor Reserve Fund					48		**48**	**45**
Total expenditures	-	-	-	-	48	-	**348**	**6,119**
Balance at the end of the year	40	35	38	13	3,285	4	**11,317**	**10,790**

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1. ACCOUNTING POLICIES

Basis of accounting

Revenue and expenditures are reported on the accrual basis of accounting.

2. LONG TERM ASSETS

Long-term assets include total investments of $5,534 (2024 - $5,346) reported on the statement of financial position which reflects cost plus accrued interest to the end of the year.

3. TRUST FUNDS

The trust funds administered by the Corporation as of December 31, 2025 total $11,317 (2024 - $10,790) and are comprised of the following:

Huron Lodge Residents' Comfort Trust $72 (2024 - $65)

Administers the Home for the Aged residents' monthly spending allowance.

Willistead Furnishings Trust Fund $19 (2024 - $7)

Receives various donations, which are utilized to fund furnishings for the City-owned heritage facility.

Windsor Justice Facility Capital Maintenance Trust $6,917 (2024 - $6,565)

Administers joint contributions from the City of Windsor and Ontario Realty Corporation to be used for capital maintenance of the Joint Justice Facility.

Heritage Endowment Fund $546 (2024 - $543)

This is a fund which derives income for the purpose of capital funding costs associated with conserving eligible heritage properties.

Essex-Windsor Solid Waste Authority Landfill Expansion Fund $0 (2023 - $1)

This trust fund was established to hold funds paid by MFP Financial Services Limited to the County of Essex and the City in accordance with the settlement dated July 29, 2005. These funds were utilized to fund ongoing cell expansions of the EWSWA consistent with the original loan with payments in 2016 and 2024. At December 31, 2025, the fund balance is nil.

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Canada-Ontario Affordable Housing Program (COAHP) Trust $348 (2024 - $329)

This trust fund was established for the purposes of the Canada-Ontario Affordable Housing Program Homeownership Component. Federal funding deposited into the trust account is subsequently transferred to successful recipients. The funding is considered a grant if the recipient maintains ownership of their home for the term of 20 years. If the home is sold prior to the 20 year period, the downpayment assistance ($8 maximum) is repayable and deposited back into the trust fund to be redistributed to another recipient.

Windsor Medical Fund $40 (2024 - $39)

This fund was established in 2008 specifically for the acquisition of significant artifacts within the scope of the Windsor's Community Museum collection.

MacDonald Trust $35 (2024 - $35)

The transfer of the Museum function to the City of Windsor from the Windsor Public Library Board was finalized in 2008. The funds in the MacDonald Trust are to be expended on the collection, preservation and display of artifacts in the Francois Baby House.

Willistead Endowment Trust $38 (2024 - $36)

This fund was established in 2012 to be used for the benefit of Willistead Manor. The fund is to be used exclusively and in perpetuity for the preservation, restoration, and capital improvement of Willistead Manor and used for any means needed to achieve this purpose. It is intended that the fund be used for infrastructure projects. The minimum capital amount that must be preserved in the fund at all times is set at 50% of the receipted value of life to date contributions to the fund.

Fairbairn Cemetery Fund $13 (2024 - $13)

This fund was established when the City of Windsor became owner of Fairbairn Cemetery to be used for Parks Department management and third party contractor maintenance.

Arts Endowment Trust Fund $3,285 (2024 - $3,153)

This fund was established in 2017 to provide an ongoing funding source which will be available in perpetuity to support, in full or in part, public art related aspects of future City capital projects. The minimum annual distribution from the trust fund to be placed in the capital project has been established at 1.5% with any remaining yield to be retained in the fund.

Windsor Public Library – Bradley Trust $4 (2024 - $4)

This fund was established for the future building of a Sandwich Library.

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Sydney Avenue Road Redevelopment Project

Statistical Review (Unaudited)

Revenues ('000's)	2025 $	2024 $	2023 $	2022 $	2021 $
Property taxes and payments-in-lieu	446,937	427,380	401,249	379,771	368,540
User charges	218,464	235,167	215,860	182,868	161,535
Provincial and federal transfers	439,348	383,412	343,265	298,797	269,469
Revenue from other municipalities	38,374	37,542	33,967	30,840	28,172
Other	111,061	96,767	76,867	70,170	57,484
Change in equity in government business enterprises	42,040	35,351	32,120	38,983	35,395
TOTAL	1,296,224	1,215,619	1,103,328	1,001,429	920,595

Expenses ('000's)	2025 $	2024 $	2023 $	2022 $	2021 $
General government	68,120	66,234	60,168	61,199	59,759
Protection to persons and property	224,974	221,624	207,671	202,075	194,857
Transportation services	139,655	128,054	124,328	123,557	108,706
Environmental services	98,393	91,792	88,586	83,501	78,313
Health services	19,481	18,974	17,479	15,472	17,856
Social and family services	448,115	402,767	359,861	308,621	284,644
Recreation and culture	83,367	85,718	77,010	70,927	62,609
Planning and development	10,487	8,919	10,680	8,452	9,623
TOTAL	1,092,592	1,024,082	945,783	873,804	816,367

Expenses by object ('000's)	2025 $	2024 $	2023 $	2022 $	2021 $
Salaries and wages	421,095	402,292	367,202	370,494	362,701
Goods and services	234,370	252,418	234,934	204,536	209,985
External transfers	328,935	267,535	245,837	203,940	152,845
Interest	5,113	4,825	3,179	2,451	2,864
Amortization	103,079	97,012	94,631	92,383	87,972
TOTAL	1,092,592	1,024,082	945,783	873,804	816,367

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Statistical Review (Unaudited)

Non-financial Assets ('000's)	2025 $	2024 $	2023 $	2022 $	2021 $
Tangible capital assets, net book value	2,653,974	2,509,091	2,418,816	2,344,337	2,223,082
Amortization expense	103,079	97,012	94,631	92,383	87,972
Transfers to capital fund from operating funds	2,567	4,860	6,854	46,095	43,767

Long-term liabilities	2025 $	2024 $	2023 $	2022 $	2021 $
Long-term liabilities ('000's)	130,796	116,129	107,251	54,807	54,201
Interest ('000's)	5,113	4,794	3,873	2,451	2,864
Population	263,270	234,219	234,219	231,900	229,660
Long-term liabilities per capita	496.81	495.81	457.91	236.34	236.01

Accumulated Surplus ('000's)	2025 $	2024 $	2023 $	2022 $	2021 $
Tangible capital assets less long-term debt	2,523,178	2,392,907	2,311,565	2,289,530	2,168,881
Invested in government business enterprises	802,164	760,389	723,606	694,728	655,745
Unfunded future employee benefit obligations	(705,901)	(699,157)	(697,502)	(694,431)	(667,398)
Unfunded asset retirement obligations*	(110,681)	(109,124)	(107,490)	(107,299)	(17,754)
Unfunded inactive contaminated sites obligations	(9,555)	(9,024)	(8,847)	(8,774)	(8,504)
Reserves and reserve funds	602,137	547,177	451,952	294,325	291,641
Other	30,929	45,625	62,048	112,720	113,975
TOTAL	3,132,271	2,928,793	2,735,332	2,580,799	2,536,586

* In 2021, the amount in this row represents landfill perpetual care obligations. The accounting standard for landfill perpetual care was replaced and reported as asset retirement obligations for 2022 - 2025.

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Reserves and reserve funds ('000's)	2025 $	2024 $	2023 $	2022 $	2021 $
Reserves set aside for a specific purpose by Council:					
Working funds	35,264	36,551	35,563	34,618	33,781
Encumbrances	5,231	5,961	5,447	6,493	6,990
Future planning	2,422	3,284	2,230	1,857	1,698
Post retirement death benefit	(178)	(100)	106	287	247
Recreation services	470	706	1,106	1,292	1,443
Fire services	2,001	1,687	1,648	1,530	1,579
Environmental services	21,615	23,467	24,924	24,582	24,155
Occupational illness	(1,015)	1,203	1,762	3,310	2,964
Others	4,075	3,590	3,811	3,979	4,231
Total reserves	69,885	76,349	76,597	77,948	77,088
Reserve funds set aside for a specific purpose by Council:					
Replacement of equipment	94,212	84,064	74,475	59,275	54,886
Capital expenditures	230,052	188,585	140,572	99,319	87,748
Insurance	7,758	9,053	8,818	7,756	7,573
Health benefits rate stabilization	2,687	5,356	10,217	12,063	13,227
Sanitary sewer expenditures	111,499	87,341	47,080	4,183	4,442
Budget stabilization	8,878	11,363	11,480	12,918	20,624
Children's fund	828	812	791	752	735
Social housing	(43,110)	(25,593)	(12,136)	(30,889)	(16,592)
Recreation	925	546	245	377	244
Transit debt repayment	897	1,001	1,096	1,160	1,254
Public health	96,836	87,769	72,741	31,368	25,952
Tax appeals	20,790	20,531	19,976	18,095	14,460
Total reserve funds	532,252	470,828	375,355	216,377	214,553
Total reserves and reserve funds	**602,137**	**547,177**	**451,952**	**294,325**	**291,641**

Statistical Review (Unaudited)

Property Tax & Assessment

Tax Assessment Information

Taxable Assessment on which the year's rates of taxation were set ($000s)	2025	2024	2023	2022	2021	2020	2019
Residential, multi-residential, farm	14,764,250	14,649,713	14,520,033	14,390,426	14,220,471	14,064,528	13,513,312.05
Commercial, industrial, other	3,716,133	3,687,260	3,664,156	3,656,774	3,685,312	3,705,190	3,604,643
Total Taxable Assessment	***18,480,383***	***18,336,973***	**18,184,189**	**18,047,200**	**17,905,783**	**17,769,718**	**17,117,955**
Commercial, industrial and business as a % of taxable assessment	20.1%	20.1%	20.2%	20.3%	20.6%	20.9%	21.1%

Tax Rate Information

Residential	2025	2024	2023	2022	2021	2020	2019
Municipal Levy	1.942293%	1.879805%	1.786661%	1.700760%	1.665668%	1.622679%	1.628394%
School Board	0.153000%	0.153000%	0.153000%	0.153000%	0.153000%	0.153000%	0.161000%
Total Tax Rate	***2.095293%***	**2.032805%**	**1.939661%**	**1.853760%**	**1.818668%**	**1.775679%**	**1.789394%**

Commercial	2025	2024	2023	2022	2021	2020	2019
Municipal Levy	3.911766%	3.785916%	3.598325%	3.425320%	3.354645%	3.274263%	3.287237%
School Board	0.880000%	0.880000%	0.880000%	0.880000%	0.880000%	1.250000%	1.290000%
Total Tax Rate	***4.791766%***	**4.665916%**	**4.478325%**	**4.305320%**	**4.234645%**	**4.524263%**	**4.577237%**

Industrial	2025	2024	2023	2022	2021	2020	2019
Municipal Levy	4.497921%	4.353213%	4.137512%	3.938584%	3.857319%	3.764615%	3.777874%
School Board	0.880000%	0.880000%	0.880000%	0.880000%	0.880000%	1.250000%	1.290000%
Total Tax Rate	***5.377921%***	**5.233213%**	**5.017512%**	**4.818584%**	**4.737319%**	**5.014615%**	**5.067874%**

Property Tax Information

Tax Levies (based on Roll Return $000s)	2025	2024	2023	2022	2021	2020	2019
City Portion	451,571	432,245	407,919	385,882	376,169	363,844	352,156
School Board Portion	53,386	52,869	52,481	52,214	52,190	62,850	63,289
Total Tax Levied on Roll Return	**504,957**	**485,114**	**460,400**	**438,096**	**428,359**	**426,694**	**415,445**

Tax Arrears	2025	2024	2023	2022	2021	2020	2019
Taxes Receivable ($000s)	48,227	47,362	40,404	35,593	36,609	35,977	28,785
Taxes Receivable per Capita ($)	183.19	200.21	172.51	153.48	159.40	155.81	126.50
Percentage of current total tax levy	9.6%	9.8%	8.8%	8.1%	8.5%	8.4%	6.9%

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Bright Lights Windsor at Jackson Park and Jackson Park in the Spring

Accomplishments

Economic Development:

- **Building:** The successful wrap-up of the NextStar Energy project represents a major milestone for the City, reflecting the Building Department's ability to manage a large-scale, complex development through effective coordination, technical oversight, and timely inspections. This achievement underscores the department's critical role in supporting transformational economic projects while maintaining regulatory compliance and public safety.
- **Planning:** The Planning Department handled 540 development applications and 11 Community Improvement Plan incentive applications, underscoring the ongoing demand for development in Windsor. Through planning approvals, approximately 2,186 new residential units were approved through Zoning By-law Amendments and Site Plan Control.
- **Transit Windsor:** Transit Windsor strengthened the city's public transit system through service enhancements aligned with the Transit Master Plan, delivering approximately 20,000 additional service hours to improve reliability, access, and equity for riders across Windsor.
- **Economic Development:** Housing Solutions Made for Windsor (HSMFW): In 2025 the HSMFW team closed on the Caron Ave site and EOI bringing over 300 residential units to the downtown. The team also released two additional EOIs for residential developments on Pelissier Street and Roseland Parking Lot and development agreements are currently being negotiated with respondents.
- **EDCO Award Winning Business Attraction:** Windsor's Economic Development team was recognized through the EDCO Awards of Excellence for securing Minth Group's $300-million electric vehicle manufacturing campus, a one-million-square-foot development on 54 acres of airport lands that will create approximately 1,099 jobs and anchor Windsor's advanced manufacturing and electric-vehicle supply chain.
- **Strengthen the Core (STC) Initiative:** The City advanced the Strengthen the Core downtown revitalization plan, including support for initiatives linked to placemaking, safety, and activation initiatives to attract investment, residents, and visitors. Specifically, the plan accomplished:
  - 8,000+ downtown 311 service requests resolved, improving cleanliness, safety, and responsiveness in the core.
  - 57.95% increase in downtown police patrols, with police visibility satisfaction up 16% year over year.
  - 197 events hosted downtown, with 75% of residents identifying the Downtown Farmers' Market as their go-to event.
  - 81 new investment leads generated at ICSC 2025, resulting in 8 site selection packages and 6 investor meetings.

Human and Health Services:

- **Housing and Homelessness:** The Integrated Support Team (IST), a dedicated team of Social Workers, was launched on April 1, 2025, to provide targeted support for individuals experiencing homelessness. The team is currently supporting 112 individuals in the

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community through a coordinated, client-centered approach. Over half of participants, 57%, are actively connected with partner agencies to address broader support needs, while 35% are working with medical specialists to improve health outcomes. This initiative reflects a strong commitment to collaboration, stability, and long-term success for individuals transitioning into the community.

- **Children Services:** In 2025, 258 new licensed childcare spaces were created across Windsor-Essex through the Canada-Wide Early Learning and Child Care (CWELCC) program. This expansion increased access to affordable, high-quality, childcare for families across the community.

- **Windsor Regional Employment Network (WREN) – Employment & Social Services:** Through collaborative service delivery, the Windsor Regional Employment Network (WREN) helped 4,459 people secure employment across the region in 2025, including 2,723 individuals in Windsor-Essex. This work supported a stronger, more inclusive local workforce by connecting job seekers with meaningful employment opportunities.

- **Huron Lodge:** In 2025, Huron Lodge completed its annual Resident Satisfaction Survey with outstanding results. A new question, developed through a Resident Council initiative, asked whether resident input during staff orientation helps new team members understand what makes Huron Lodge feel like home, and 98 percent of residents surveyed agreed. Most notably, the survey confirmed that 100 percent of residents are satisfied with the care and services they receive at Huron Lodge. These results reflect a strong culture of resident voice, respect, and quality care.

Infrastructure Services:

- The Essex Windsor Solid Waste Authority, in concert with the City of Windsor, launched the Green Bin Program to divert food and organic waste from the Essex-Windsor Regional Landfill, reduce household garbage by up to 50% and lower greenhouse gas emissions. City -wide garbage collection moved to a bi-weekly schedule along with new weekly green bin collection, to encourage green bin program participation and reduce overall waste collection costs.
- $12.2 million in funding supported major road rehabilitation improvements through 13 residential and 5 arterial road projects, along with upgrades to E.C. Row Expressway.
- The City opened the Legacy Beacon in Michael D. Hurst Legacy Park, providing a permanent home for Streetcar No. 351. Enhanced City Hall Square with new amenities, including a water feature and seasonal ice rink, to support year-round public use.
- The City invested $18.8 million to modernize the Howard Avenue/Division Road, a critical transportation corridor, serving approximately 40,000 vehicles daily, including heavy truck traffic. Work included rail relocation, road realignment and widening, Sydney Avenue upgrades, new multiuse paths and sidewalks, major underground utility services upgrades and traffic system/street lighting improvements.

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Corporate Services:

- Delivered a targeted May–August 2025 marketing campaign that increased 311 mobile app downloads by 18.4% year-over-year and boosted app-based service requests by nearly 4%. Results confirmed that focused, multi-channel promotion drives measurable digital adoption and supports more efficient service delivery.
- Achieved 100% Microsoft 365 Copilot adoption across 96 users through weekly training and a Champion support model. In four weeks, users completed 14,000+ actions, generating 12,000+ hours of Copilot-assisted work. The results highlight meaningful operational efficiencies.
- Completed real estate transaction valued at approximately $5.7 million. Administered leases generating approximately $3.5 million in revenue, strengthening the City's financial stability and supporting municipal operations.
- The City launched multiple digital-first workforce initiatives, including system-integrated onboarding, automated workflows, online performance appraisals, and virtual recruitment processes. These initiatives streamlined manual processes, reduced turnaround times, and enabled staff to focus on higher-value strategic work.
- The Corporation of the City of Windsor received the Platinum Gord Smith Healthy Workplace Award for 2025, marking 20 consecutive years of recognition for its commitment to workplace wellness. This milestone reflects the City's sustained commitment to employee wellness and a healthy, supportive workplace culture.

Community Services:

- Opened the Legacy Beacon on the downtown riverfront, unveiling restored Streetcar No. 351 as an interactive cultural landmark, celebrating Windsor's transit heritage. The project activated an underutilized waterfront space, supporting downtown revitalization, and positioning the riverfront cultural corridor as a vibrant destination that supports tourism and community pride
- Completed Phase One park improvements at Derwent Park with the addition of Windsor's first full-size cricket field. Featuring modern amenities, the field expands Windsor's inclusivity and adds diverse recreational opportunities for the community.
- Opened the new City Hall Square in July 2025, quickly establishing it as a vibrant civic hub with live programming, cultural events, and a popular interactive water feature. The addition of the ice rink in December 2025 provided a free recreational activity in the heart of downtown Windsor and transformed the space into a year-round destination strengthening community connection and downtown vitality.
- The City of Windsor launched "Park in Perfect Harmony," a project that transformed the Pelissier Street Parking Garage into a canvas for arts and culture. Local artist David "DERKZ" Derkatz was commissioned to paint expansive murals on the garage's main-level walls and each parking level was themed after famous composers (Bach, Mozart, Beethoven, Tchailkovsky) with Windsor Symphony Orchestra music playing on every floor. The parking garage hosted a live "Classical in the Concrete" concert by the WSO, showcasing how municipal infrastructure can double as a vibrant cultural venue.

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City of Windsor Economy—2025

Economic Trends

Throughout 2025, although trade tensions with the United States added to the challenges already felt in the automotive industry upon which Windsor depends, investments in infrastructure and the attraction of additional international businesses to the region helped to increase employment and economic output. The completion of construction on the Gordie Howe International Bridge between Windsor and Detroit was a milestone in this generational development. The Customs plazas on both sides of the bridge are also complete and the official opening date is expected to be announced shortly. The procurement stage for the second phase (Diagnostic and Treatment Block) of the newly named Fancsy Family Hospital is now underway with construction expected to begin in 2026. Following closely on the April announcement by Taiwan-based Minth Group that construction of its $300-million parts plant in Windsor would be completed by September, the company shared that it had formed a joint venture with one of the world's largest Japanese tier one automotive suppliers, AISIN Corporation. The new partnership will result in an additional 150,000 square feet being constructed at the site near Windsor International Airport. Other foreign direct investment announcements are expected in 2026. The future of NextStar Energy's $5 billion large-scale lithium-ion (Li-ion) battery manufacturing plant in Windsor was assured in late 2025 with the announcement that the facility is pivoting from electric vehicle battery manufacturing to add the capacity to produce energy storage system (ESS) batteries. The facility now employs over 1100 workers.

The Conference Board of Canada expects the economy of the Windsor Census Metropolitan Area (which now includes all of Windsor and Essex County) to increase by 2.3% from 2024 to 2025. Compared to 23 other CMAs in Canada, Windsor ranks fourth in terms of GDP growth in 2025 and fifth in per capita GDP growth. Total GDP in the region has been increasing steadily since 2020. Output in manufacturing, the largest sector in the local economy, dropped slightly from 2021 to 2025 but a turnaround began in 2025 and total GDP in that sector should reach $5.25 billion by 2030. Similarly, construction output declined in those years but is expected to bounce back from 2026 through 2030. The information and communications technology sector has shown steady growth since 2020, and this should continue through 2030.

The current (2025) population of the Windsor CMA is estimated at 486,381, according to the Conference Board, which represents an almost 11% increase since 2020. Statistics Canada's estimate is slightly higher at 489,176. The 2026 Census will give a clearer picture of the size of the population but by all accounts, there should be a significant increase from the 2021 Census. International migration continues to be the principal source of population growth although this has declined recently with limitations on international students. Migration from other Ontario cities is expected to be net positive starting in 2027. Notably, population growth has tended to be comprised of people in their working years. Statistics Canada recently released data estimating that the Windsor CMA's population could grow by 186,000 residents by 2050 and even if more conservative estimates are used, the region's population will likely reach between 570,000 and 590,000. This increase is even more impressive when compared to stagnant or negative population growth earlier in this century.

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City of Windsor Economy—2025

The unemployment rate in the Windsor CMA was the clearest indicator of the impact of the current tariff situation in 2025. However, after peaking at 11.1% mid-year, the rate decreased substantially to 7.6% by December, no doubt assisted by continued hiring at larger companies like NextStar and Minth as well as the ramping up for the third shift at Stellantis's Windsor Assembly Plant. Total employment rose from 230,000 in August to 246,700 in December. The Conference Board of Canada estimated that the manufacturing sector employment increased by 16.4% from 2024 to 2025. The expectation is that manufacturing employment will remain steady in 2026, bore increasing steadily through 2030. Transportation and warehousing employment experienced some volatility earlier this decade but should remain steady or increase through 2029. Similarly, construction employment dropped early in the decade but has now stabilized and is expected to remain strong through 2029. One of the largest percentage increases is expected to be in professional, scientific and technical services which is forecast to almost double in employment by 2030 from its low point in 2019.

Home ownership in the Windsor CMA continues to be less costly than in other parts of the country. The Conference Board estimates that local home ownerships costs are 83% of the Canadian average. Rental costs are also below the Canadian average. After unprecedented residential construction in 2024, which allowed the City of Windsor to be recognized by the province for hitting new home construction targets, the pace of new home construction settled somewhat in 2025. However, housing stats are expected to increase every year through 2029. The Windsor Essex County Association of Realtors reported that total home sales were higher in 2025 (12,984) than in 2024 (11,555) while the average sale price fell from $572,643 in January to $524,840 in December 2025. The overall year-to-date average price was 1.62% lower in 2025 than in 2024, giving further evidence of Windsor's affordability.

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ECONOMIC DEVELOPMENT ANNOUNCEMENTS AND PROJECTS

Minth/AISIN - Minth Group Co. Ltd is set to complete its 379,415 SF, $300M automative parts plant for hybrid and electric vehicles in Windsor by September, expected to create nearly 1100 manufacturing jobs by the end of 2026. Minth later announced a joint venture partnership with AISIN Corporation of Japan which will result in the addition of 150,000 SF to the building's footprint.

New restaurants – Chainsmoker Urban Barbecue, Noodlebox, Mary Brown's Chicken, Jimmy the Greek, Jimmy John's, Wendy's, Dairy Queen, Scaddabush, and Tahini's opened or will open new locations in Windsor. Nico Taverna has opened a new location in the Walker Power building on Riverside Drive. A new Mr.Sub location planned for East Windsor.

New retail locations – SportChek opened its new, larger location in Devonshire Mall and Shoppers Drug Mart is planning a new store in the city. Dollar Tree also opened a new store in Windsor. No Frills and Winners are building new locations at the West Gate Shopping Centre. Jump Plus and Designer Shoe Warehouse (DSW) will be opening a location in Devonshire Mall.

NEO Battery Materials – In January 2025, Canadian-based NEO Battery Materials Ltd. announced that they will invest an initial $69 million, with a total investment of $120 million over the next eight years, to establish an 87,000 sq. ft. manufacturing facility in Windsor. This investment will create 120 full-time jobs and mark a significant milestone as Canada's first silicon anode materials manufacturing facility for lithium-ion batteries

MAJOR CURRENT AND UPCOMING PUBLIC SECTOR CONSTRUCTION PROJECTS

- The City of Windsor received nearly $19 million in early 2025 from a provincial infrastructure program to widen Banwell Road, extend Wyandotte Street East and improve the intersection at Banwell and McNorton Street. The city is investing an additional $24 million in the project.
- The Government of Canada announced over $36M over five years to establish the Ojibway National Urban Park in Windsor, with an additional $4.6M annually for its operations.
- North America Construction (1993) Ltd. has begun construction of a $30M stormwater pumping station at St. Rose Beach Park in Windsor, with substantial completion expected by fall 2026.
- Work on the major $19-million reconstruction project at Howard Avenue and Division Road near Devonshire Mall continued throughout 2025 and was substantially completed early in 2026, improving traffic flow with a new intersection connecting Sydney Avenue.
- The $110–$112 million Banwell Road / E.C. Row Expressway Interchange and Corridor Improvements project in Windsor is currently under construction to replace the intersection with a new overpass. Started in late 2025, the project includes: a new interchange at Banwell Road and E.C. Row Expressway, corridor improvements of Banwell Road between E.C. Row Expressway and CPKC Railway including widening from 2 to 4 and 6 lanes. Infrastructure improvements including new watermain, storm sewer, lightning, sidewalk, MUT, widening at the CPKC crossing, tie-ins and utility relocations. Additionally, the overall Banwell Road corridor improvement work includes the extension of Wyandotte Street East from Banwell Road East to Jarvis Avenue, which is currently in the detailed design; and intersection improvements at the existing Banwell Road/McHugh Street intersection.
- Windsor Regional Hospital selected Diamond Schmitt Architects Incorporated and EllisDon Corporation to begin planning and early construction work for the new Fancsy Family Hospital in Windsor Essex, with construction set to start by early 2026. The request for qualifications for the second phase of the hospital construction was also issued.
- The Ontario government, with an $826K investment, is partnering with the International Brotherhood of Electrical Workers Local 773 to support new apprentices in Windsor, giving young workers hands-on experience and safety certifications
- University of Windsor launched Canada’s first 3D-printed net-zero multi-storey student residence, supported by $2M from the federal government.
- A new Homelessness and Addiction Recovery Treatment Hub has opened in Windsor in November, several job opportunities were created.
- Housing Solutions Made for Windsor (HSMFW) continues to accelerate residential growth. To date, three EOIs have been launched, with a minimum of two more scheduled this year. Major developments include:
    - A $300 million investment on Caron Avenue delivering 387 units across four buildings.
    - $16.8 million investment on Pelissier delivering 48 new residential units

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City of Windsor Economy—2025

- Construction and site servicing are underway for a major commercial development in east Windsor at Tecumseh Road East and Lauzon Parkway. The City is advancing infrastructure and roadway connections to support access for the new Costco coming to the area.

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Adventure Bay Family Waterpark Presented by WFCU Credit Union

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THE CITY OF WINDSOR
ONTARIO, CANADA

311 WINDSOR CITY SERVICES

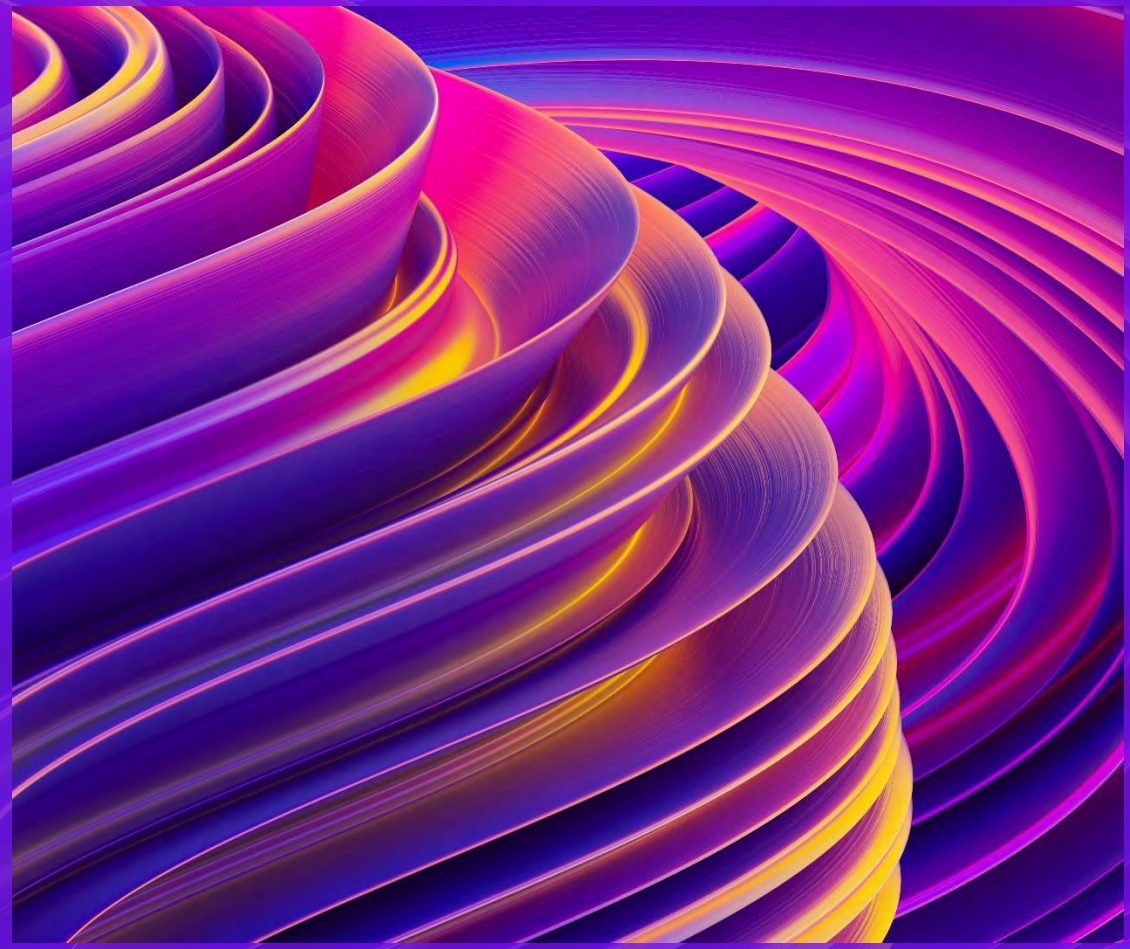
350 City Hall Square West

519-255-6211

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The Corporation of the City of Windsor



Audit Findings Report for the year ended December 31, 2025

KPMG LLP

Prepared as of June 30, 2026 for presentation to City Council on July 27, 2026

kpmg.ca/audit

KPMG contacts

Key contacts in connection with this engagement



Cynthia Swift, CPA, CA
Lead Audit Engagement Partner
519-251-3520
caswift@kpmg.ca



Kevin Macchio, CPA, CA
Senior Manager
519-251-5247
kmacchio@kpmg.ca



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Digital use information

This Audit Findings Report is also available as a “hyper-linked” PDF document.

If you are reading in electronic form (e.g. In “Adobe Reader” or “Board Books”), clicking on the home symbol on the top right corner will bring you back to this slide.

Click on any item in the table of contents to navigate to that section.

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Audit highlights

No matters to report

Matters to report – see link for details

Status

We have completed the audit of the consolidated financial statements ("financial statements"), with the exception of certain remaining outstanding procedures, which are highlighted on the 'Status' slide of this report.

Significant changes

- No matters to report: Significant changes since our audit plan

Risks and results & Significant unusual transactions

- Matters to report: Significant risks
  - Fraud risk from revenue recognition
  - Fraud risk from management override of controls
  - Contingent liabilities
- Matters to report: Other risks of material misstatement
  - Property taxes and appeals
  - Tangible capital assets
  - Government funding
- No matters to report: Going concern matters
- No matters to report: Significant unusual transactions

Policies and practices & Specific topics

- No matters to report: Accounting policies and practices
- No matters to report: Other financial reporting matters
- No matters to report: Specific topics

Misstatements

- No matters to report: Uncorrected misstatements
- Matters to report: Corrected misstatements

Control deficiencies

- No matters to report: Significant deficiencies

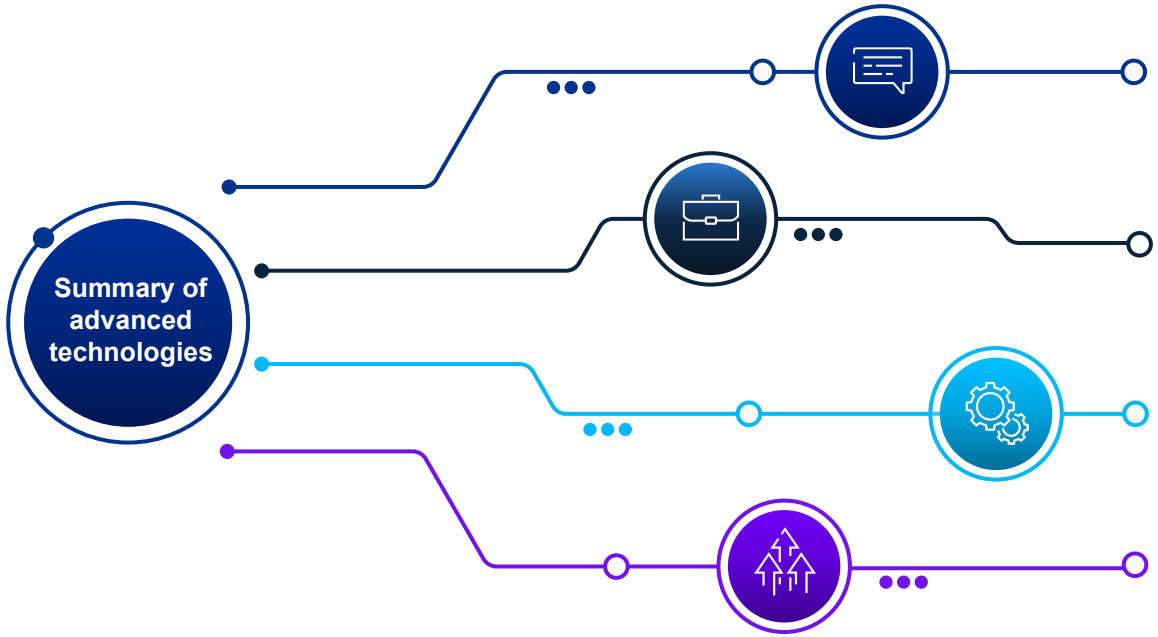
Audit Quality

- Matters to report: Learn more about how we deliver audit quality.

The purpose of this report is to assist you, as a member of City Council, in your review of the results of our audit of the financial statements. This report is intended solely for the information and use of Management and City Council and should not be used for any other purpose or any other party. KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this report has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

Technology highlights

We plan to utilize technology to enhance the quality and effectiveness of the audit.



KPMG Clara Workflow

The KPMG Clara Workflow was utilized as a hub in which all aspects of our audit work was completed.

KPMG Clara for Clients

KPMG Clara for Clients was utilized as a collaboration and share-site tool between KPMG and the City of Windsor.

KPMG Clara DataSnipper

KPMG Clara DataSnipper is an automated vouching tool uses advanced Optical Character Recognition to automatically vouch unstructured data like invoices and contracts.

KPMG Clara analytics – AI Transaction Scoring (MindBridge)

KPMG Clara Analytics - AI Transaction Scoring, powered by MindBridge AI, is a tool that applies advanced statistical, machine learning, and rules-based analytics technology to analyze transactions on a more granular level and deliver an even higher quality audit.

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Status

As of June 30, 2026, we have completed the audit of the consolidated financial statements, with the exception of certain remaining procedures, which include amongst others:

- Obtaining the signed management representation letter
- Receipt of confirmations from the Corporation's legal counsel
- Completing our discussions with the City Council
- Obtaining evidence of the City Council's approval of the financial statements

We will update City Council on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures.

A draft of our auditor's report is provided within the draft financial statements.

KPMG Clara for Clients (KCc)



Real-time collaboration and transparency

We leveraged **KCc** to facilitate real-time collaboration with management and provide visual insights into the status of the audit!

On our audit we used KCc to coordinate requests with management.

Learn more

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Significant changes

We have made the following significant changes since our communication in the Audit Planning Report:

	Audit strategy	More details
Significant changes to materiality	Nothing to report.	
Significant change to involvement of others	Nothing to report.	
Significant changes to key milestones and deliverables	Nothing to report.	

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Significant risks

Risk of Fraud Within the Financial Statements

Presumption of the risk of fraud resulting from management override of controls

Why is it significant?

Management is in a unique position to perpetrate fraud because of its ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Although the level of risk of management override of controls will vary from entity to entity, the risk nevertheless is present in all entities.

Our response

As this presumed risk of material misstatement due to fraud is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:

- testing of journal entries and other adjustments,
- performing a retrospective review of estimates
- evaluating the business rationale of significant unusual transactions.
- No issues were noted.

Presumption of the risk of fraud resulting from fraudulent revenue recognition

Why is it significant?

This is a presumed risk.

There are generally pressures or incentives on management to commit fraudulent financial reporting through inappropriate revenue recognition when performance is measured in terms of year-over-year revenue growth or profit.

Our response

We determined that the risk is concentrated to the year-end close period, as there may be an incentive to inflate results. Accordingly, we segregated the portion of sales in the last month of the reporting period, as well as the first month of the subsequent period, and extracted a sample of entries from each sub-population. For each selected item, we obtained supporting documentation and assessed whether the transaction was recorded in the proper period.

No issues were noted.

Advanced technologies

Our **KPMG Clara Journal Entry Analysis Tool** assists in the performance of detailed journal entry testing based on engagement-specific risk identification and circumstances. Our tool provides auto-generated journal entry population statistics and focusses our audit effort on journal entries that are riskier in nature.

Click to learn more

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Significant risks and results

Contingent liabilities

Significant risk and our response

- The Corporation has been named as a defendant in a number of legal actions. These actions are at various stages of their respective proceedings and the Corporation may not be in a position to mitigate its' liability exposure through insurance.

We performed the following audit procedures to understand the Corporation's legal obligations and commitments:
- We obtained management's assessment of ongoing legal claims in order to understand ongoing cases.
- Discussed status of ongoing cases with internal legal counsel where required.
- Inquiry letters were sent to external counsel to obtain their evaluation of ongoing cases.
- KPMG reviewed all City Council minutes, including in-camera, for the 2025 year and 2026 year, up to the date of our Auditor's Report

Results

- No issues noted within the recognition, disclosure and presentation of contingent liabilities.



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Other risks of material misstatement

Areas	Level of risk due to error	Our response
Property Taxes and Appeals The City's municipal tax base includes manufacturing and industrial properties with significant outstanding balances coupled with environmental sensitivities. In recent years, the City was required to pay settlements resulting from property tax appeals on significant properties.	 	• We reviewed Management's evaluation of properties with significant outstanding tax balances, including any environmentally sensitive properties, and assessed the reasonableness of the valuation allowance. • Obtained an understanding of outstanding property tax appeals through review of Council reports and inquiry with Management and ensured that such appeals were recognized in the consolidated financial statements in accordance with City's significant accounting policies; • Reviewed subsequent appeal settlements to ensure the City's accounting at year-end was appropriate. • No issues were noted.
Tangible Capital Assets Capital expenditures represent a significant investment on the part of the City and in certain instances, may involve a degree of subjectivity and/or complexity in terms of whether they meet the criteria for capitalization.	 	• We performed substantive testing over recorded capital expenditures by reviewing source documentation for a sample of items to assess the accuracy of the recorded amounts and ensure appropriate classification of costs (capitalization vs. expense). • We performed substantive testing over repairs and maintenance expenditures, including reviewing source documentation for a sample of items, to identify any instances where items should be capitalized as opposed to expensed. • We reviewed financial statement presentation and note disclosure of capital assets and deferred revenues. • No issues were noted.

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Other risks of material misstatement (continued)

Areas	Level of risk due to error	Our response
Government Funding The City receives funding from the Federal and Provincial governments under a variety of programs, including programs with specific revenue recognition criteria. This can result in potential financial reporting issues with respect to the amount of revenue recognized and the treatment of unearned funds at year-end (deferral vs. payable).	 Base	• We reviewed Management's calculation of revenues and their identified revenues that are conditional in nature. • For significant conditional revenue sources, we obtained supporting documentation demonstrating that the revenue recognition criteria have been achieved. • We reviewed Management's treatment of unearned revenues. For significant unearned revenue balances, we inquired with Management to understand whether these represent deferred revenue or payable balances. • We reviewed Management's treatment of prior year unearned revenue accounts (deferred revenues, accounts payable) that were recognized as revenue in the current year. For significant income inclusions from prior year amounts, we obtained supporting documentation to ensure that revenue recognition criteria had been met. • No issues were noted.

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Significant accounting policies and practices

Initial selection of significant accounting policies and practices

No matters to report.

Description of new or revised significant accounting policies and practices

No matters to report.

Significant qualitative aspects

No matters to report.

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Other financial reporting matters

We also highlight the following:

Financial statement presentation - form, arrangement, and content	No matters to report.
Concerns regarding application of new accounting pronouncements	No matters to report. We highlight the upcoming PS 1202 standard coming into effect for the City's 2027 year and encourage management to take the necessary preparatory steps throughout 2026. See Appendix C for further details.
Significant qualitative aspects of financial statement presentation and disclosure	No matters to report.

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Specific topics

We have highlighted the following that we would like to bring to your attention:

Matter	Finding
Significant matters subject to correspondence with management	No matters to report.
Issues with sending external confirmation requests	No matters to report.
Illegal acts, including noncompliance with laws and regulations, or fraud (identified or suspected)	No matters to report.
Other information in documents containing the audited financial statements	No matters to report.
Significant difficulties encountered during the audit	No matters to report.
Difficult or contentious matters for which the auditor consulted	No matters to report.
Management's consultation with other accountants	No matters to report.
Disagreements with management	No matters to report.
Related parties	No matters to report.
Significant issues in connection with our appointment or retention	No matters to report.
Other matters that are relevant matters of governance interest	No matters to report.

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Corrected misstatements

Corrected misstatements include financial presentation and disclosure misstatements.

.



Impact of corrected misstatements

- Discuss the effect on the financial reporting process
  - Discussion about the cause of the corrected misstatements (e.g. control deficiencies)
  - Discussion about that the matters underlying the corrected misstatements (e.g. control deficiencies) could potentially cause future-period financial statements to be materially misstated.

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Individually significant corrected misstatements

Corrected misstatements greater than $900,000 individually:

Description of misstatement	$	
	Debit	Credit
To reduce the 2022 estimate for expenditures related to the Spring Garden properties:		
Accounts payable and accrued liabilities	$12,000,000	
Tangible capital assets		$12,000,000

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Control deficiencies

Consideration of internal control over financial reporting (ICFR)

In planning and performing our audit, we considered ICFR relevant to the Entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.

Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.

A deficiency in internal control over financial reporting

A deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed, or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.

Significant deficiencies in internal control over financial reporting

A deficiency, or a combination of deficiencies, in internal control over financial reporting that, in our judgment, is important enough to merit the attention of those charged with governance.

KPMG

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Control deficiencies

Significant deficiencies in internal control over financial reporting

Description	Status	Potential effects
1	No significant deficiencies noted.	

Other deficiencies

Description	Status	Potential effects
2	We noted that the City's financial system does not allow for the generation of an accounts receivable aging report as of a prior date. As a result, management was unable to produce an accounts receivable subledger as at December 31, 2025. Instead, management generated an accounts receivable listing on January 26, 2026 and used this report to approximate the year- end balance This represents a control deficiency in the design and operation of controls over financial reporting, as the system does not support the timely production of key audit evidence necessary to substantiate accounts receivable at period-end. Specifically, the inability to generate a historical aging report limits management's ability to monitor receivables, assess collectability, and perform effective period-end review procedures based on complete and accurate information at the reporting date.	Misstatement of accounts receivable
3	We noted that there is no formalized process in place for the finance function to communicate with internal or external legal counsel regarding potential or ongoing legal matters as part of the financial statement preparation process. Based on our audit procedures, identification and evaluation of contingent liabilities was primarily driven by the audit process, including the issuance of legal confirmation letters and direct communication with external legal counsel. Results of these procedures were subsequently communicated by KPMG to management for consideration in the financial statements. This represents a deficiency in the design and operation of controls over financial reporting, as management does not have an established process to independently identify, assess, and monitor contingent liabilities on a timely basis.	Misstatement of legal provisions

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Our commitment to delivering audit quality

We define '**audit quality**' as being the outcome when:

- audits are **executed consistently**, in line with the requirements and intent of **applicable professional standards** within a strong **system of quality management**; and
- all of our related activities are undertaken in an environment of the utmost level of **objectivity, independence, ethics** and **integrity**.

KPMG is committed to fulfilling our public interest role in providing robust assurance that can benefit investors and other stakeholders.

Businesses are integrating technology in ways once unimaginable. Geopolitical changes and inflationary pressures continue to drive uncertainty, and businesses need to take action to respond to societal threats like climate change.

The pace and scale of change only strengthens our resolve to ensure the quality, consistency and adaptability of our services are fit for this new future. Audit and assurance quality remains the highest priority at KPMG.

Through sustained innovation, we aim to consistently deliver superior audit quality. Across the global organization:

- KPMG firms have implemented a consistent risk-based approach to our system of quality management to drive audit and assurance quality, enabling us to meet the requirements of the International Standard on Quality Management 1 (ISQM 1).
- We are utilising powerful technologies on audit and assurance engagements, including artificial intelligence, and leveraging our alliances with technology leaders such as Microsoft to further enhance quality and provide even more value through deeper analysis of businesses, no matter their size.
- We believe the same level of rigour, quality, consistency and trust that is applied to financial statement information by companies should also apply to ESG reporting. Therefore, across the global organization we have deployed an assurance methodology, KPMG Clara workflow and learning tools to upskill and build teams to provide assurance on ESG reporting that helps our clients build a more sustainable future.

We encourage you to read our Transparency Report to learn more about our system of quality management and our firm's statement on the effectiveness of our SoQM:

KPMG Canada Transparency Report

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How do we deliver audit quality?

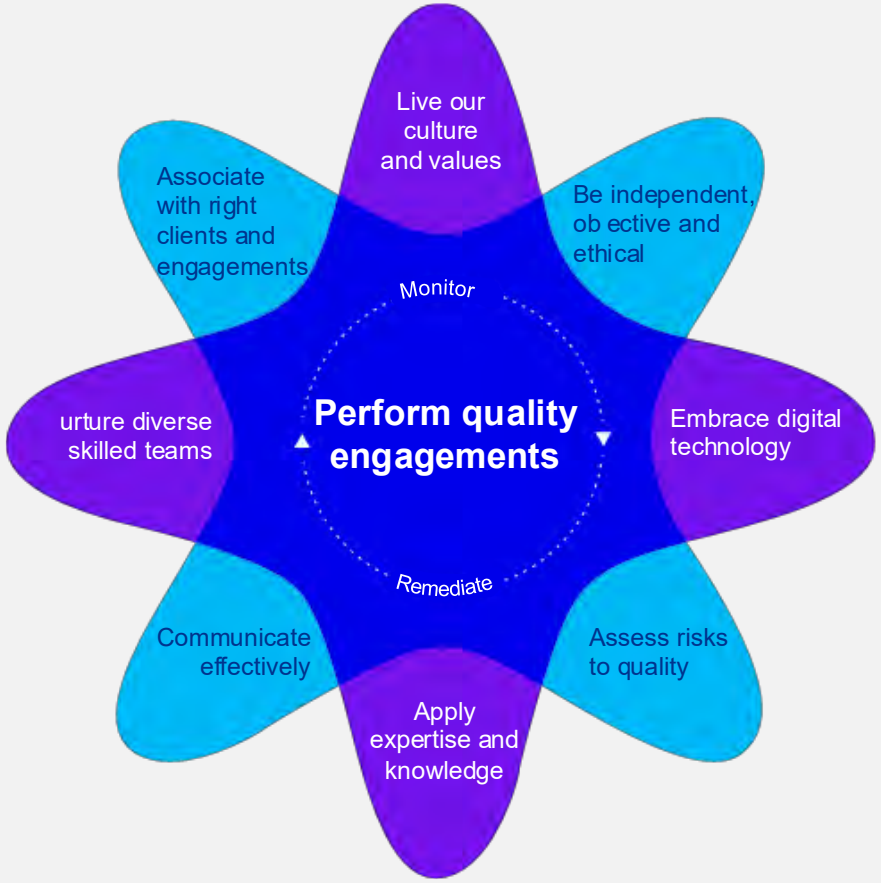
Quality essentially means doing the right thing and remains our highest priority. We have strengthened the consistency and robustness of our system of quality management to meet the requirements of ISQM 1 (CSQM 1), issued by the International Audit and Assurance Standards Board. Foundational for quality management, KPMG's globally consistent approach to ISQM 1 drives compliance with the standard and our efforts to strengthen trust and transparency with clients, the capital markets and the public we serve.

Aligned with ISQM 1 (CSQM 1), our SoQM meets the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA) and the relevant rules of professional conduct / code of ethics applicable to the practice of public accounting in Canada, which apply to professional services firms that perform audits of financial statements.

Our **Global Quality Framework** outlines how we deliver quality and how every KPMG professional contributes to its delivery.

- **'Perform quality engagements'** sits at the core, along with our commitment to continually monitor and remediate to fulfil our quality drivers.

- Our **quality value drivers** are the cornerstones to our approach underpinned by the **supporting drivers** and give clear direction to encourage the right behaviours in delivering audit quality.



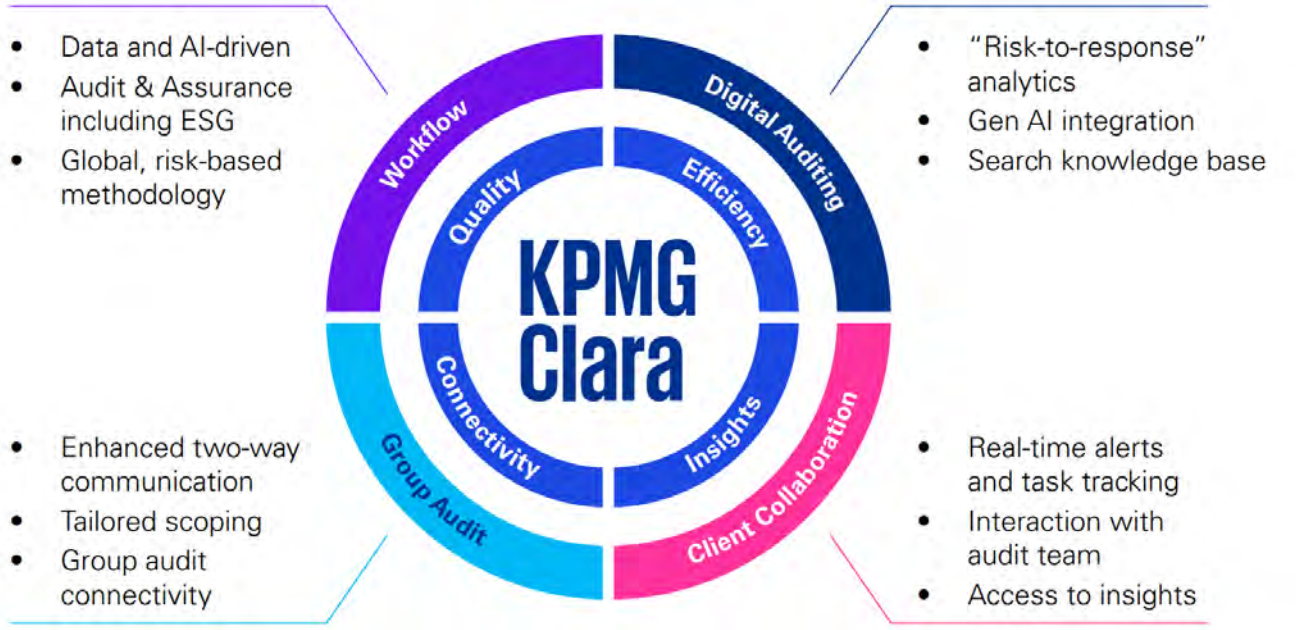
Doing the right thing. Always.

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The KPMG Audit

Globally consistent audit and assurance methodology and tools

As a scalable, intuitive cloud-based platform, KPMG Clara is driving globally consistent execution across all KPMG member firms. It enables delivery of KPMG audit and assurance methodologies through data-enabled workflows, which align with the applicable audit and assurance standards and provide an improved experience to audit and assurance professionals.



- Methodology aligned with professional standards, laws and regulations
- Standardised methodology and guidance
- Deep technical expertise and knowledge
- Quality and risk management policies

- Meeting the applicable standards, including International Standards on Auditing (ISA), standards issued by the Public Company Accounting Oversight Board (PCAOB) and the American Institute of CPAs (AICPA) – supplemented by KPMG firms to comply with additional local auditing standards and regulatory or statutory requirements.
- Identifying risks of material misstatements and the necessary audit response.

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Independence

As a firm, we are committed to being and being seen to be independent. We apply the following ethical requirements, including independence requirements, in:

- the rules of professional conduct / code of ethics applicable to the practice of public accounting issued by various professional accounting bodies in Canada("CPA code") that are relevant to audits of financial statements of reporting issuers or listed entities; and
- the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants ("IESBA independence rules") that are relevant to audits of financial statements of public interest entities.

The following processes and procedures have been established by the firm to ensure independence is maintained:

- Dedicated ethics & independence partners
- Process for reporting breaches of professional standards and policy, and documented disciplinary policy
- Ethics, independence and integrity training for all staff
- International proprietary system used to evaluate and document threats to independence and those arising from conflicts of interest
- Operating polices, procedures and guidance contained in our quality & risk management manual
- Mandated procedures for evaluating independence of prospective audit clients
- Restricted investments and relationships
- Annual ethics and independence confirmation for staff

Statement of Compliance

We confirm that, as of the date of this communication, **we are in compliance** with relevant ethical requirements regarding independence in Canada.

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Appendices

A Required communications

B Management Rep Letter

C New accounting standards

D New auditing standards

E Insights

F Technology



Appendix A: Other required communications

Engagement terms

A copy of the engagement letter and any subsequent amendments has been provided to the Audit Committee.

CPAB communication protocol

CPAB Communications Protocol

The reports available through the following links were published by the Canadian Public Accountability Board (CPAB) to inform Audit Committees and other stakeholders about the results of quality inspections conducted over the past year:

- CPAB Audit Quality Insights Report: 2024 Interim Inspections Results
- CPAB Regulatory Oversight Report: 2024 Annual Inspections Results
- CPAB Audit Quality Insights Report: 2025 Interim Inspections Results
- CPAB Regulatory Oversight Report: 2025 Annual Inspections Results

CPAB Public Inspection Report

The report available through the following link was published by CPAB and includes firm specific inspection results:

- 2025 Public Inspection Report - KPMG LLP

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Appendix B: Management representation letter

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KPMG LLP
618 Greenwood Centre
3200 Deziel Drive
Windsor, Ontario N8W 5K8
Canada

July 27, 2026

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of **The Corporation of the City of Windsor** ("the Entity") as at and for the periods ended December 31, 2025.

GENERAL:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in **Attachment I** to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

RESPONSIBILITIES:

1) We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated December 15, 2025, including for:

   a) the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.

   b) providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:

      - the names of all related parties and information regarding all relationships and transactions with related parties;

      - the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of shareholders, board of directors and committees of the board of directors that may affect the financial statements. All significant actions are included in such summaries.

   c) providing you with unrestricted access to such relevant information.

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d) providing you with complete responses to all enquiries made by you during the engagement.

e) providing you with additional information that you may request from us for the purpose of the engagement.

f) providing you with unrestricted access to persons within the Entity from whom you determined it necessary to obtain audit evidence.

g) such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.

h) ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.

i) ensuring that internal auditors providing direct assistance to you, if any, were instructed to follow your instructions and that we, and others within the entity, did not intervene in the work the internal auditors performed for you.

INTERNAL CONTROL OVER FINANCIAL REPORTING:

2) We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

FRAUD & NON-COMPLIANCE WITH LAWS AND REGULATIONS:

3) We have disclosed to you:

a) the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

b) all information in relation to fraud or suspected fraud that we are aware of that involves:

- management;
- employees who have significant roles in internal control over financial reporting; or
- others

where such fraud or suspected fraud could have a material effect on the financial statements.

c) all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, or others.

d) all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements or illegal acts, whose effects should be considered when preparing financial statements.

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e) all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

SUBSEQUENT EVENTS:

4) All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment, or disclosure, in the financial statements have been adjusted or disclosed.

RELATED PARTIES:

5) We have disclosed to you the identity of the Entity's related parties.

6) We have disclosed to you all the related party relationships and transactions/balances of which we are aware.

7) All related party relationships and transactions/balances have been appropriately accounted for, and disclosed, in accordance with the relevant financial reporting framework.

ESTIMATES:

8) The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

GOING CONCERN:

9) We have provided you with all information relevant to the use of the going concern assumption in the financial statements.

10) We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the Entity's ability to continue as a going concern.

OTHER INFORMATION:

11) We confirm that the final version of the Annual Report will be provided to you when available, and prior to issuance by the Entity, to enable you to complete your required procedures in accordance with professional standards.

MISSTATEMENTS:

12) We approve the corrected misstatements identified by you during the audit described in Attachment II.

NON-SEC REGISTRANTS OR NON-REPORTING ISSUERS:

13) We confirm that the Entity is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission ("SEC") Issuer (as defined by the Sarbanes-Oxley Act of 2002).

14) We also confirm that the financial statements of the Entity will not be included in the group

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financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

OTHER

15) We confirm that we have provided you with a complete list of service organizations (SO) and sub-service organizations (SSO) and that the relevant complementary user entity controls (CUECs) related to each SO/SSO have been designed and implemented.

Yours very truly,

_____

By: Mr. Ray Mensour, Chief Administrative Officer

_____

By: Ms. Janice Guthrie, Chief Financial Officer and City Treasurer

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Attachment I – Definitions

MATERIALITY

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and, the size or nature of a misstatement, or a combination of both while also considering the entity's own circumstances.

Information is obscured if it is communicated in a way that would have a similar effect for users of financial statements to omitting or misstating that information. The following are examples of circumstances that may result in material information being obscured:

a) information regarding a material item, transaction or other event is disclosed in the financial statements but the language used is vague or unclear;

b) information regarding a material item, transaction or other event is scattered throughout the financial statements;

c) dissimilar items, transactions or other events are inappropriately aggregated;

d) similar items, transactions or other events are inappropriately disaggregated; and

e) the understandability of the financial statements is reduced as a result of material information being hidden by immaterial information to the extent that a primary user is unable to determine what information is material.

FRAUD & ERROR

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity’s assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

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Attachment II

Summary of corrected misstatements

#	Account #	Account Name	Description/ Identified During	Error Type	Amount	Income Effect DR (CR)	Balance Sheet Effect					Cash Flow Effect			Statement of Comprehensive Income - Debit (Credit)
					DR (CR)	Income effect	Equity at period end	Current Assets	Non-Current Assets	Current Liabilities	Non-Current Liabilities	Operating Activities	Investing Activities	Financing Activities	
					$	$	$	$	$	$	$	$	$	$	
10	001		To reduce the 2022 estimate for expenditures related to the Spring Garden properties:		12,000,000		-	-	-	12,000,000	-	2,000,000)	-	-	-
	002				2,000,000)		-	-	2,000,000)	-	-	12,000,000	-	-	-
Total effect of corrected misstatements						-	-	-	(12,000,000)	12,000,000	-	-	-	-	-

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Appendix C: Newly effective and upcoming changes to accounting standards

Conceptual Framework for Financial Reporting in the Public Sector

Effective for years commencing on or after April 1, 2026 with early adoption permitted.

- The framework provides the core concepts and objectives underlying Canadian public sector accounting standards.
- The ten chapter conceptual framework defines and elaborates on the characteristics of public sector entities and their financial reporting objectives. Additional information is provided about financial statement objectives, qualitative characteristics and elements. General recognition and measurement criteria, and presentation concepts are introduced.

Financial Statement Presentation

Effective for years commencing on or after April 1, 2026 with early adoption permitted.

- The proposed section PS 1202 *Financial statement presentation* will replace the current section PS 1201 *Financial statement presentation*. PS 1202 *Financial statement presentation*.
- The proposed section includes the following:
  - Relocation of the net debt indicator to its own statement called the statement of net financial assets/liabilities, with the calculation of net debt refined to ensure its original meaning is retained.
  - Separating liabilities into financial liabilities and non-financial liabilities.
  - Restructuring the statement of financial position to present total assets followed by total liabilities.
  - Changes to common terminology used in the financial statements, including re-naming accumulated surplus (deficit) to net assets (liabilities).
  - Removal of the statement of remeasurement gains (losses) with the information instead included on a new statement called the statement of changes in net assets (liabilities). This new statement would present the changes in each component of net assets (liabilities), including a new component called “accumulated other”.
  - A new provision whereby an entity can use an amended budget in certain circumstances.
  - Inclusion of disclosures related to risks and uncertainties that could affect the entity’s financial position.

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Appendix C: Newly effective and upcoming changes to accounting standards

Employee Benefits

Proposed to be effective for years commencing on or after April 1, 2029 with early adoption permitted.

- The Public Sector Accounting Board has issued proposed new standard PS 3251 *Employee benefits* which would replace the current sections PS 3250 *Retirement benefits* and PS 3255 *Post-employment benefits, compensated absences and termination benefits*.
- After evaluating comments received about the July 2021 exposure draft, a new re-exposure draft was released in October 2024. The re-exposure draft continues to use principles from International Public Sector Accounting Standard 39 *Employee benefits* as a starting point to develop the Canadian standard.
- The proposed standard would result in public sector entities recognizing the impact of revaluations of the net defined benefit liability (asset) immediately on the statement of financial position.
- The re-exposure draft also proposes that fully funded post-employment benefit plans use a discount rate based on the expected market-based return of plan assets and unfunded plans use a discount rate based on the market yield of government bonds, high-quality corporate bonds or another appropriate financial instrument. A simplified approach to determining a plan's funding status is provided.
- For most other topics, the re-exposure draft is consistent with the original exposure draft. A few exceptions are:
  - Deferral provisions – Remeasurement gains and losses will be presented as part of accumulated remeasurement gains and losses.
  - Valuation of plan assets – Public sector entities may continue to recognize non-transferable financial instruments that meet the definition of plan assets under existing PS 3250 guidance.
  - Joint defined benefit plans – Defined benefit accounting will be used for measurement of the proportionate share of the plan, instead of previously proposed multi-employer plan accounting which was based on defined contribution plan concepts.
  - Disclosure of other long-term employee benefits and termination benefits – The re-exposure draft does not include prescriptive disclosure requirements for other long-term employee benefits and termination benefits.
- The proposed section PS 3251 *Employee benefits* guidance will be applied retroactively, with or without prior period restatement.

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Appendix C: Newly effective and upcoming changes to accounting standards

Intangible Assets

Proposed to be effective for years commencing on or after April 1, 2030 with early adoption permitted.

- The Public Sector Accounting Standards Board has issued proposed new standard PS 3155 *Intangible Assets* which would replace Public Sector Guideline 8 *Purchased Intangibles*.
- The standard will include foundational guidance on acquired and internally generated intangibles. It excludes intangible assets addressed in other public sector accounting standards and other intangible items such as exploration and extraction costs for non-renewable resources or intangible assets related to insurance contracts.
- The definition of “intangible assets” requires an intangible resource to be separate and identifiable from goodwill. It also requires that the entity has control over the intangible resource, future economic benefits flow from the intangible resource, and the intangible resource is the result of a past transaction and/or other events.
- Internally generated goodwill is not permitted to be recognized as an asset.
- An intangible resource is recognized when it meets the definition of an intangible asset and the asset’s cost can be measured in a faithfully representative way. The generation of the asset is classified into a research phase and a development phase. Expenditures from the research phase of an internally generated project are expensed. An intangible asset arising from the development phase can be recognized if it meets certain requirements.
- Intangible assets are initially measured at cost and subsequently carried at cost less accumulated amortization and accumulated impairment losses. Intangible assets acquired through a non-exchange transaction are measured at fair value as of the date it is acquired.

Cloud Computing Arrangements

- As part of its intangible assets project, the Public Sector Accounting Standards Board is also developing guidance on cloud computing arrangements. To ensure the development of this accounting guidance reflects current practices and needs, a survey was used to gather insights. The survey will inform the Public Sector Accounting Board about the types of cloud computing arrangements being encountered, magnitude of costs, key arrangement terms, current accounting policies and unique challenges in practice.

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Appendix D: Newly effective and upcoming changes to auditing standards

Effective for periods beginning on or after December 15, 2024

ISA 260/CAS 260

Communications with those charged with governance

Summary of Changes:

New requirements for the auditor to communicate:

- about the relevant ethical requirements, including those related to independence, that the auditor applied to the audit of the financial statements; and
- any enhanced independence requirement that the auditor applied specific to the audit of financial statements of certain entities.

ISA 700/CAS 700

Forming an opinion and reporting on the financial statements

Summary of Changes:

New requirements for the auditor to publicly disclose when the auditor applied independence requirements specific to audits of financial statements of certain entities WHEN the ethical requirements require public disclosure.

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Appendix E: Insights to enhance your business

We have the unique opportunity as your auditors to perform a deeper dive to better understand your business processes.

Lean in Audit

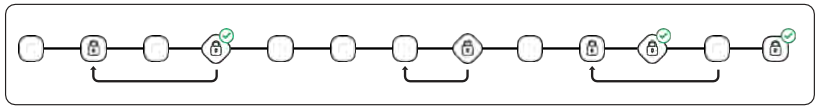
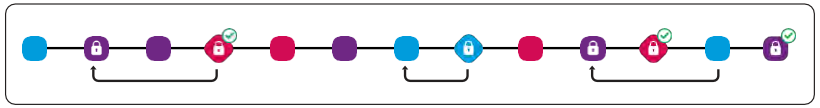
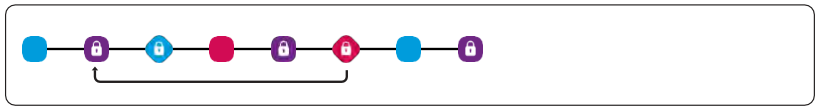
Lean in Audit™ is KPMG's award-winning methodology that provides unprecedented insights to improve your processes through the audit.

By incorporating Lean process analysis techniques into our audit procedures, we enhance our understanding of your business processes and provide you with new and pragmatic insights to improve your processes and controls.

Clients like you have seen immediate benefits such as improved quality, reduced rework, shorter processing times and increased employee engagement.

We look forward to working with you to incorporate this approach in your audit.

How it works

Typical Approach	Processes audited primarily through a risk and compliance lens	
Lean in Audit™	Applying a Lean lens to perform walkthroughs will improve Audit quality while identifying opportunities to minimize risks and redundant steps	
Better business processes	Increase productivity, streamline processes and improve user experience	

Value: what customers want **(maximize)**

Necessary: required activities **(minimize)**

Redundant: non-essential activities **(remove)**

Process controls

Key controls tested

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Appendix E: Lean in Audit - Efficiency by design. Every year.

How do you know you're getting the best audit experience?

You benefit from KPMG's award-winning Lean in Audit™ approach, designed to deliberately step back, challenge how the audit is delivered, and refine execution year over year – so your audit becomes more effective, more predictable, and higher quality over time.

You experience:

1. **Independent Lean challenge focused on improving your audit.** Each year, your audit is subject to an independent Lean review led by our Lean in Audit Team– focused on identifying friction and improving delivery by first examining how the audit is executed.
2. **Targeted collaboration designed around your experience**. You are engaged selectively through focused, design-thinking-led sessions – minimizing effort and involving you only where your input materially improves outcomes.
3. **Clear visibility into performance through a delivery scorecard**. You receive a tailored Audit Delivery Scorecard with clear, objective measures – providing real-time visibility into progress, accountability, and continuous improvement throughout the audit.
4. **Continuous improvement embedded year over year**. This approach is built into how your audit is delivered and repeated annually – so efficiencies compound and the experience improves each year.

Focus:
Our plan is to focus on the areas that drove the most friction this year. In 2026, we will run targeted deep dives to streamline evidence flows, clarify ownership and escalation paths, and resolve issues earlier – driving a smoother, more predictable audit experience.

"KPMG's disciplined Lean, continuous-improvement approach brought greater structure, clarity, and efficiency to the audit—resulting in a better experience for our team without increasing the burden on the organization." – CFO, Audit Client (25+ years' experience)

	CRITICAL FACTORS DRIVING EFFICIENT AND EFFECTIVE AUDIT	HOW TRACKED	FREQUENCY	2026 TARGET	2025 Actual
QUALITY	Identified audit differences – corrected and uncorrected	KPMG	Weekly	<= 2	4
	Control deficiencies impacting the audit	KPMG	Weekly	<= 2	1
	Control deficiencies resolved	KPMG	Monthly	100%	94%
	PBCs requiring rework or further follow-up (>1 hour)	Client (via Clara)	Weekly	<= 5	14
	Versions of the financial statements	Client (via Clara)	Weekly	<= 3	2
	Recurring management letter points	KPMG	Monthly	<= 5	5
DELIVERY	Responsiveness - days for resolution of questions	Client (via Clara)	Weekly	<= 2 bus days	2
	% of Lean actions completed per timeline	Joint	2 weeks	90%	75%
	PBCs provided as per timeline	Clara platform	Weekly	90%	96%
	Shift in agreed audit timelines	Joint	Bi-weekly	0	2
	Audit issues raised	KPMG	Weekly	<= 2 bus days	3 bus days
	Audit duration	KPMG	Weekly	Final <= 5 wks.	5.6 wks.
PRODUCTIVITY	Audit hours (year-on-year / plan vs. actual)	KPMG	Weekly	+/- 5%	+11%
	Overruns and assistance work (actual and forecasted)	KPMG	Weekly	<= $25,000	$34,000

Our promise: Maximum efficiency. Continuous improvement. Lower costs. Every audit. Every year

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Appendix E: Audit and assurance insights

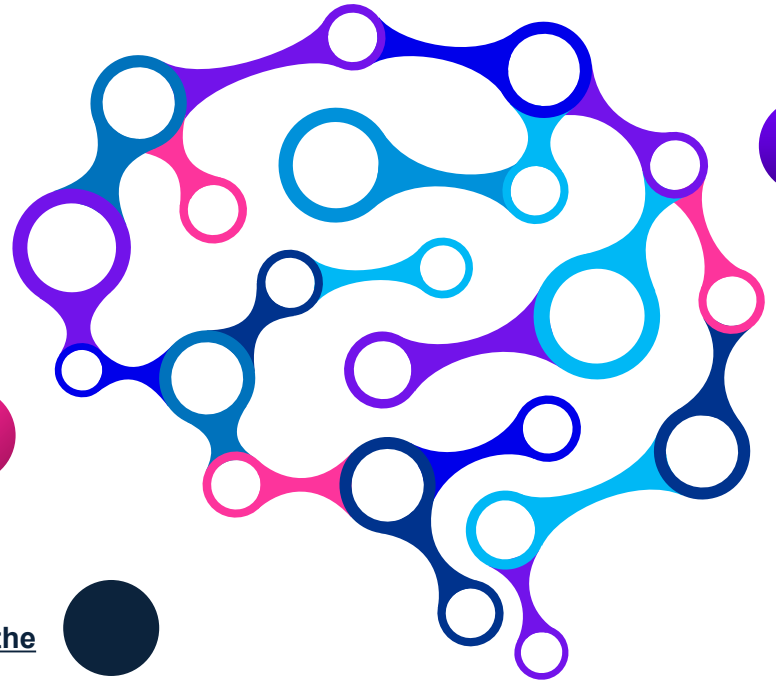
Our latest thinking on the issues that matter most to Audit Committees, board of directors and management.

KPMG Audit & Assurance Insights

Curated research and insights for audit committees and boards.

Sustainability Reporting

Resource centre on implementing the new Canadian reporting standards



Board Leadership Centre

Leading insights to help board members maximize boardroom opportunities

IFRS Breaking News

A monthly Canadian newsletter that provides the latest insights on accounting, financial reporting and sustainability reporting.

Current Developments

Series of quarterly publications for Canadian businesses including Spotlight on IFRS, Canadian Assurance & Related Services, Canadian Securities Matters, and US Outlook reports.

Audit Committee Guide – Canadian Edition

A practical guide providing insight into current challenges and leading practices shaping audit committee effectiveness in Canada.

Accelerate - The key issues driving the audit committee agenda

Discover the most pressing risks and opportunities that face audit committees, boards and management teams.

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Appendix F: Continuous evolution

Our investment:

We are in the midst of a five-year investment to develop our people, digital capabilities, and advanced technology.

Responsive delivery model

Tailored to you to drive impactful outcomes around the quality and effectiveness of our audits.

Result: A better experience

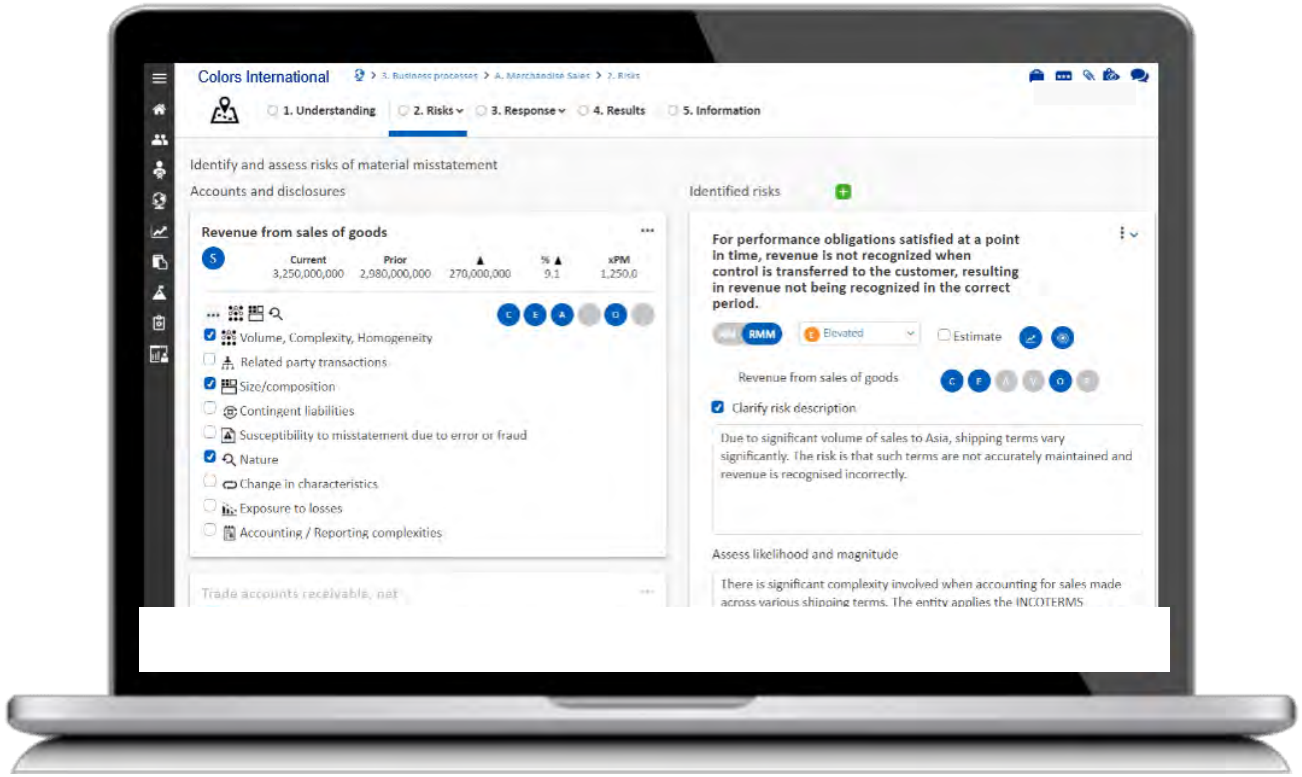
Enhanced quality, reduced disruption, increased focus on areas of higher risk, and deeper insights into your business.



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Appendix F: KPMG Clara Generative AI

With our global alliance partner Microsoft, we have embarked on a journey to embed Generative AI into our smart audit platform—KPMG Clara. This will make our auditors more productive and give them the tools to provide quicker feedback, make more insightful connections, and deliver a better audit experience.



AI done right

Although early adoption is key, we are focused on avoiding reliance on a 'black box' so we're building 'explainability' and 'traceability' at the core.

Bolstered productivity

Focused on removing time-consuming low value tasks, we'll apply our skills in other, more judgmental areas or in order to give insights to you.

Quality at our fingertips

We are teaching our model with our knowledge databases to capture our vast experience. This means quality information accessible in seconds.

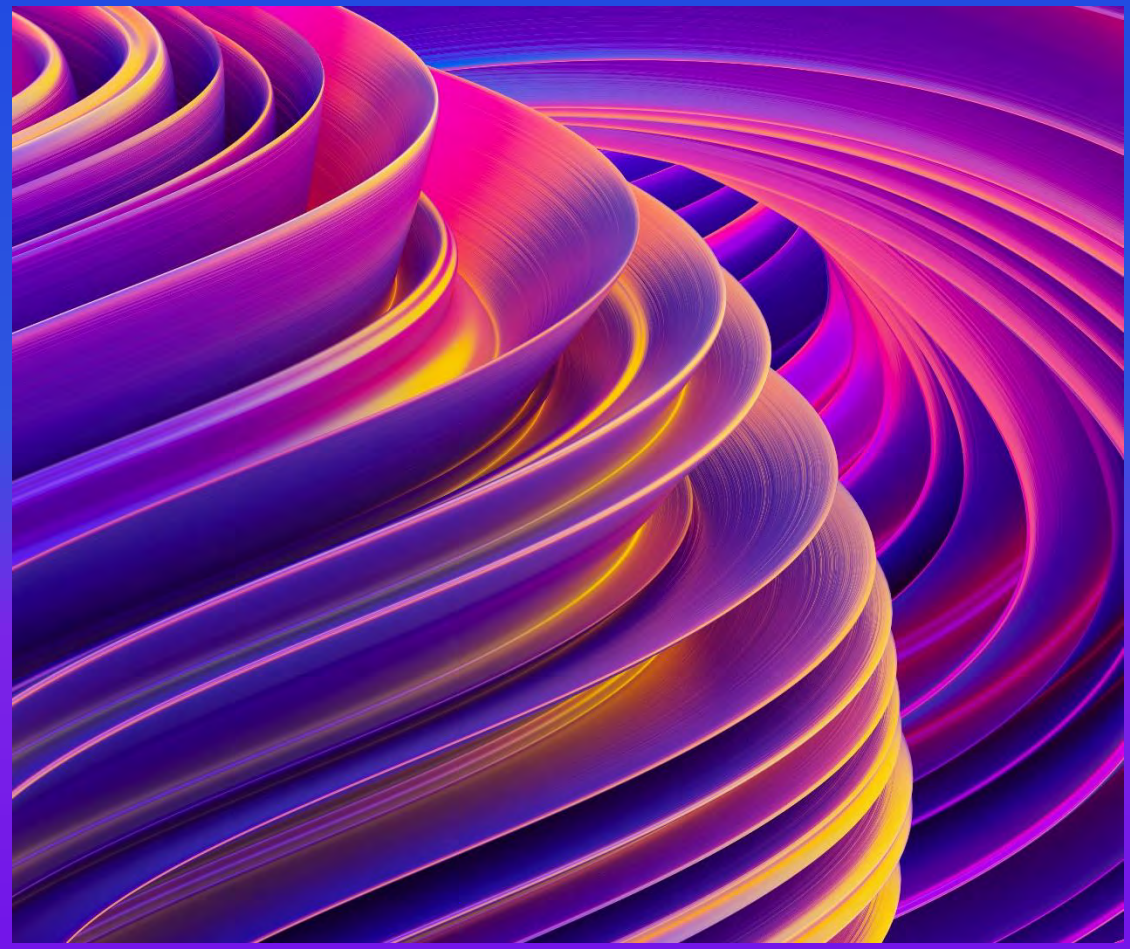
Secure integration

KPMG Clara has been built on a solid and secure Azure Cloud backbone, allowing us to easily integrate Generative AI in partnership with Microsoft.

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https://kpmg.com/ca/en/home.html

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THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 99/2026

Subject: Grant Submissions in a Council "Lame" Duck Situation - City Wide

Reference:

Date to Council: July 27, 2026
Author: John Aquino
Manager, Corporate Asset Planning (A)
519-255-6100 x6667
jaquino@citywindsor.ca
Asset Planning
Report Date: 7/2/2026
Clerk's File #: ACO2026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **APPROVE** the following recommendations effective August 21, 2026 to November 15, 2026 should Council be determined to be 'Lame Duck':

I. THAT City Council **DELEGATE** authority to the Chief Administrative Officer to approve the following, for the sole purpose of submitting grant applications:

a. Pre-commit any required funds approved in principle in the 2026 - 10-year capital budget from 2027 to 2030 which have not previously been pre-committed by City Council; and,

b. Approve the commitment of funding for any required funds approved in principle in the 2026 - 10-year capital budget in years 2031 - 2035, with the funding being deemed pre-committed as it falls within the applicable 5-year funding window; and,

c. Redistribute capital project funds from approved or approved in principle projects to allow for maximizing any potential grant funding opportunities; and further,

THAT this Delegated Authority **BE SUBJECT TO** the following:

a. That all financial commitments associated with grants and the related projects only be executable upon written confirmation of the grant being awarded; and,

b. That a report be brought forward to City Council in early 2027 advising of all instances in which this delegation of authority was utilized; and,

c. THAT City Council DIRECT Administration to provide a report on any projects being submitted for grants where the total project cost is over $1,000,000 for approval of the projects being recommended.

II. THAT City Council **PASS** a BY-LAW NUMBER XX-XXX, being a By-Law to authorize the submission to or execution of any agreement with any organization for the purpose of obtaining a grant between August 21, 2026 to November 15, 2026 and that such bylaw include the following information:

a. That submission to any grants is approved.

b. That subject to approval via Delegation of Authority by the Chief Administrative Officer that funding for any matching component of said grants is approved.

c. That Authority is granted to the Chief Administrative Officer and City Clerk to execute any agreements associated with any grants which are awarded to the City.

Executive Summary:

N/A

Background:

Given the upcoming municipal election in October 2026, there is a potential that City Council may become identified as “Lame Duck” on August 21, 2026. This status would limit the City’s ability to apply for grants that require matching funds not previously approved by Council. As a proactive measure, this report is seeking that necessary administrative approvals be granted by City Council at this time so that the City may action the required grant submissions when necessary and within the timelines identified by the grant providers.

Discussion:

With 2026 being a municipal election year, efforts are being made early on to establish the necessary Council approvals for matching grant funding, particularly in those cases where the funding is only approved in principle and/or in those cases where pursuing a grant opportunity could require the re-prioritization of capital projects.

Should City Council be deemed “Lame Duck” on August 21, 2026 any required matching funding for grants exceeding $50,000 could not be approved by City Council.

This would mean that without delegated authority to the Chief Administrative Officer, the City would not be able to submit applications to those grant opportunities. On this basis, Administration has developed several recommendations as outlined in this report that, should Council approve, will assist in ensuring that all grant opportunities can be considered and not be restricted by the impacts of a potential Lame Duck Council.

Where matching funds are required and the funding is available within the current five-year capital funding window (2027–2030), the use of such funds will result in their immediate pre-commitment. In cases where matching funds are identified in years 6 to 10 of the current 10-year capital plan (2031–2035), it is recommended that these funds be deemed pre-committed in the applicable funding year. All financial commitments will be actioned only upon receipt of written confirmation that the grant funding has been awarded. Should a grant application be unsuccessful, any pre-committed funding will be returned to its original project and/or status within the approved 2026 10-year Capital Budget.

There is a potential that some grants applications may allow for projects to be submitted where the total project cost is greater than $1,000,000. Examples of these types of grants that have been applied to in the past include the Development Charges Reduction Fund ($49.9M), the Health and Safety Water Stream ($19.9M), and the Housing Enabling Core Servicing Stream ($18.9M). To ensure that application to these larger funding opportunities is consistent with City Council's direction, Administration is recommending that for grants where the total project cost is greater than $1M that a report first be brought to City Council outlining the recommended projects to be undertaken and to seek City Council's approval of project selection prior to submitting for application to the grant. Council's Lame Duck status would not impact its ability to approve the project selection for grant submission.

Further, recently several grants have required a By-Law approving submission for the grant, confirmation of the funding commitment and / or approval for signing of the agreement. In many cases where there is a By-Law requirement, the grant provider will not accept a Council Resolution in its place. To avoid the risk of not being able to submit or sign grants with this requirement, a generic By-Law has been developed for City Council's approval. This By-Law will confirm that City Council has approved the submission, funding and signing of agreements for all grants by the CAO for the period from August 21, 2026, to November 15, 2026.

The recommendations contained in this report are conditional upon "Lame Duck" status and would only be in effect from August 21, 2026 to November 15, 2026. A follow up report as to projects submitted under these delegated authorities would be brought to City Council in early 2027.

Risk Analysis:

There is a risk that City Council will be in a 'Lame Duck' status on August 21, 2026. Should this occur there is potential that some grant opportunities could be at risk if matching funding requirements exceed $50,000 and the necessary matching funding was not previously approved by City Council. To mitigate this risk, it is being recommended that City Council delegate the specific authorities outlined in this report to the Chief Administrative Officer from August 21, 2026, to November 15, 2026, should the 'Lame Duck' status come into effect.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The continued pursuit of grants allows the City to maximize both operating and capital funding opportunities. The approval of the recommendations in this report will help to ensure that funding opportunities from August 21, 2026 to November 15, 2026 are able to be actioned. A report back to City Council along with financial implications will be presented after the 'Lame Duck' period has concluded, should any grant opportunity be applied to during this time.

Consultations:

Joshua Meloche – Senior Legal Counsel

Natasha Gabbana – Executive Director, Capital Planning & Corporate Energy

Conclusion:

Administration recommends that City Council approve the recommendations set forth in this report.

Planning Act Matters:

N/A

Approvals:

Name	Title
Michael Dennis	Manager, Capital Planning & Reserves
Wira Vendrasco	City Solicitor
Dan Seguin	On behallf of Commissioner of Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

THE CITY OF WINDSOR
ONTARIO, CANADA

Council Report: C 97/2026

Subject: Procurement Overages in a Council "Lame Duck" Situation and 2027 Pre-Commitments - City Wide

Reference:

Date to Council: July 27, 2026
Author: Mike Dennis
Manager, Capital Planning & Reserves
(519) 255-6100 x6343
mdennis@citywindsor.ca
Capital Planning & Corporate Energy

Report Date: 6/29/2026
Clerk's File #: ACO2026

To: Mayor and Members of City Council

Recommendation:

1. THAT City Council **APPROVE** the following recommendations effective August 21, 2026 to November 16, 2026, unless further extended by Council, should Council be determined to be 'Lame Duck':

   a. THAT, on a case-by-case basis, in order to facilitate contract awards, increases and amendments, renewals, extensions, or revisions, where increases to the budget are required due to a change in the requirement of scope of work resulting from unforeseen circumstances, market volatility and / or rising inflation, and where such amendments are deemed by the Commissioners or Chief Administrative Officer, as applicable, to be appropriate and reasonably necessary to carry on the business of the City, the Chief Administrative Officer **BE DELEGATED** authority to approve the reallocation of funding from other capital projects, pre-commitments of future funding, or transfers of funding from reserve funds by the lesser of 30 per cent of the total approved capital project budget or $1,500,000; and,

   b. THAT the Chief Administrative Officer **BE AUTHORIZED**, on a case by case basis, to assess and approve requests for contract increases and amendments, or revisions in excess of $500,000, to offset impacts resulting from market volatility and / or rising inflation, without a corresponding change in the requirement or scope of work, where approval of such requests are deemed to be appropriate and reasonably necessary to carry on the business of the City, subject to the applicable Council approved capital project budget and any transfer of funds thereto as may be approved by the Chief Administrative Officer, provided that the contract increase, amendment, or revision does not exceed the lesser of 30 per cent of the total Council

approved capital project budget or $1,500,000, and that any conflicting provisions in the Purchasing By-law **BE WAIVED**; and,

c. WHERE it is necessary in the public interest in order to facilitate a Purchase exceeding $500,000, that the Chief Administrative Officer, where permitted by law, **BE AUTHORIZED** to award all RFPs or any other procurement otherwise requiring Council approval under the Purchasing By-law, provided that the Purchase Price (as defined in the Purchasing By-law), does not exceed the lesser of 30 per cent of the total Council approved capital project budget or $1,500,000, and that any conflicting provisions in the Purchasing By-law **BE WAIVED**; and,

d. WHERE it is necessary in the public interest in order to facilitate a contract renewal or extension, amendment or revision exceeding $500,000, that the Chief Administrative Officer, where permitted by law, **BE AUTHORIZED** to renew, extend or amend a Contract, otherwise requiring Council approval under the Purchasing By-law, where the dollar amount does not exceed the lesser of 30 per cent of the total Council approved capital project budget or $1,500,000, and that any conflicting provisions in the Purchasing By-law **BE WAIVED**; and,

e. THAT City Council **DIRECT** Administration to provide a report on all projects impacted by the delegated authority granted during the 'Lame Duck' period, following the conclusion of the 'Lame Duck' period; and,

f. THAT Administration **BE DIRECTED** to not increase the overall, approved 2026 10-year capital budget of the municipality as a result of the application of any of the above Recommendations; and,

2. Whereas on January 26, 2026, the 10-year Capital Budget was deemed approved via Decision Number B4/2026 and Mayoral Decision 03-2026 as a result of the requests outlined in this report, and in order for projects which span beyond 2026 capital funding currently approved to be able to proceed in an efficient and effective manner, be it further resolved that the City Treasurer **BE DIRECTED** to effect pre-commitments of funding totalling $44,308,373 previously approved in principle in the 2026 10-year Capital Budget and detailed in Appendix A; and further,

3. THAT the Purchasing Manager **BE AUTHORIZED** to issue or amend purchase orders as may be required to effect the recommendations related to the above projects, subject to the purchase orders and amendments thereto being within approved budget and funding amounts and all specifications being satisfactory in financial content to the City Treasurer, and in technical content to the respective Executive Director; and further,

4. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any agreements along with any required amendment(s) as may be required for the above projects, provided that the amendment(s) are within approved budget and funding amounts, satisfactory in financial content to the

City Treasurer, in form to the City Solicitor, and in technical content to the respective Executive Director; and further,

5. THAT Administration **BE AUTHORIZED** to issue any change order(s) for any project agreement(s), and/or amendment(s) for the above projects as may be required, provided the amendment(s) are within approved budget and funding amounts, satisfactory in financial content to the City Treasurer, and in technical content to the respective Executive Director.

Executive Summary:

N/A

Background:

With the municipal election taking place on October 26, 2026, there is the potential that the current Council could be considered a 'Lame Duck' Council. This scenario could occur if less than three-quarters of the current Council are certified as candidates as of the nomination deadline of August 21, 2026, or, after the election on October 26, 2026 if less than three-quarters of the current Council members are re-elected. Per the Municipal Act, should this occur, Council would be prohibited from taking the following actions:

a) Appointing or removing from office of any officer of the municipality;

b) Hiring or dismissing of any employee of the municipality;

c) Disposing of any real or personal property of the municipality which has a value exceeding $50,000 at the time of disposal; and;

d) Making any expenditures or incurring any other liability which exceeds $50,000.

Note that items c) and d) do not apply to items already approved within existing capital budgets.

Due to the restrictions placed upon Council should it be designated as 'Lame Duck' during the period between the nomination deadline and the swearing-in of the new Council, Administration will not be able to move forward with the purchase of deliverables that exceed total approved capital project budgets. This report provides recommendations where, within certain limits, Administration can move additional funding to projects where pricing exceeds budgeted funding for that project and agreements can be signed so that work can proceed. It also addresses situations where, due to unforeseen circumstances, changes in the requirement or scope of work are necessary, resulting in pricing changes that exceed total approved capital project budget and additional funding being needed.

Additionally, Administration brings forward a report, typically each year in the Fall, seeking pre-commitment of capital budget funding for specific projects that have received in principle funding for future years. Early endorsement by City Council, prior to completion of the annual capital budget process, enables the advancement of these capital projects by:

- **Maximizing competitive bidding opportunities**, thereby helping to reduce overall project costs to the City;
- **Advancing required engineering and regulatory approvals**, including those from relevant ministries, earlier in the project timeline;
- **Optimizing construction scheduling** by aligning work with favourable weather conditions, reducing construction duration, minimizing the City's exposure to claims, and supporting completion within the construction season;
- **Enabling early progression of preliminary work**, including conceptual and detailed design, site investigations, utility relocations, and land acquisition for large, complex, multi-year projects in advance of full construction funding being available;
- **Facilitating earlier tender award and construction commencement** for large, complex projects or programs where it is advantageous to proceed ahead of full funding availability, and where the benefits of early delivery outweigh potential financing charges on the overall project budget.

Discussion:

Recognizing that the municipal election is taking place later this year and the unusual levels of inflation currently being experienced, means to address the potential situation of additional funding being needed to complete projects while Council is in a 'Lame Duck' status are being explored.

In order to sign agreements and complete work for solicitations that have exceeded available funding, standard practice is for Administration to seek Council approval to transfer additional funding from other projects, pre-commit future funding or transfer funding from reserve funds and enter into an agreement with the successful proponent. Should Council be deemed 'Lame Duck' at any point between the nomination deadline and the swearing-in of the new Council, the City would not be able to move forward on any capital projects where pricing has exceeded budgeted funding and additional project specific funding is required.

Some departments also have access to reserve funds that can be used to address funding shortfalls due to increased pricing, such as the Pollution Control Reserve, Fund 208. These fund transfers typically require Council approval; however, restrictions placed on a 'Lame Duck' Council would prohibit these transfers from occurring and agreements being signed, preventing work from proceeding.

Administration is recommending that, in these instances, dependent upon the additional funding required, the Chief Administrative Officer be given authority to transfer funding from other capital projects, pre-commit future funding, or transfer funding from reserve funds to the applicable project. Transfers from other capital projects or reserves will not involve funding already pre-committed by Council for specific purposes such as grants or previously signed agreements. As in normal circumstances, impacted departments will be consulted to determine appropriate funding strategies.

In some cases, Administration may need to consider pre-committing future funding to address current funding needs as a result of pricing exceeding total approved capital project budgets. Administration will adhere to Council's policy of only pre-committing funding within the available five-year funding window, or the 2027 to 2030 funding years.

Any instances where these authorities are used to address solicitations and contracts exceeding total approved capital project budgets due to market volatility or rising inflation will be communicated to Council subsequent to elimination of Council's 'Lame Duck' status. It is important to note that by approving the recommendations in this report, Council will not be delegating any power to adopt or amend the overall 2026 municipal budget.

Administration is also submitting this report to pre-commit funding and allow preliminary works, tendering and construction of projects to commence in a timely manner. Details regarding the proposed pre-commitment works are provided below:

2027 Road, Parks and Facilities Projects:

Various road, parks and facilities projects identified in Appendix "A" are planned for construction during the 2027 construction season. Tendering in the fall/winter of 2026 will allow for work to commence early in spring 2027. Pre-commitment of this funding will afford Administration the ability to further spread out the projects planned each year considering the impacts of detours and available resources. For 2027, the recommended projects set out in Appendix "A" form pre-commitment requests of $19,469,873 in Roads projects and $1,050,000 in Parks and Facilities projects.

Transportation Projects:

Traffic Signal Upgrades and Replacements, OPS-008-20 – As part of the annual program to upgrade and replace signalized intersections seven (7) intersections are planned to be reconstructed in 2027 to meet Accessibility for Ontarians with Disabilities Act (AODA) standards. Pre-commitment of $1,400,000 in 2027 funding will allow the work to be tendered in late 2026 with construction commencing in early 2027.

Parking Enforcement License Plate Recognition, OPS-001-24 – Pre-commitment of $185,000 in 2030 funding will enable earlier implementation of licence plate recognition (LPR) technology to scan parked vehicles, automatically identify permit violations, and issue parking infractions more efficiently. Advancing this project is expected to improve enforcement productivity and coverage, eliminate the need for physical rear-view tags, and reduce the occurrence of wrongful tickets. It also positions the City for future operational efficiencies, including potential reductions in hardware requirements and contractor staffing needs as enforcement becomes more automated and effective.

Fleet Replacement (Corporate, Parks, and Transit):

Appendix "A" includes various Corporate Fleet Replacement (OPS-005-08), Parks Equipment Replacement (OPS-001-15) and Transit Fleet Refurbishments (TRN-001-07) projects. Pre-commitments of 2027 funding of $4,258,000 for Corporate Fleet, $273,000 for Parks Equipment Replacement, and $500,000 in Transit Fleet Refurbishments will enable procurement activities to begin in 2026, thereby supporting more efficient and timely delivery of critical assets. Many fleet units identified for replacement are at or

beyond their service life, and current procurement timelines, especially for specialized equipment nearing 1-2 years, necessitate early ordering to avoid service disruptions. Advancing procurement also positions the City to ensure more competitive pricing in a market where vehicle and equipment costs have continued to escalate. In addition, evolving requirements associated with the Buy Ontario Act have increased procurement complexity, further reinforcing the need to initiate processes earlier to ensure compliance and availability of suitable vendors.

Engineering Projects:

City Wide Sewer Rehabilitation Program, ECP-035-07 - **Patricia Road** from University Avenue to Riverside Drive is planned for construction in 2027. Pre-commitment of funding in the years 2027 and 2028 will allow the project to be tendered in late 2026 / early 2027.

Sixth Concession Rd / North Talbot Rd. Infrastructure, ENG-001-16 – **Sixth Concession Road, Phase 1** from south of Provincial Road to north of Dougall Parkway is planned for construction in 2027. Pre-commitment of funding in the years 2027 and 2028 will allow the project to be tendered in late 2026 / early 2027. This project was submitted under the DC Reduction Program grant application.

Howard Avenue Corridor Infrastructure Improvements, ECP-003-08 – At the meeting of May 25, 2026 (CR228/2026), Council asked Administration to explore options to prioritize the next phase of improvements from Kenilworth Drive to Cabana Road East. Pre-commitment of capital funding in 2029 and 2030 will enable the advancement of detailed design and engineering in 2026, with particular attention to sanitary sewer capacity and pedestrian safety improvements, supporting timely progression of the project. Construction on this project remains unfunded in the 10-year. This project was submitted under the DC Reduction Program grant application.

Airport Runway 07-25, ENG-009-25 – The City/YQG applied for Airport Capital Assistance Program (ACAP) grant funding for the replacement of Runway 07-25. Pre-commitment of capital funding in 2029 will enable any ineligible works to proceed concurrently should the City/YQG be successful with its' application, thereby supporting a coordinated project delivery approach and optimizing overall construction efficiency, and positioning the City to leverage additional funding through other potential grant opportunities that may become available during the project delivery.

Risk Analysis:

There is a risk that Council will be deemed 'Lame Duck' on August 21, 2026, or after the election on October 26, 2026. Should this occur there is a risk that some solicitations may not be able to be acted upon if the Chief Administrative Officer, as applicable, does not have the authority to approve the procurement in accordance with the Purchasing By-law if the solicitation exceeds budgeted funding or if Council approval is needed to transfer funding and approve the signing of agreements. The Recommendations provided in this report will allow for procurements to proceed in the aforementioned instances, in order to allow for timely and necessary work to proceed should Council be considered 'lame duck'.

Recommendations brought forward through this report will also address instances where Council is considered 'Lame Duck' and pricing is up to thirty (30) per cent, to a maximum of $1,500,000, over total approved capital project budgets. There is a risk that additional funding in excess of $1,500,000 could be required in certain instances. In these circumstances, Administration will look to either reduce the scale and / or scope of the project or defer the project until Council is no longer in a 'Lame Duck' situation.

In addition, there is a risk that if pre-approval is not granted, the identified capital works cannot proceed to award until after the 2027 Capital Budget is approved. This delay may result in increased project costs due to inflationary pressures, reduced vendor availability, and potential delays in construction start timelines. As the volume of construction has increased in recent years, more competitive pricing can be achieved early in the bidding season before vendors have secured enough work to keep their crews busy through the construction season.

Tendering projects in the fall/winter also allows for work to start as early as weather allows and may result in more competitive bids. This can mitigate against increased costs resulting from winter protection of concrete, risks to product quality resulting from laying of asphalt out of specified temperatures and costs/impacts to property owners related to portions of the work being deferred to the following construction year.

Further risk of timing delays may arise from unforeseen conditions and requirements identified during detailed design, permitting, and pre-construction investigations. These may include, but are not limited to, geotechnical constraints, unforeseen site conditions, archaeological findings, species-at-risk assessments and mitigation requirements, environmental approvals, utility conflicts and relocations, drainage and stormwater management requirements, property and easement acquisitions, agency approvals, and stakeholder or regulatory review processes. Administration will continue to proactively manage and mitigate these risks through ongoing investigations, coordination with approval agencies and utility providers, and regular project monitoring; however, should significant issues be encountered, adjustments to tender schedules and project delivery timelines may be required.

Climate Change Risks

Climate Change Mitigation:

The recommendations of this report will not materially impact climate change mitigation. Construction will result in GHG emissions that are accounted for within the Community GHG emissions inventory. Construction emissions in general will be partially offset by improved drivability and functionality of the infrastructure.

Climate Change Adaptation:

The life and service levels of roads, sewer, and park infrastructure may be impacted by a number of climate variables including temperature extremes and precipitation. Sewer and drainage work should assist in maintaining these assets in good working condition

during significant precipitation. Maintaining these assets in good/excellent condition increases the resiliency of the infrastructure.

Financial Matters:

Many of the financial issues related to procurements in a 'Lame Duck' situation have been discussed in detail above. The recommended measures to address pricing that exceeds total approved capital project budgets, along with the other noted procurement approvals, provide a suitable balance between allowing projects to proceed and not committing to excessive funding without Council approval.

Financial matters related to the projects which require pre-commitment of funds have also been outlined in the Discussion and Risk sections. The pre-commitment of funds will require the use of working capital reserve monies until such time as the funding is received. Administration supports the pre-commitment of funds so as to take advantage of current pricing and tendering of projects which may extend beyond the current year. All efforts will be made to ensure the timing of expenditures aligns with incoming cash flows to maximize value.

Consultations:

Stacey McGuire - Executive Director of Operations / Deputy City Engineer (A)

Colleen Middaugh - Executive Director of Engineering / Deputy City Engineer (A)

James Chacko - Executive Director of Transit Windsor (A)

Jamie Scott - Executive Director of Parks, Recreation and Facilities (A)

Ed Valdez - Executive Director of Pollution Control / Deputy City Engineer (A)

Natasha Gabbana – Executive Director, Capital Planning and Corp. Energy

Project Leads – Corporate Projects, Engineering, Public Works Operations, Parks & Facilities

Financial Planning – Infrastructure Services, Parks & Facilities

Conclusion:

In the event of a 'Lame Duck' Council and where contract pricing exceeding budgets due to inflation and market volatility, the recommended measures will provide Administration with the tools to proceed with completing scheduled work.

It is further recommended that Council approve the pre-commitment of project funding in the 5-year window as identified in this report. The recommended projects are the result of an extensive review of the best projects for pre-commitment balanced with the goal of approving the bulk of capital projects as part of the annual budget deliberations.

Planning Act Matters:

N/A

Approvals:

Name	Title
Mike Dennis	Manager, Capital Planning & Reserves
Dawn Lamontagne	Purchasing Manager (A)
Michael Chantler	Commissioner, Community Services
David Simpson	Commissioner, Infrastructure Services and City Engineer
Jelena Payne	Commissioner, Economic Development / Deputy Chief Administrative Officer
Andrew Daher	Commissioner, Corporate Services
Wira Vendrasco	City Solicitor
Lorie Gregg	On behalf of Commissioner, Finance / City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

Appendix A – Pre-Commitments of Approved in Principle Future Funding from 2026 Capital Budget (3 pages)

APPENDIX "A"

Pre-Commitments of Approved in Principle Future Funding from 2026 Capital Budget
Total Pre-Approvals of $44,308,373

PRE-COMMITMENTS OF 2027 FUNDING ONLY

2027 Capital Budget Pre-Approval – Public Works Operations – Road Related

Road and related rehabilitation and repair activities recommended 2027 Pre-Approval of **$19,469,873**

DESCRIPTION	AMOUNT	FUNDING SOURCE	QUESTICA ID
Concrete Road Panel Repair Program	$1,500,000	Service Sustainability Investment Fund 221	OPS-028-18
Sidewalk Rehabilitation Program	$1,500,000	Service Sustainability Investment Fund 221	OPS-004-07
Minor Road Deficiencies Rehabilitation Program	$3,800,000	Service Sustainability Investment Fund 221	OPS-002-11
Local Residential Road Rehabilitation*	$4,669,873	Service Sustainability Investment Fund 221	OPS-004-23
Road Rehabilitation – Various Locations*	$6,123,080	Canada Community Building Fund 176	OPS-001-07
	$1,876,920	Service Sustainability Investment Fund 221	

** Use of pre-approved funding will allow design and/or tender to proceed on the most viable projects available with prioritization considering the activation of works by coordinating with utilities. This will allow for synergies in resources and funding.*

2027 Capital Budget Pre-Approval – Parks and Facilities

Parks and Facilities recommended 2027 Pre-Approval of **$1,050,000**

PROJECT	AMOUNT	FUNDING SOURCE	QUESTICA ID
Park Bench Replacement	$50,000	Service Sustainability Investment Fund 221	PFO-010-20
Park Trails Capital Rehabilitation Program	$100,000	Service Sustainability Investment Fund 221	PFO-012-12
Playground Removal	$100,000	Service Sustainability Investment Fund 221	PFO-017-12
Parking Lots	$200,000	Service Sustainability Investment Fund 221	PFO-013-12
Regional Parks	$600,000	Service Sustainability Investment Fund 221	PFO-005-12

APPENDIX "A"

Pre-Commitments of Approved in Principle Future Funding from 2026 Capital Budget
Total Pre-Approvals of $44,308,373

2027 Capital Budget Pre-Approval – Public Works Operations - Signals

Traffic Signal Upgrades and Replacements recommended 2027 Pre-Approval of **$1,400,000**

DESCRIPTION	AMOUNT	FUNDING SOURCE	QUESTICA ID
Traffic Signal Upgrades and Replacements	$1,400,000	Service Sustainability Investment Fund 221	OPS-008-20

2027 Capital Budget Pre-Approval – Public Works Operations - Fleet

Corporate Fleet Replacement recommended 2027 Pre-Approval of **$4,531,000**

DESCRIPTION	AMOUNT	FUNDING SOURCE	QUESTICA ID
Corporate Fleet Replacement	$4,258,000	Equipment Replacement Fund 136	OPS-005-08
Parks Equipment Replacement Program	$273,000	Off-Road Fleet Replacement Fund 197	OPS-001-15

2027 Capital Budget Pre-Approval – Transit Windsor

Transit Windsor recommended 2027 Pre-Approval of **$500,000**

PROJECT	AMOUNT	FUNDING SOURCE	QUESTICA ID
Fleet Refurbishments	$500,000	Service Sustainability Investment Fund 221	TRN-001-07

APPENDIX "A"

Pre-Commitments of Approved in Principle Future Funding from 2026 Capital Budget
Total Pre-Approvals of $44,308,373

OTHER PRE-COMMITMENTS

2027 Capital Budget Pre-Approval – Engineering

Engineering recommended Pre-Approval of **$17,172,500**

PROJECT	AMOUNT	YEAR	FUNDING SOURCE	QUESTICA ID
City Wide Sewer Rehabilitation Program	$1,167,000	2027	Wastewater Sewer Surcharge Fund 153 - $583,500 / Stormwater Sewer Surcharge Fund 234 - $583,500	ECP-035-07
	$2,411,000	2028	Wastewater Sewer Surcharge Fund 153 - $1,205,500 / Stormwater Sewer Surcharge Fund 234 - $1,205,000	
Sixth Concession Road / North Talbot Road Infrastructure	$6,200,000	2027	Development Charges – Roads & Related Fund 115 - $900,000 / Pay-As-You-Go – Capital Reserve Fund 169 - $2,622,000 / Service Sustainability Investment Fund 221 - $2,678,000	ENG-001-16
Howard Avenue Corridor Infrastructure Improvements	$100,000	2029	Development Charges – Roads & Related Fund 115 - $100,000	ECP-003-08
	$1,350,000	2030	Development Charges – Roads & Related Fund 115 - $1,350,000	
Airport Runway 07-25	$5,944,500	2029	Service Sustainability Investment Fund 221 - $5,944,500	ENG-009-25

2027 Capital Budget Pre-Approval – Public Works Operations – Parking Enforcement

Parking Enforcement recommended Pre-Approval of **$185,000**

PROJECT	AMOUNT	YEAR	FUNDING SOURCE	QUESTICA ID
Parking Enforcement Licence Plate Recognition	$185,000	2030	Pay-As-You-Go Capital Reserve Fund 169	OPS-001-24

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 107/2026

Subject: 2026 Municipally Significant Event Status - Ward 4

Reference:

Date to Council: July 27, 2026
Author: Samantha Magalas
Manager, Parks, Recreation & Facilities Programming
smagalas@citywindsor.ca
519-253-2300 x2730

Recreation and Culture
Report Date: 7/10/2026
Clerk's File #: SR2026

To: Mayor and Members of City Council

Recommendation:

THAT the request from Taste of Walkerville 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:

- Saturday, September 12th 2026
    - Taste of Walkerville (Road Closure, Wyandotte St. E between Gladstone Ave and Devonshire Rd, Lincoln to remain open to traffic)
        - Hosted by Walkerville Business Improvement Area

Executive Summary:

N/A

Background:

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

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

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

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

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

Discussion:

Each year, Administration brings forward requests from event organizers seeking significant event status for the purpose of applying for a Special Occasion Permit – Public Event. Administration has received a request from Walkerville Business Improvement Area for the Taste Of Walkerville, scheduled to take place on Wyandotte St. E between Gladstone Ave and Devonshire Rd, Saturday September 12th 2026.

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

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

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

Risk Analysis:

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

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

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

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

Consultations:

SERT (Special Events Resource Team)
Massimo Caruso, Coordinator, Special Events, Community Services
Jamelah Hersh, Senior Legal Counsel, Corporate Services
Michelle Moxley-Peltier, CEP Project Administrator, Economic Development and Climate Change
Rob Slater, Executive Initiatives Coordinator, Community Services
Erika Benson, FPA

Conclusion:

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

Planning Act Matters:

N/A

Approvals:

Name	Title
Samantha Magalas	Manager, Parks, Recreation & Facilities Programming
Emilie Dunnigan	Manager Development Revenue & Finance Administration
Jamie Scott	Executive Director – Parks, Recreation, & Facilities (A)

Wira Vendrasco	City Solicitor
Michael Chantler	Commissioner, Community Services
Dan Seguin	On behalf of Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 106/2026

Subject: Real Estate Transaction Approval Authority During the Potential Lame Duck Period - City Wide

Reference:

Date to Council: July 27, 2026
Author: Denise Wright
Manager, Real Estate Services
519-255-6100 ext. 6403
dwright@citywindsor.ca
Legal - Real Estate Services
Report Date: 7/10/2026
Clerk's File #: ACO2026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **DELEGATE** to the Chief Administrative Officer, in the event of a "lame duck" situation, the authority to approve real estate transactions in excess of $50,000 for the time period of August 21, 2026 to November 15, 2026, and that Council **PASS** By-law XX-2026 for that purpose.

Executive Summary:

N/A

Background:

The municipal election will be held on October 26, 2026. Prior to the election there is a potential that Council may find itself in a "lame duck" situation as of nomination day being August 21, 2026. A lame duck Council occurs when it is determined that fewer than 75% of the existing members of Council will be returning after a municipal election. This would occur in the event of two or more Council members choosing not to run or not being elected in the upcoming election.

If that situation occurs, s. 275(3)(c) and (d) of the Municipal Act indicates that Council will be restricted from carrying out certain actions and approvals related to the acquisition and disposition of real estate in excess of $50,000.

As a proactive measure, this report is seeking the necessary approval from Council to ensure that real estate transactions can continue to be undertaken within commercially appropriate timelines. This can be accomplished by requesting that Council delegate real estate transaction approval authority during the potential lame duck period of August 21, 2026 to November 14, 2026, to ensure that the City can continue to both acquire and dispose of real estate in a timely manner.

Discussion:

S.275(4) of the Municipal Act states that Council will not be restricted from carrying out real property acquisitions or dispositions in excess of $50,000 during a lame duck period if these transactions were included in the approved 2026 budget.

Although planned acquisitions are included in the budget, dispositions are generally not addressed in the budget. In addition, sometimes opportunities for strategic real property acquisitions arise during the year, and Council directs Administration to pursue such opportunities. In the event of a lame duck situation real property acquisitions and dispositions in excess of $50,000 would be restricted.

Currently Administration has listed two municipal properties for sale with several other sales upcoming. Additionally, there is at least one strategic Council approved real estate acquisition in the early stages of negotiations. Each of these matters is well in excess of the $50,000 threshold.

S.275(6) of the Municipal Act permits council to delegate approval authority to Administration prior to the commencement of the lame duck period. In this case Administration is requesting that Council delegate the real estate approval authority to the CAO for the period of August 21, 2026 to November 14, 2026. This practice of seeking Council approval prior to the lame duck period has been used in prior election years.

Risk Analysis:

There is a risk that Council may find itself in a “lame duck” situation on August 21, 2026. Should this occur there is a high risk that a number of real estate transactions that exceed the $50,000 threshold will not be able to proceed in a commercially appropriate time frame to the detriment of the City. To mitigate this risk, we are recommending that Council delegate the real estate approval authority to the CAO from August 21, 2026, to November 14, 2026.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

Pending dispositions have been previously approved by Council in principal but would require further Council approval for actual sales. These sales include properties recently declared surplus by Council, as well as the six (6) lots at Kinsmen Norman Road Park for which servicing is currently underway. It is anticipated that the combined sales revenue for these dispositions could exceed $2,500,000, plus applicable HST. Net sale proceeds are typically deposited to F160 Capital Expenditures Reserve and F140 Industrial Sites Development, as appropriate.

At this time, the costs associated with potential strategic real property acquisitions are unknown. Any acquisition presented under the Chief Administrative Officer's delegated authority will proceed only where sufficient funding is available within the approved operating and/or capital budgets.

In situations where there is no risk that transactions would be negatively impacted by delaying reports until a new Council is sworn in or additional funding is required, Administration will wait until that time to bring reports for Council's consideration.

Consultations:

Kristen Karam, Financial Planning Administrator
Lorie Gregg, Executive Director, Financial Planning / Deputy City Treasurer

Conclusion:

Administration recommends that Council approve the recommendations in this report.

Planning Act Matters:

N/A

Approvals:

Name	Title
Denise Wright	Manager, Real Estate Services
Wira Vendrasco	City Solicitor
Andrew Daher	Commissioner, Corporate Services
David Soave	Manager, Strategy Operating Budget Development & Control
Lorie Gregg	On behalf of Commissioner, Finance / City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

Subject: Municipal Class Environmental Assessment Study Completion - Second Egress for Twin Oaks Business Area - Ward 9

Reference:

Date to Council: 7/27/2026
Author: Chris Gerardi
Engineer II (A)
(519) 255-6100 Ext. 6358
cgerardi@citywindsor.ca

Design, Engineering
Report Date: 7/10/2026
Clerk's File #: SW/15093

To: Mayor and Members of City Council

Recommendation:

I. THAT City Council **RECEIVE** the Project File Report prepared by Dillon Consulting Limited dated July 2026, for the Second Egress for Twin Oaks Business Area Municipal Class Environmental Assessment Study (refer to Appendix A); and further,

II. THAT the Project File Report **BE PLACED** on the public record with an issued Notice of Study Completion (refer to Appendix B) for the mandatory 30-day review period; and further,

III. THAT City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the Twin Oaks Second Egress Project provided that the procurement(s) are within the approved budget and funding amounts, pursuant to Purchasing By-Law 60-2026 and amendments thereto, satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer; and further,

IV. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any contracts or agreements along with any required amendment(s) as may be required for the Twin Oaks Second Egress Project, provided that the amendment(s) are within approved budget and funding amounts, satisfactory in financial content to the City Treasurer, in form to the City Solicitor, and in technical content to the City Engineer; and further,

V. THAT the Purchasing Manager **BE AUTHORIZED** to issue purchase orders as may be required to effect the recommendations related to the Twin Oaks Second Egress Project and amend any purchase orders as may be required, subject to the purchase orders and amendments thereto being within approved budget amounts and all specifications being satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer; and further,

VI. THAT Administration **BE AUTHORIZED** to issue any change order(s) for any project agreement, contracts and/or amendment(s) for the Twin Oaks Second Egress Project as may be required, provided the amendment(s) are within approved budget amounts, satisfactory in financial content to the City Treasurer, and in technical content to the City Engineer.

Executive Summary:

N/A

Background:

Mayoral Directive MD 01-2026 issued on January 16, 2026, directed:

"That City Administration report back to City Council by January 26, 2026, with options to provide an additional access point from Twin Oaks Business Park, along with a proposed timeline and estimated cost of construction for Council's consideration."

On January 26, 2026, City Council authorized Administration to proceed with a Municipal Class Environmental Assessment (MCEA) Study, design, construction and contract administration related to implementation of a new access to eastbound E.C. Row Expressway from Anchor Drive (C14/2026, B11/2026). Dillon Consulting Limited (Dillon) was subsequently retained and a MCEA Study was initiated to evaluate options for a second egress to serve the Twin Oaks Business Area. The MCEA Study was undertaken in accordance with Schedule "B" requirements of the MCEA process and included evaluation of alternative solutions, environmental considerations, and public and agency consultation.

As per the MCEA process, all findings were documented in a Project File Report (PFR), detailing a comprehensive planning and decision-making process (refer to Appendix A, PFR summary), which included:

- Identification of the problem (opportunity to implement a secondary means of egress to improve safety, enhance network redundancy, and support efficient traffic operation);
- Evaluation of alternative solutions; and,
- Selection of a preferred solution.

Communications:

During the initial stages of the MCEA Study, a consultation and communication plan was developed to engage stakeholders and communicate project concepts through various methods, including meetings, workshops, written and verbal correspondence.

Throughout the MCEA Study, public, indigenous community and review agency consultations were conducted. All feedback received was documented and considered throughout the Study. All interested parties were notified and consulted early and often throughout the development and evaluation of alternative solutions to recommend the preferred alternative solution. This collaborative approach ensured that the preferred solution was technically sound, environmentally responsible, and publicly supported.

Consultation activities included:

- Issuance of a Notice of Study Commencement (April 27, 2026 Council Communications Information Package).
- A Public Information Centre held May 7, 2026.
- Engagement with Review Agencies, Indigenous communities and stakeholders.
- Project information posted on City's Environmental Assessment Study website (Twin Oaks Business Area – Second Egress).
- Project information was also shared through traditional news media, including a publication in the *Windsor Star* newspaper on April 25, 2026.

Feedback received through the consultation process generally supported the need for a secondary egress and was considered as part of the evaluation and selection of the preferred alternative. All comments received were documented and considered throughout the MCEA process.

If adopted, Administration will proceed to finalize the PFR and issue a Notice of Study Completion (refer to Appendix B) to all Study contacts. The Notice will inform the public and interested parties of completion of the Schedule "B" MCEA Study project completion and the start of the minimum 30-day public review period. If no Section 16 order requests are received during the 30-day review period, staff shall commence the process of design and construction.

This report also seeks the necessary pre-approvals, signing authority, and authorization to undertake the required procurement processes for design related and construction services, enabling the project to advance in an efficient and timely manner.

Discussion:

The MCEA Study considered three alternative on-ramp configurations from Anchor Drive to the eastbound E.C. Row Expressway. The preferred solution (Alternative #3) consists of an on ramp integrated with the Banwell project interchange (easternmost option) as shown in Appendix A.

Alternative #3 was preferred since it provides reliable secondary egress for emergency situations, avoids impacts to the municipal drain and associated regulatory requirements, minimizes environmental impacts, offers the lowest relative construction cost, and improves traffic operations through integration with the Banwell Project interchange.

The preferred alternative affords good compatibility with the Banwell Road Corridor Improvements Project and will connect directly with the proposed ramp currently under construction in 2026 as part of the Banwell Project. As the Twin Oaks Second Egress Project and the Banwell Project are located within adjacent and partially overlapping

construction limits, coordination of design, staging, traffic management, and construction activities will be required.

Due to the interdependent nature of the two projects, implementation of the Twin Oaks Second Egress Project may influence the staging and sequencing of the Banwell Project. Administration will continue to coordinate both projects to minimize schedule impacts and maximize construction efficiencies.

Pending completion of the MCEA process and detailed design, tendering is anticipated in late 2026, with construction expected in 2027. An accelerated construction timeline may be considered if feasible; however, any acceleration would depend on the progress and staging of the Banwell Project, completion of required approvals, and successful coordination between the two scopes.

Risk Analysis:

The existing single-access configuration in the Twin Oaks Business part limits vehicular movement if the Lauzon Parkway access is blocked by a collision, infrastructure failure, emergency response activity, severe weather event, or other unforeseen incidents. Providing a secondary egress will improve redundancy and reduce the likelihood of vehicles being unable to leave the Twin Oaks Business Area during an emergency.

The project is dependent on work occurring within the Banwell interchange construction area. Delays, staging changes or contractor interface issues associated with the Banwell interchange project could affect the Twin Oaks second egress schedule and may require adjustments to sequencing, coordination, or the overall delivery approach.

Environmental and regulatory risks are expected to be manageable due to the project location within an existing transportation corridor; however, minor impacts such as vegetation removal with Species at Risk considerations, as well as construction-related traffic disruptions may occur. These risks will be mitigated through standard construction controls, required regulatory approvals, traffic staging, and communication with affected stakeholders.

Climate Change Risks:

Climate Change Mitigation

Construction-related greenhouse gas emissions are expected to be temporary and limited in duration. Opportunities to reduce emissions through efficient construction staging, reduced equipment idling, and coordination with adjacent infrastructure projects will be considered, where practical.

Climate Change Adaptation

The addition of a secondary egress improves transportation network resilience by providing an alternate route during incidents, emergencies, or extreme weather events that may affect primary access to the business area.

Financial Matters:

There is no financial impact with receiving the PFR and placing it on public record. There are approved budgeted funds for the design and construction phases of the project.

Dillon has included an opinion of probable cost for the preferred solution in the PFR document. The current construction cost estimate is preliminary and is expected to undergo further refinement during the detailed design phase, and is subject to change based on final scope, and market conditions at time of tender. A report will be brought back to Council in the event tender results exceed the project budget.

Consultations:

Kathy Buis, Financial Planning Administrator
Michael Dennis, Manager, Capital Planning and Reserves
Michelle Moxley-Peltier, CEP Project Admin, Envt'l Sustainability and Climate Change
Ian Day, Senior Manager Transportation
Stacey McGuire, Executive Director, Operations / Deputy City Engineer (A)

Conclusion:

The MCEA preferred alternative provides a practical, cost-effective, and environmentally responsible means of improving network redundancy while supporting ongoing development and transportation infrastructure improvements in the area. Adoption of the preferred alternative will permit the PFR to be placed on the public record and allow Administration to advance the project toward detailed design and implementation in accordance with the Municipal Class EA process.

Planning Act Matters:

N/A

Approvals:

Name	Title
Rachel Chesterfield	Manager, Performance Measurement and Business Case Development
Dawn Lamontagne	Purchasing Manager (A)
Patrick Robitaille	Manager, Design
Colleen Middaugh	Executive Director of Engineering and Deputy City Engineer
David Simpson	Commissioner, Infrastructure Services and City Engineer
Wira Vendrasco	City Solicitor
Lorie Gregg	On behalf of Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Name	Address	Email

Appendices:

1 Appendix A – Draft Project File Report (PFR) Executive Summary, Dillon Consulting Limited, dated July 2026 (due to the size of the document, the full report is available on City website - www.windsoreas.ca)

2 Appendix B - Second Egress for Twin Oaks Business Area MCEA - DRAFT Notice of Study Completion (2 pages)

Dillon Consulting Limited
1 Riverside Drive West, 12th Floor
Windsor, Ontario, Canada, N9A 5K3
519.948.4243 | www.dillon.ca

July 13, 2026

City of Windsor
Engineering Department, Design Division
350 City Hall Square West
3rd Floor, Suite 310
Windsor, Ontario, N9A 6S1

Attention: Chris Gerardi, Engineer II (A)

Subject: Twin Oaks – E.C. Row Expressway On Ramp – Executive Summary

Introduction and Background

The Twin Oaks Business Area historically operated with two vehicular access points via Lauzon Parkway and Banwell Road. The eastern access to Banwell Road was permanently closed in 2023 to accommodate the development of the NextStar Energy EV Battery Plant. Consequently, the business area has been restricted to a single entrance/exit point off Lauzon Parkway via Twin Oaks Drive.

There is an opportunity to implement a secondary means of egress from the Twin Oaks Industrial Park which will also improve overall traffic flow while minimizing potential congestion. To address this risk, Mayoral Direction MD 01-2026 was issued on January 16, 2026, directing administration to establish a secondary egress.

Scope of Current Class Environmental Assessment Study

This study is being carried out in accordance with the requirements of the Municipal Engineers Association (MEA) Class EA, (2024), approved under the Ontario Environmental Assessment Act. This study satisfied Phase 1 and 2 of the Class EA process including: (Phase 1) review of background information and definition of a problem statement, (Phase 2) evaluation of alternative solutions. The objective of this study was to identify and evaluate alternative solutions and develop a preferred alternative for the second egress that is cost-effective, environmentally responsible, and sustainable.

The attached study was completed as a Schedule 'B' Municipal Class Environmental Assessment (MCEA) to identify a preferred secondary exit route extending from Anchor Drive to the E.C. Row Expressway.

Study Area and Existing Conditions

The study area is located entirely within municipally owned right-of-way lands adjacent to the E.C. Row Expressway corridor (Figure 1). The surrounding area is designated primarily for Industrial, Business Park, and Mixed-Use Corridor land uses under the City of Windsor Official Plan and supports

Dillon Consulting Limited
1 Riverside Drive West, 12th Floor
Windsor, Ontario, Canada, N9A 5K3
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approximately thirty businesses representing manufacturing, logistics, warehousing, transportation, commercial, and professional service sectors.

Reviews of the study area were completed to document environmental, transportation, cultural heritage, archaeological, and socio-economic conditions. Background studies undertaken as part of the Class EA process included:

- Transportation Review (Dillon Consulting Limited);
- Natural Environment Baseline Conditions Review (Dillon Consulting Limited);
- Archaeological Screening and Windsor Archaeological Management Plan Review;
- Cultural Heritage Screening Assessment; and
- Public, Agency, and Indigenous Community Consultation Program.

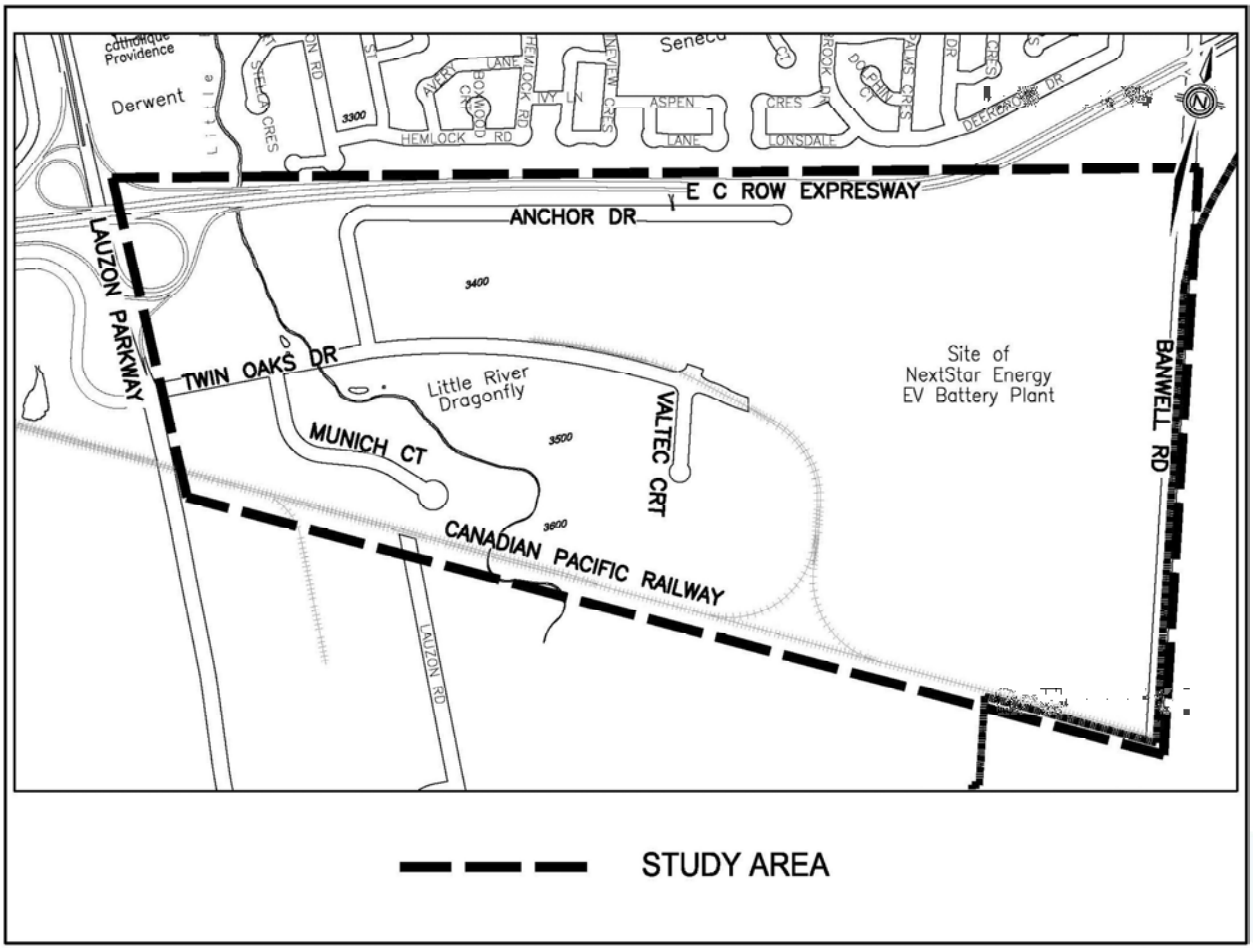


Figure 1: Twin Oaks Second Egress Study Area

The investigations determined that the study area consists largely of previously disturbed transportation and industrial lands with relatively limited environmental constraints. No Provincially Significant

Wetlands, Areas of Natural and Scientific Interest (ANSIs), designated cultural heritage resources, or archaeological potential areas were identified within the project footprint. Limited Species at Risk habitat was identified, primarily associated with potential Butler's Gartersnake habitat within meadow communities adjacent to the proposed works. Appropriate mitigation measures including snake exclusion fencing, restricting vegetation clearance during breeding bird windows, and enforcing standard dust and noise controls will be implemented prior to and/or during construction.

Alternative Solutions

Building off the Twin Oaks Drive Transportation Review (Dillon) previously provided to the City, four (4) alternatives were carried forward for consideration to address the problem.

- Alternative #0 – Do Nothing (Maintain Existing Conditions)
- Alternative #1 – Westernmost Access from Anchor Drive
- Alternative #2 – Midpoint Access from Anchor Drive
- Alternative #3 – Easternmost access from Anchor Drive, with extended interchange ramp

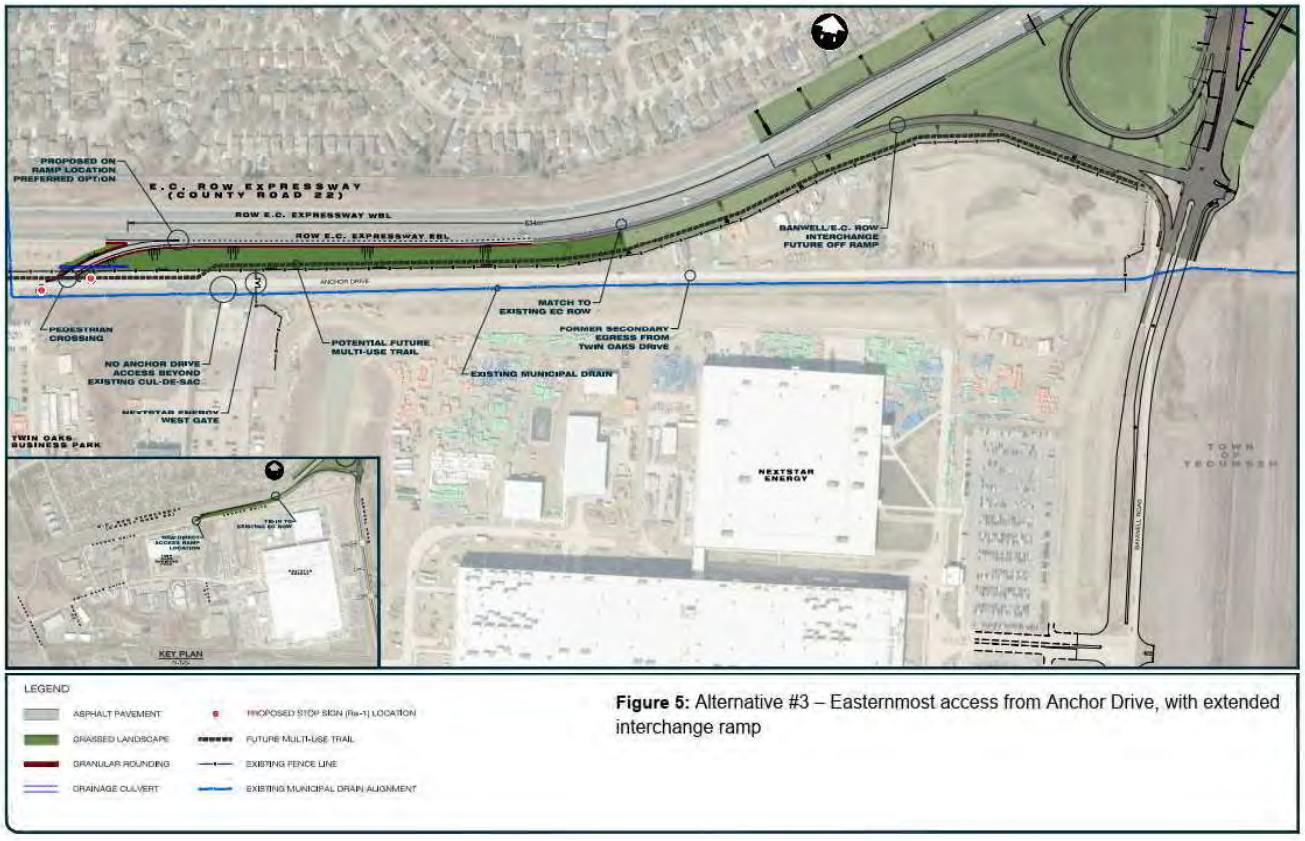


Figure 5: Alternative #3 – Easternmost access from Anchor Drive, with extended interchange ramp

Figure 2: Alternative 3 – Preferred Alternative

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Alternative 3 (as illustrated in Figure 2) was selected as the Preferred Alternative based on distinct advantages across all study metrics including minimizing environmental impacts, positive stakeholder support, improvement in traffic flow (due to continuous on-ramp connection to future Banwell Road interchange), reduced construction timeline, and lower engineering and construction costs.

Public Consultation Process

Consultation with review agencies, stakeholders and the public is a necessary and important component of the Municipal Class EA process. Further documentation related to the consultation activities undertaken during this Municipal Class EA Study is included in Appendix A. The City of Windsor has met Municipal Class EA consultation requirements with the following components for this project:

- Notice of Commencement and Public Information Centre (PIC)
- Direct Mailings to Stakeholders
- Project Website
- Public Information Centre
- Agency Consultation
- Indigenous Communities Consultation

The Project File Report will be placed on the public record for a mandatory 30-day public and agency review period from July 27 to August 26, 2026. Following clearance, the City will proceed to final design and tendering. Main construction is targeted for completion in 2027, with the potential to initiate preliminary phases as early as late summer 2026 alongside the Banwell Road interchange project.

Sincerely,
Dillon Consulting Limited

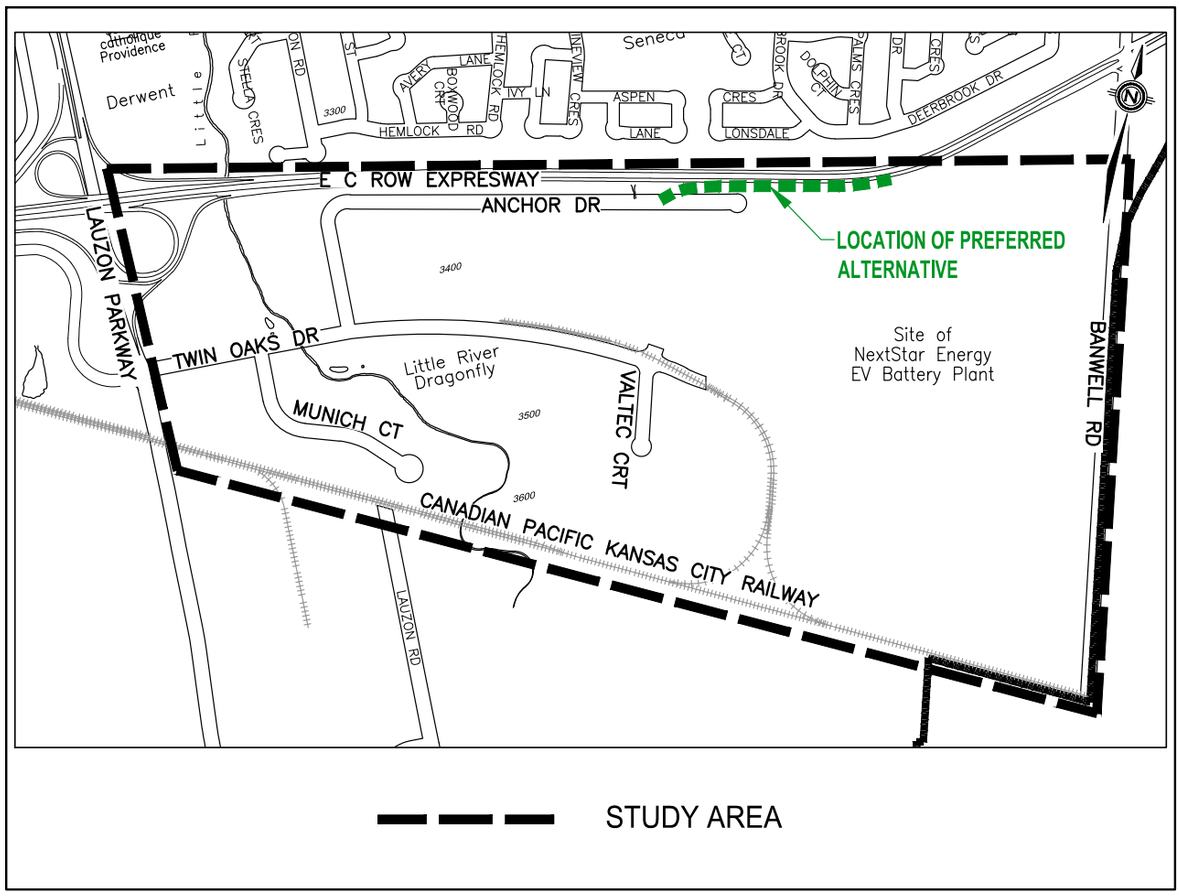


Chris Patten, P.Eng.
Project Engineer

Notice of Completion

Municipal Class Environmental Assessment Study
Second Egress for Twin Oaks Business Area
City of Windsor, Ontario

The Corporation of the City of Windsor (City) has completed a Schedule "B" project following the Municipal Class Environmental Assessment (MCEA) process. The project was undertaken to identify the preferred alternative for a second egress to service the Twin Oaks Business Area located in the City of Windsor, Ontario. Currently, access to the Twin Oaks Industrial Park relies solely on a single entrance/exit point off Lauzon Parkway, and there is no other secondary means of egress (refer to Study Area map below). The preferred alternative includes a proposed on-ramp that will extend east from Anchor Drive to connect with eastbound E.C. Row Expressway.



This study is being carried out in accordance with the requirements Schedule B of the Municipal Class Environmental Assessment (2024), approved under the *Ontario Environmental Assessment Act*. This study satisfied Phase 1 and 2 of the Class EA process including: (Phase 1) review of background information and definition of a problem statement, (Phase 2) evaluation of alternative solutions. The objective of this study was to identify and evaluate alternative solutions and develop a preferred alternative for the second egress that is cost-effective, environmentally responsible, and sustainable.

A key component of the Municipal Class EA process is stakeholder consultation with the public, review agencies, Indigenous Communities, and other interested parties. One Public Information Centre (PIC) was held throughout the study to obtain input on the project.

To document the study, a Project File Report is available for public and agency review from July 27 to August 26, 2026. The report, including egress options, is available on the City of Windsor's website at www.windsorEAs.ca.

If you require an alternative format for the report, you may contact one of the project team members listed below to discuss review options.

Following the review period, the City intends on proceeding with construction of the preferred option.

Contact Us

If you have questions or comments regarding the project, please contact the following project team members no later than August 26, 2026:

Chris Gerardi, P. Eng.
Engineer II
City of Windsor
310-350 City Hall Square West
Windsor, Ontario, N9A 6S1
Phone: (519) 255-6257 Ext. 6358
Email: cgerardi@citywindsor.ca

Chris Patten, P. Eng.
Partner
Dillon Consulting Limited
1 Riverside Drive West, 12th floor
Windsor, Ontario, N9A 5K3
Phone: (519) 948-4243 Ext. 3210
Email: cpatten@dillon.ca

Requests to the Ministry of the Environment, Conservation and Parks

In addition, a request to the Minister of the Environment, Conservation and Parks for an order imposing additional conditions or requiring a comprehensive environmental assessment may be made on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests should include your full name and contact information.

Requests should specify what kind of order is being requested (additional conditions or a comprehensive environmental assessment), explain how an order may prevent, mitigate or remedy potential adverse impacts, and can include supporting information.

The request should be sent to:

Minister of the Environment, Conservation and Parks
Ministry of Environment, Conservation and Parks
777 Bay Street, 5th Floor
Toronto ON, M7A 2J3
Minister.MECP@ontario.ca

Director, Environmental Assessment Branch
Ministry of Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON, M4V 1P5
EABDirector@ontario.ca

Requests should also be sent to the City of Windsor by mail or e-mail. Please visit the ministry's website for more information on requests for orders under Section 16 of the Environmental Assessment Act at: https://www.ontario.ca/page/class-environmental-assessments-part-ii-order

All personal information included in your request – such as name, address, telephone number and property location – is collected, under the authority of Section 30 of the Environmental Assessment Act and is collected and maintained for the purpose of creating a record that is available to the general public. As this information is collected for the purpose of a public record, the protection of personal information provided in the Freedom of Information and Protection of Privacy Act (FIPPA) does not apply (s.37). Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential. For more information, contact the Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information and Privacy Coordinator.

This Notice was first issued on July 27, 2026.

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 101/2026

Subject: Welcome Centre Shelter for Women and Families, Request for Additional Funding

Reference:

Date to Council: July 27, 2026
Author: Jennifer Tanner
jtanner@citywindsor.ca
Manager, Homelessness & Housing Support
Housing and Children's Services
Report Date: 7/2/2026
Clerk's File #: SS/13026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **RECEIVE** this report from the Manager of Homelessness and Housing Support entitled Welcome Centre Shelter for Women and Families, Request for Additional Funding; and,

THAT City Council **REFER** additional funding to the Welcome Centre Shelter to the 2027 municipal budget process.

Executive Summary:

N/A

Background:

At the City Council meeting held on June 8, 2026, Councillor Kieran McKenzie brought forward a motion seeking to approve a funding request from the Welcome Centre Shelter for Women and Families (herein referred to as the Welcome Centre) seeking approximately $192,000 in additional annualized funding to add 12 more emergency shelter beds for single women. Councillor JoAnne Gignac put forward a second motion, which was approved (CR 246/2026, Appendix A), stating that the previous motion,

*"...**BE REFERRED** to Administration to have the whole picture in terms of the Master Plan (including but not limited to prioritization across the full homelessness service, prevention and transitional/supportive housing budget, how recent investments in H4 might alleviate overall homelessness pressures) and how the Welcome Centre fits into this plan..."*

City Administration provided a memo to City Council (AI 7/2026, Appendix B) at the June 8, 2026, meeting to provide some additional context to the Welcome Centre's funding request.

The purpose of this report is to provide Council with more details about the overall homelessness budget, how funding allocations to external service providers' are determined, and how decisions are made about in-year changes to these allocations. The report will also provide more data about emergency shelter usage across the system including emergency shelter occupancy and turn aways of all population groups, as well as information about overnight drop-in programs.

Administration anticipates bringing a separate report to City Council later in 2026 about the broader Housing and Homelessness Master Plan (HHMP) which is currently going through a renewal and community consultation. Five-year reviews of community housing and homelessness plans HHMP are a mandatory requirement per the *Housing Services Act, 2011* and its completion is directed by the provincial Ministry of Municipal Affairs and Housing (MMAH).

All matters noted in the above-mentioned Council Resolution will be addressed through this Council report, the upcoming Council report regarding the HHMP, and the 2027 budget process. An accompanying in-camera report to City Council on July 27, 2026, provides an overview of other funding pressures which would need to be considered in the context of this request and requests from other homelessness and supportive housing service providers.

Discussion:

Funding Sources

The City of Windsor is designated by the Province of Ontario as the Consolidated Municipal Service Manager (herein referred to as the Service Manager) under the *Housing Services Act, 2011* to receive provincial funding and be responsible for the delivery of homelessness, housing, children's services, employment, and social services in Windsor and Essex County. Provincial funding for homelessness services is provided to the City under the Homelessness Prevention Program (HPP). The annualized funding amount under HPP was set at $16.7 million annually starting in April 2023 and is expected to remain the same until March 2028.

Similarly, the Government of Canada has designated The Corporation of the City of Windsor as the Community Entity responsible for federal homelessness funding, under the Reaching Home, Designated Communities funding stream. The City is required to establish a local Community Advisory Board (CAB) which is the local organizing committee responsible for making recommendations on the direction and priorities to address homelessness in the region. The Community Entity is ultimately responsible for funding decisions made in alignment with the Reaching Home (RH) agreement, program directives and procurement requirements. The funding allocation under RH has grown to be $4.26 million annually from April 2026 to March 2028, which is comprised of $853K base annual funding, $80K for coordinated access implementation, and a $3.4 million incremental funding enhancement.

Housing and homelessness funding from upper levels of government are unknown beyond March 31, 2028. Funding allocations and program parameters are subject to the renegotiation of the National Housing Strategy between the Government of Canada and Provinces / Territories.

The annualized budget for homelessness and supportive housing programs from federal and provincial sources in Windsor and Essex County is approximately $21 million for the April 2026 to March 2027 fiscal year.

In addition, Windsor City Council and County Council have also approved additional annualized municipal funding to support homelessness and supportive housing programs in their respective jurisdictions. This year's total budget including municipal, provincial and federal contributions is approximately $25 million. More details are provided in the Financial Matters section.

Homelessness Budget Approval Process

Each year, City Administration establishes the overall operating budget allocations for homelessness and supportive housing programs based on approved funding from the province, federal government, County Council and City Council.

Council has previously delegated authority to City Administration to operate within its approved provincial, federal, and municipal budgets, which includes the ability to allocate funding and reallocate in-year surplus funding to service providers and prepare and submit financial and data reports to upper levels of government. (CR 153/2023 and CR 98/2024). This delegation of authority is essential to make timely decisions and meet tight provincial/federal timelines, be responsive to the needs of the community, and meet contractual obligations stipulated through upper levels of government. Funding levels from upper levels of government are typically status quo year over year.

If service enhancements or additional funding is required for a specific service, City Administration must either reallocate funds from an existing program or will bring forward a budget request to City Council during the annual budget process. For example, in 2026, Administration brought forward a request to increase the per diem rate to $65 for Residential Services Homes (e.g. IRIS Residential Inns). Both City and County Councils approved additional municipal funding from the tax levy to support this budget request for the homes in their respective communities.

Once all federal, provincial, and municipal funding allocations have been approved by the respective levels of government, City Administration executes funding agreements with over 30 external service providers who deliver a variety of services, including emergency shelters, overnight drop-in spaces, supportive housing, rent supplement program, homelessness outreach, trusteeship, Indigenous supports, and case management. All applicable procurement procedures were followed in the establishment of these funding agreements and typically provide the same level of base funding to each organization year over year since current funding sources do not provide for regular increase to address inflationary pressures.

There are also two regional programs delivered by internal City staff that are supported through this budget; the Emergency Rent Assistance (ERA) program and a team of Social Workers.

Throughout the year, if unexpected funding needs arise and there are in-year surpluses within the overall homelessness and supportive housing budget or additional funding is secured through upper levels of government or grant funding, Administration has allocated additional one-time funding to certain service providers. These one-time allocations must follow HPP and RH program guidelines as well as procurement regulations. **The decision on how to allocate unexpected one-time funding is based on a combination of timing and urgency of need within the overall system.**

Administration makes every effort to balance the needs of all homelessness and supportive housing service providers and makes data-informed system wide decisions when making budget allocations and in-year adjustments or reallocations.

Emergency Shelter System Overview and Key Data Points

This section will focus on providing more information about the emergency shelter system; however, Council is reminded that emergency shelters are only **one part of the services that are supported through the overall $25 million homelessness budget.**

For 2026-2027, the City has allocated approximately $9.6 million of funding for the operation of emergency shelter and overnight drop-in programs. It is important to note that all emergency shelters in Windsor and Essex County also independently seek out additional funding sources to support their ongoing operating costs (e.g. fundraising, grants).

Currently, there are four emergency shelter service providers in Windsor and Essex County including the Welcome Centre, the Salvation Army, the Downtown Mission, and the Essex County Emergency Shelter Program, which provide a total of **216 emergency shelter beds**, supported by funding allocated by the City of Windsor. See Table 1 below which provides an overview of the number of shelter beds per shelter by population group, the average occupancy rate, and total number of clients turned away from shelters in the past year.

Additionally, there are a total of **110 overnight spaces** available at the Homelessness and Housing Help Hub (H4), the Downtown Mission, and the Essex County Homelessness Hub (ECH2), supported fully or in part by funding allocated by the City of Windsor. These spaces provide people with a place to go at night when emergency shelter beds are not available, or a client prefers a less structured service where they do not have to stay for the full night. Typically, these spaces are set up with tables and chairs and not shelter beds or crash mats. See Table 2 below for more details.

The City is the administrator of the Homeless Individuals and Families Information System (HIFIS) across the region and has full access to data and information entered by 20 organizations with over 200 end users that input data into HIFIS. All emergency shelter service providers utilize the HIFIS to create client records and track all shelter intakes, turn aways, housing placements, and other key data points. City staff have created data reports and dashboards to review and analyze such data to monitor and

understand the needs in the regional shelter system. For example, a shelter occupancy report is provided to City management staff each day which shows shelter usage at each shelter and the overall shelter system. Through this report, we know that in the past year (May 2025 to June 2026) the overall occupancy rate across all emergency shelter beds was 89%, meaning 11% (or 24) of the emergency shelter beds were open on the average night and able to accommodate more people.

It is important to note that **shelter turn aways** can occur for a variety of reasons. The four main reasons are:

1. No shelter bed was available at all in the shelter or for a specific population group (39%)
2. Client decided not to stay (23%)
3. Client was ineligible for a shelter stay (19%)
4. Client was service restricted from a shelter (19%)

When a client is turned away from one shelter for one of the above reasons or another reason, they may still be able to access services at another shelter. For example, if a single woman is turned away from the Welcome Centre because no women's beds were available, they can seek access at the Downtown Mission, which offers 25 beds for single women, and segregates guests by gender.

The turn away data reported in the chart below includes unique people (i.e. each person is only counted once) and known individuals (i.e. people who have consented to be listed by name in HIFIS). It does not include anonymous clients who have not consented to be listed by name in HIFIS, however this is a rare occurrence when people access shelter beds (less than 1% of clients) and happens more often, but still infrequently, when people access overnight drop-in spaces (6.5% of visits).

Table 1: Emergency Shelter Overview and Data (June 1, 2025 to May 31, 2026)

Service Provider	Population Group*	Number of Beds or Rooms	Average Occupancy Rate	Number of People Turned Away
Welcome Centre	Women	32 beds	99%	219
	Families**	21 rooms (minimum 4 beds per room)	70%	46
Downtown Mission	Women	25 beds	78%	58
	Men	79 beds	92%	163
Salvation Army	Men	32 beds (base funded number of beds)	97%	25
	Men	16 beds (additional temporary beds)	88%	
	Men with pets	4 beds	63%	
	Couples	5 rooms	79%	
Essex County Emergency Shelter	Women, Men, Families	2 rooms	77%	0
All Service Providers			**89%**	**465**

**Three emergency shelters in Windsor and Essex County offer pet friendly shelter beds / rooms.*
***Families are defined as having one or more adult (woman or man) with one or more child / dependent.*

Table 2: Overnight Drop-In Program Data (June 1, 2025 to May 31, 2026)

Service Provider	Population Group	Number of Overnight Spaces	Average Number of Visits Per Night**
Essex County Homelessness Hub (ECH2)	Women and Men	15	12
Downtown Mission	Women and Men	35	26
H4	Women and Men	60*	65
All Service Providers	-	**110**	**35**

**The number of spaces at H4 has varied between 50 and 75 through this one-year period.*
***This data point is not about the number of people who attended, but rather the number of visits to each location. It includes known and anonymous clients, who may visit the same location more than once per night.*

The data presented in Tables 1 and 2, and supplementary data analysis provides some valuable insights about the emergency shelter system in Windsor and Essex County, including the following:

- Approximately **5 beds for women were available each night** at the Downtown Mission, which demonstrates that there is sufficient capacity for women in the regional shelter system at this time.

- There were **shelter turn aways from all population groups** (i.e. women, men, families) **for a variety of reasons**, not just that no appropriate beds were available, which accounts for only 38% of clients turn aways.

- The number of people **turned away from shelter has been consistent when compared with data from the prior three years.** For example, the past 3 years, the average number of women turned away from the Welcome Centre was 230 per year. There has been no urgent or unique surge at the Welcome Centre regarding women being turned away this past year compared to the past.

- The **overnight drop-in programs offer additional capacity** when emergency shelter beds are full.

Another important point to consider, is that women and/or men with children are considered a family, and families have never been turned away from shelter. If all family rooms are full at the Welcome Centre, City Administration will approve and pay for overflow motel rooms for families with children.

The Welcome Centre's Services and Funding Request

In addition to the information provided in the previous memo to Council (AI 7/2026, Appendix B), Administration seeks to clarify that the **Welcome Centre Shelter is funded as a homelessness shelter** as allowable under the provincially mandated HPP Program Guidelines. While it does serve women and families who are experiencing gender-based violence (GBV), that is not the mandate of the Welcome Centre.

When Administration responded to the Welcome Centre's funding request in May 2026, it explained that while no additional funding was available at the time, their request would be reconsidered if additional funding became available through upper levels of government or if surpluses were realized within the current approved homelessness and supportive housing budget later on in the year.

City Administration held a meeting with the Welcome Centre Executive Director and two members of the Board of Directors on June 24, 2026. At that meeting, the Welcome Centre explained how they provide specific gender-based services that align with best practices in supporting women and families. **The Welcome Centre also confirmed that their $192,000 funding request is intended to address both an ongoing operating deficit ($150,000) and the incremental staffing costs of supporting 12 more beds for single women ($42,000).**

Risk Analysis:

The Welcome Centre would have to reduce 3 rooms for families if they converted 12 beds for single women. This increases the risk that there will not be enough shelter spaces for families with children and the need for overflow motel rooms will increase. This is not a budgeted expense in the approved homelessness and housing support budget for 2026 – 2027 and therefore would increase the risk of incurring a municipal budget deficit.

If Council were to approve the Welcome Centre's funding request at this time, it is highly probable that subsequent requests from other providers may be brought forward to Council in 2026. To mitigate this risk, and in consideration of the third quarter budget variance report, Council may defer this funding decision to the 2027 budget cycle, when the funding needs of other homelessness and supportive housing service providers can be considered alongside other budgetary pressures on the overall municipal budget.

Other homelessness and supportive housing service providers have informed Administration that they are also experiencing annual operating deficits that are currently being offset by other funding sources. Unfortunately, this is the reality within the homelessness sector since no level of government provides ongoing incremental funding increases to address rising salary and operating costs.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The overall homelessness and supportive housing budget of approximately $25 million is fully allocated to existing services for the April 2026 to March 2027 fiscal year. See Table 3 below for details of the current budget by service category.

Table 3: Homelessness and Supportive Housing Budget (Apr 2026 to Mar 2027)

Service Category	Annualized Funding (Federal, Provincial and Municipal)	% of Total
Emergency Shelters	$9.6 million	38%
Supportive Housing	$7.9 million	32%
Housing Assistance	$2.6 million	10%
Community Outreach and Supports	$3.5 million	14%
Administration + Technology	$1.4 million	6%
Total	**$25 million**	**100%**

If Council were to approve additional funding for the Welcome Centre, the City would have to find an alternative funding source or reduce funding already allocated to another service provider.

Consultations:

Doran Anzolin, Executive Initiatives Coordinator
Jessica Brunet, Coordinator of Housing Administration and Development
Kelly Goz, (A) Manager of Homelessness and Housing Support
Kirk Whittal, Executive Director of Housing and Children's Services
Jennifer House, Financial Planning Administrator
Lorie Gregg, Executive Director of Financial Planning / Deputy Treasurer

Conclusion:

Since there is currently capacity in the emergency shelter system to accommodate single women and the Homelessness and Housing Support area's operating budget has been fully allocated for the 2025 – 2026 fiscal year and there are no other available funding sources at this time, it is recommended that Council defer its consideration of the Welcome Centre's funding as part of the 2027 municipal budget process.

Planning Act Matters:

N/A

Approvals:

Name	Title
Carrie McCrindle	Manager, Intergovernmental Funding Housing & Children Services
Alina Sirbu	Acting Commissioner, Human and Health Services
Lorie Gregg	Acting Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Email
List provided to Clerks office	

Appendices:

1 Appendix A – Council Decision (CR246/2026)
2 Appendix B – Memo to Council (AI7/2026)

THE CITY OF WINDSOR
ONTARIO, CANADA

OFFICE OF THE CITY CLERK
COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Fax: (519)255-6868
E-mail: clerks@citywindsor.ca
WEBSITE: www.citywindsor.ca

City Council
Decision
Monday, June 8, 2026

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

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

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

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

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

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

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

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

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

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

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

WHEREAS the Welcome Centre requires an urgent municipal funding bridge of $192,523 to permanently stabilize these requested spaces, safely expanding total gendered emergency capacity from 32 to 44 flexible beds; and,
WHEREAS City Administration has formally confirmed that the municipal Budget Stabilization Reserve (BSR) is sufficiently capitalized, with in excess of $6,000,000 in uncommitted funds available for immediate allocation; and,

THEREFORE BE IT RESOLVED THAT:

1. City Council APPROVE a one-time emergency funding allocation of UP TO $192,523 to the Welcome Centre Shelter for Women & Families to expand and safely staff its gendered emergency shelter capacity from 32 beds to 44 beds, effective immediately. The exact total will be adjusted proportionally based on the timing of the

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award and the official end date of March 31, 2027, to align with the organization's ongoing funding agreements.

2. The source of funding for this emergency expansion BE DRAWN entirely from the uncommitted balance of the Budget Stabilization Reserve (BSR), utilizing available municipal reserves to bridge senior-government funding shortfalls and help fulfill Council's explicit commitment to better address the IPV epidemic as well as gender-based emergency shelter need in our community.

3. The Commissioner of Human and Health Services BE DIRECTED to execute the necessary localized service contract amendments with the Welcome Centre to immediately flow these funds and preserve these vital community safety assets.

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

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

Decision Number: CR246/2026

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

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

WHEREAS the City of Windsor has a history of partnering with the Welcome Centre Shelter for Women & Families, explicitly recognizing that the specialized

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services they provide are critical to the municipality's overall emergency social services framework; and,

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

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

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

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

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

WHEREAS the immense community demand for these specialized environments is starkly illustrated by data from the Welcome Centre, noting that the shelter was forced to turn away 328 women in the final four months of 2025

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alone due to a critical lack of adequate, safe spaces—a crisis that was temporarily mitigated by a 57% drop in turnaways when the 8 emergency beds were put into use; and,

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

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

WHEREAS the Welcome Centre requires an urgent municipal funding bridge of $192,523 to permanently stabilize these requested spaces, safely expanding total gendered emergency capacity from 32 to 44 flexible beds; and,
WHEREAS City Administration has formally confirmed that the municipal Budget Stabilization Reserve (BSR) is sufficiently capitalized, with in excess of $6,000,000 in uncommitted funds available for immediate allocation; and,

THEREFORE BE IT RESOLVED THAT:

5. City Council APPROVE a one-time emergency funding allocation of UP TO $192,523 to the Welcome Centre Shelter for Women & Families to expand and safely staff its gendered emergency shelter capacity from 32 beds to 44 beds, effective immediately. The exact total will be adjusted proportionally based on the timing of the award and the official end date of March 31, 2027, to align with the organization’s ongoing funding agreements.

6. The source of funding for this emergency expansion BE DRAWN entirely from the uncommitted balance of the Budget Stabilization Reserve (BSR), utilizing available municipal reserves to bridge senior-government funding shortfalls and help fulfill Council's explicit commitment to better address the IPV epidemic as well as gender-based emergency shelter need in our community.

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7. The Commissioner of Human and Health Services BE DIRECTED to execute the necessary localized service contract amendments with the Welcome Centre to immediately flow these funds and preserve these vital community safety assets.

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

Carried.

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

Aye votes: Councillors Jo-Anne Gignac, Jim Morrison, Gary Kaschak, Mark McKenzie, Ed Sleiman and Mayor Drew Dilkens.
Nay votes: Councillors Frazier Fathers, Angelo Marignani, Renaldo Agostino, Kieran McKenzie, and Fred Francis.
Abstain: None.
Absent: None.

Clerk's File: SS/13026 15.1

Anna Ciacelli
Deputy City Clerk
June 12, 2026

THE CITY OF WINDSOR ONTARIO, CANADA

Additional Information: AI 7/2026

Subject: Additional Information – Welcome Centre Motion

Reference:

Date to Council: June 8, 2026
Author:
Jennifer Tanner
Manager, Homelessness & Housing Support
519-255-5200 x 5250
Jtanner@citywindsor.ca

To: Mayor and Members of City Council

Additional Information:

This information is provided in response to Councillor Kieran McKenzie's June 8, 2026, motion regarding the Welcome Centre's funding request, agenda item 15.1.

The purpose of this memo is to provide Mayor and Council with a high-level overview of the City of Windsor's support for the Welcome Centre Shelter for Women and Families, and to summarize what homelessness data, collected through the Homeless Individuals and Families Information System (HIFIS), indicates about local emergency shelter use.

The City of Windsor continues to make significant investments in housing and homelessness services, with approximately $25 million in annualized municipal, provincial, and federal funding allocated for the April 2026 to March 2027 fiscal year. Of this, approximately $1.6 million supports the operation of the Welcome Centre through the provincial Homelessness Prevention Program (HPP), along with $260,000 annually in municipal funding for utilities and facility maintenance. In 2021, the City acquired and renovated the property, increasing capacity from 12 beds for women at the Welcome Centre's former Bridge Avenue location to 32 beds for single women and 21 rooms for families at the current facility at 500 Tuscarora.

In late 2025, the Welcome Centre's Executive Director communicated to City Administration that they were facing a projected budget deficit and requested approximately $160,000 in additional annualized funding from the City, starting in April 2026. City Administration could not provide a decision about this funding request until all municipal, provincial, and federal government funding allocations had been confirmed for the respective fiscal year. In late 2025, the City requested that the Welcome Centre temporarily convert two family rooms into eight additional beds for single women to better meet the needs of the community over the winter months. The Welcome Centre agreed to this temporary reconfiguration of their shelter spaces from January to May 2026. The Welcome Centre did ask that the City provide one-time funding of approximately $7,000 for the Welcome Centre to purchase new beds to support these changes. The City provided the requested $7,000.

On April 2, 2026, a meeting was held with the Welcome Centre to communicate that their funding would remain as it had been for 2025. Within a month of learning this, the Welcome Centre submitted a written request to Administration, requesting a funding increase of $192,000 to increase the number of permanent shelter beds for single women by 12 (including the 8 temporary winter beds + 4 more beds). The Welcome Centre shared this request with all of City Council. If granted, their request would bring the total number of beds for women up to 44 and the number of rooms for families down to 18 or 19, depending on configuration. This request was received after the City's 2026 budget approval and after all available funding had been allocated. As a result, no additional funding is currently available within the Homelessness area's approved budget. Administration will continue to monitor actual expenditures and reassess all system pressures should new funding or surpluses become available.

Analysis

HIFIS data, supported by daily internal dashboards, provides ongoing insight into shelter use across Windsor-Essex. The City monitors occupancy, turn aways, and overnight activity across all population groups to assess system pressures and available capacity, enabling timely and data informed decision making.

Based on the information compiled for this memo, Administration's assessment is that the broader emergency shelter system currently has sufficient capacity, even without additional permanent beds for single women at the Welcome Centre. Administration can confirm that the current number of shelter beds for women is proportionate to the number of women experiencing homelessness. Presently there are 111 permanent shelter beds for men (58%), 57 permanent shelter beds for women (30%), 21 rooms for families (11%), and 2 rooms for any population group (1%). Based on most recent data, women make up approximately 30% of those experiencing homelessness. Over the past year, average occupancy across all emergency shelter providers has been approximately 89%, which equates to roughly 21 of 197 permanent shelter spaces being available on an average night, including spaces dedicated for single women. In addition to the permanent shelter spaces, people can also access overnight drop-in programs at the Homelessness and Housing Help Hub (H4), the Downtown Mission, and the Essex County Homelessness Hub (ECH2).

Between June 1, 2025, and May 31, 2026, there were 214 single women who were turned away from the Welcome Centre for a variety of reasons such as no shelter beds being available, not meeting eligibility criteria, service restrictions, etc. It is important to note that these are not women with children, as they would be assigned a family room if that were the case. Furthermore, this does not mean that those single women who were turned away were left without options. There are 25 beds for women at the Downtown Mission, which are segregated from the men's beds. Based on available data at the time of writing this report, we know there were only 25 nights between Nov 2025 and April 2026 when all women's shelter beds were full. When this happens, women can access overnight drop in spaces at H4 and the Downtown Mission.

It is also important to clarify how the system responds when single women or families (i.e. one adult with one or more dependents) cannot be accommodated immediately at the Welcome Centre. All potential new clients are first assessed to see if they can be diverted to an immediate, safe option outside of the shelter system (i.e. continuing to

stay with family or friends, where appropriate) or diverted to a more appropriate shelter option such as Hiatus House for survivors of domestic violence. A shelter admission is approved by the Welcome Centre if there are no safe alternative options. When the Welcome Centre family rooms are nearing full capacity; City Administration will approve and coordinate motel rooms that can be used for families, if needed and where available. No family with children has been denied a safe overnight option, a shelter room, or an overflow motel room stay and forced to sleep on the street. The City has historically funded motel placements. The City has not had to access overflow motel/hotel space for families since May 2025.

Shelter providers are also expected to coordinate with one another when space is limited or when an individual cannot remain at a site. Best practice is for shelters to work across the shelter system to communicate and identify alternative spaces and appropriate accommodations for clients. The Welcome Centre and Hiatus House regularly coordinate client transfers between their respective programs, as needed.

Recent Discussions with the Welcome Centre

Administration also wishes to note that there have been discussions with the Welcome Centre regarding a more flexible room arrangement with two rooms being used to accommodate either families or single women, depending on the needs on any given night. This arrangement is not intended to create more permanent capacity for single women, but rather to provide the operator with flexibility to manage client behaviours and spacing by allowing two family rooms to be used temporarily for fewer women when needed and then restored to family use if family demand increases. This approach is intended to improve operational flexibility, not to reduce service levels for families. There is currently excess capacity in family rooms. However, permanently reducing family rooms increases the likelihood that overflow motel or hotel placements would again be required, resulting in an increased demand for human and financial resources to support this. The Welcome Centre advised that the City's request did not seem feasible, and that they would pause any more moves until after appearing before Council.

Risk

Furthermore, if the requested $192,000 were available annually, Administration is of the opinion that these funds could be more effectively directed toward homelessness prevention measures and long term solutions, such as ongoing rent supplements to improve housing affordability, or Emergency Rent Assistance to prevent homelessness (payment of rental arrears) or exits from homelessness (payment of first and last month's rent). This level of funding has the potential to support approximately 20-25 households, helping to stabilize housing, reduce pressure on the emergency shelter system and decrease the likelihood that a household would return to homelessness due to challenges maintaining affordability.

Additionally, Administration is regularly approached by other homelessness and supportive housing service providers with requests to increase their funding allocations. However, for Administration to approve such increases there would need to be subsequent funding reductions to other programs, or alternatively, increased funding would need to come from upper levels of government.

While there are many service providers in need of funding increases, no homelessness service providers have received an annualized funding increase for 2026 and have accepted the City's allocation.

There is only $5.2 million remaining in the Budget Stabilization Reserve (BSR). Given competing pressures across the corporation including the projected negative variance in Transit, Fire and Fuel, the City Treasurer strongly recommends against utilizing BSR as a funding source. All other reserves, inclusive of capital reserves, have been established for specific purposes and would not be appropriate to address this matter. To grant the Welcome Centre their funding request could be perceived as unfair to other service providers whose only opportunity to state their case to Council was during budget deliberations.

Conclusion

In conclusion, the City of Windsor has made substantial and sustained investments in the Welcome Centre Shelter for Women and Families through both capital and annual operating funding of $1.62 million dollars. Administration is actively monitoring shelter data across the system, and the broader shelter network continues to provide multiple options for women when one site is at capacity. Administration recognizes the pressures facing shelter operators and other homelessness service providers and will continue to advocate for increased support from upper levels of government; however, the City's 2026 funding allocations are already fully committed. Administration will continue to monitor shelter occupancy closely, work with providers to manage system pressures, and revisit funding opportunities should new resources become available.

Consultations:

Krik Whittal – Executive Director, Housing & Children's Services

Kelly Goz – Manager, Homelessness & Housing Supports (A)

Jessica Brunet – Coordinator Housing Admin & Development

Diane Wilson – Manager, Social and Affordable Housing

Approvals:

Name	Title
Dana Paladino	Commissioner, Human & Health Services
Lorie Gregg	On behalf of Commissioner, Finance and City Treasurer
Ray Mensour	Chief Administrative Officer

THE CITY OF WINDSOR ONTARIO, CANADA

Council Report: C 109/2026

Subject: Community Improvement Plan Applications in a "Lame Duck" Council Situation - City Wide

Reference:

Date to Council: July 27, 2026
Author: James Abbs
Manager - Planning- Land Information & Special Studies
519-255-6543 ext 6317
Planning & Building Services
Report Date: 7/15/2026
Clerk's File #: ACO2026

To: Mayor and Members of City Council

Recommendation:

THAT City Council **APPROVE** the following recommendations effective August 21, 2026 to November 16, 2026, unless further extended by Council, and only be applicable should Council be determined to be 'Lame Duck':

1. **THAT**, on a case-by-case basis, in order to facilitate investment in targeted neighbourhoods, heritage properties, brownfield redevelopments and targeted economic sectors for the purpose of diversifying the local economy and creating/retaining jobs, and where such applications are deemed by the Chief Administrative Officer to be in the public interest and reasonably necessary to ensure new investment are not missed, the Chief Administrative Officer **BE DELEGATED** authority to approve participation in the Economic Revitalization CIP, Downtown Windsor Enhancement Strategy and CIP, Brownfield Redevelopment CIP, Sandwich Town CIP, Main Streets Building Facade CIP, Ford City CIP, University Avenue West and Wyandotte Avenue West CIP, Community Heritage Fund, Built Heritage Fund, and Heritage Property Tax Reduction Program, with an estimated grant value exceeding $50,000, up to an estimated value of $2,500,000; and,

2. **THAT** the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to sign grant agreements between the City and CIP or Heritage Incentive applicants to implement the relevant financial incentive programs; and,

3. **THAT** the Chief Administrative Officer **BE DELEGATED** authority to approve the use of established Reserve Funds to provide funding to the respective capital projects, should eligible work for approved applications be completed to the satisfaction of the City Planner.

4. **THAT** this Delegated Authority **BE SUBJECT** to the following:

    1. **THAT** agreements between the City and CIP or Heritage Incentive applicants **BE IN ACCORDANCE** with applicable policies, requirements, and provisions contained within the relevant CIP or Heritage Bylaws and guidelines; and,

    2. **THAT** agreements between the City and CIP or Heritage Incentive applicants **ARE COMPLETED** to the satisfaction of the City Planner for content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and further,

    3. **THAT** a report **BE BROUGHT FORWARD** to City Council in early 2027 advising of all instances in which this delegation of authority was utilized.

5. **THAT** City Council **PASS BY-LAW**, being a By-Law to authorize the CAO to approve participation in financial incentive programs contained in the Economic Revitalization CIP, Downtown Windsor Enhancement Strategy and CIP, Brownfield Redevelopment CIP, Sandwich Town CIP, Main Streets Building Facade CIP, Ford City CIP, University Avenue West and Wyandotte Avenue West CIP, Community Heritage Fund, Built Heritage Fund, and Heritage Property Tax Reduction Program with an estimated grant value exceeding $50,000, up to an estimated value of $2,500,000, between August 21, 2026 to November 16, 2026, unless further extended by Council, and only be applicable should Council be determined to be 'Lame Duck'.

Executive Summary:

N/A

Background:

City Council has approved seven CIPs (Economic Revitalization CIP, Downtown Windsor Enhancement Strategy and CIP, Brownfield Redevelopment CIP, Sandwich Town CIP, Main Streets Building Facade CIP, Ford City CIP and University Avenue West and Wyandotte Avenue West CIP) for the purpose of facilitating investment in targeted neighbourhoods, brownfield redevelopment and targeted economic sectors for the purpose of diversifying the local economy. Council has also approved the Heritage Property Tax Reduction Program, and the Community Heritage Fund & Built Heritage Fund, both grant-based programs, to assist in conservation of designated heritage properties.

To date, City Council has approved a number of heritage incentive applications and applications made under each CIP representing a range of projects, including adaptive reuse of buildings, new residential unit creation, brownfield redevelopment and economic development in targeted economic sectors including manufacturing, research and development, creative industries, logistics, health & life sciences, and tourism.

With the municipal election taking place on October 26, 2026, there is the potential that the current Council be considered a 'Lame Duck' Council. This scenario could occur if

less than three-quarters of the current Council are certified as candidates as of the nomination deadline of August 21, 2026, or, after the election on October 26, 2026, if less than three-quarters of the current Council members are re-elected. Per the *Municipal Act*, should this occur, Council would be prohibited from taking the following actions:

a. Appointing or removing from office of any officer of the municipality;
b. Hiring or dismissing of any employee of the municipality;
c. Disposing of any real or personal property of the municipality which has a value exceeding $50,000 at the time of disposal; and;
d. Making any expenditures or incurring any other liability which exceeds $50,000.

Items c) and d) do not apply to items already approved within existing capital budgets.

Discussion:

The financial incentive programs contained within the seven CIPs offer a variety of grants funded by reserve accounts or property tax increases (ranging from 70%-100% of the municipal property tax increase created by a project for up to 10 years after the projects completion), with the possibility of also offsetting up to 100 percent of development charges paid for a project. For grants funded by reserve accounts, many projects apply to more than one grant, which may create a total expenditure of over $50,000. Projects applying to tax based grants often incur liabilities exceeding $50,000 due to the ten-year time horizon.

Due to the time sensitive nature of many of these projects (e.g., supply chain investments), and out of an abundance of caution, Administration finds it prudent to recommend delegation of authority to approve participation in the CIP programs to the CAO, should Council be determined to be 'Lame Duck'. This recommendation mitigates the risk of missing out on new investment or not supporting investments that hinge on the incentives provided by the CIPs.

Additionally, there may be time sensitive approvals needed where previously approved CIP applications have expired. Administration includes an expiry date within the recommendation for each individual CIP application. In some cases, it is reasonable that applicants experience delays in their project (for example, due to the pandemic) and therefore may need to return to Council for approval again. By delegating the authority to approve participation in CIP programs to the CAO during a 'Lame Duck' situation, Administration can seek new approvals for previously approved projects in a reasonable timeframe for applicants.

Similar situations apply to Heritage incentive applications, which may be tied to timing of funding applications with other levels of government, or where there is time sensitivity in the heritage repairs/conservation efforts that need to be made.

Any instances where the recommended delegated authority is used to approve a grant application will be communicated to Council subsequent to the end of Council's 'Lame Duck' status. It is important to note that by approving the recommendations in this report, Council will not be delegating any power to adopt or amend the overall 2026 municipal budget.

Risk Analysis:

There is a possibility that City Council will be deemed 'Lame Duck' on August 21, 2026, or after the election on October 26, 2026. If this were to, occur there is a moderate risk that time-sensitive proposals will come forward and be restricted from approval of the necessary incentives under one of the City's CIPs or Heritage Incentive programs to secure or support the investment.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

Tax based grants are funded via increase in municipal tax levy generated by investment in buildings and property. Approved grants are not calculated or paid out until all eligible work is completed, the property is reassessed by the Municipal Property Assessment Corporation (MPAC), and the increased taxes have been paid for a full year. Any grants approved during a potential 'Lame Duck' period would not be paid out for at least one year following approval.

Other grants associated with the CIP and Heritage incentive programs are paid from capital projects which are funded through the use of established Reserves. This report seeks delegated authority to approve use of Reserve funds as it relates to applications which may be brought forward. This delegated approval is subject to there being sufficient uncommitted funds available within the Reserves.

Consultations:

Jason Campigotto – Deputy City Planner - Growth

Aaron Farough – Senior Legal Counsel

Conclusion:

In the event of a 'Lame Duck' Council, the recommended measures will provide Administration with the tools to ensure the City does not miss out on attracting new investments or supporting investments that hinge on the incentives provided by the City's CIPs and Heritage Incentive programs.

Planning Act Matters:

N/A

Approvals:

Name	Title
Jason Campigotto	Deputy City Planner - Growth
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Andrew Daher	Commissioner, Corporate Services
Lorie Gregg	On behalf of Commissioner, Finance & City Treasurer
Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

BY-LAW NUMBER 109-2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27th day of July, 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. That subsection 91.10 of said by-law, is amended by adding the following paragraph:

24. NORTH SIDE OF CAPITOL STREET, BETWEEN LILLIAN AVENUE AND REMINGTON AVENUE

For the lands comprising of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, a *Semi-Detached Dwelling* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Semi-Detached Dwelling:*

a) *Gross Floor Area: maximum* 478 m^2

[ZDM 8; ZNG/7356]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 5 to that shown in Column 6:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendment Number	5. Zoning Symbol	6. New Zoning Symbol
1	8	Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106 (North side of Capitol Street, between Lillian Avenue and Remington Avenue; 654 Capitol Street; Roll No. 070-050-12802)	N/A	RD1.3	RD1.3x(24)

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

Item No. 13.2

BY-LAW NUMBER 110-2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27th day of July, 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. That subsection 91.10 of said by-law, is amended by adding the following paragraph:

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**

For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use,* and the following additional provisions shall apply to a *Child Care Centre:*

a) *Parking Area* separation from an *interior lot line: minimum* 0.67 m

[ZDM 7; ZNG/7372]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 5 to that shown in Column 6:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendment Number	5. Zoning Symbol	6. New Zoning Symbol
1	7	Part Block C, Registered Plan 1475 (Northwest corner of Turner Road and Mohawk Street; 1785 Turner Road; Roll No. 020-240-02900)	N/A	CD1.4	CD1.4x(29)

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

BY-LAW NUMBER 111-2026

A BY-LAW TO REPEAL BY-LAW NUMBER 106-2010, BEING A BY-LAW PERTAINING TO THE DEPOSIT OF MONIES TO MEET THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK, CURBING OR PAVED BOULEVARD IN THE CITY OF WINDSOR

Passed the 27th day of July, 2026.

WHEREAS it is deemed expedient to repeal By-Law Number 106-2010 of The Corporation of the City of Windsor, being a by-law pertaining to the deposit of monies to meet the cost of repairing any damage to the sidewalk, curbing or paved boulevard in the City of Windsor, passed on the 28th day of June 2010;

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

1. That By-Law Number 106-2010 being "a by-law pertaining to the deposit of monies to meet the cost of repairing any damage to the sidewalk, curbing or paved boulevard in the City of Windsor" is hereby repealed.

2. 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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

BY-LAW NUMBER 112-2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27th day of July, 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. That subsection 91.10 of Section 91, of said by-law, is amended by adding the following clause:

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 west *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]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 5 to that shown in Column 6:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendment Number	5. Zoning Symbol	6. New Zoning Symbol
1	7	Lots 6 & 7 and Part of Lot 8, Plan 131; PIN 01165-0522 LT (located on the east side of Howard between Erie Street East and Giles Boulevard East; Roll No 030-300-08002)		RD2.2	RD2.2x(28)

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

BY-LAW NUMBER 113-2026

A BY-LAW TO ADOPT AMENDMENT NO. 198 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR

Passed the 27th day of July, 2026.

WHEREAS pursuant to the provisions of Section 17(1) of the *Planning Act*, R.S.O. 1990, c. P.13 as amended, the Minister of Municipal Affairs and Housing (Minister) is the approval authority in respect of the approval of a plan as an official plan.

AND WHEREAS Section 17(9) of the said *Planning Act* provides that the Minister may by order exempt a proposed official plan amendment from his approval under Section 17(1) of the said Act.

AND WHEREAS pursuant to the provisions of Ontario Regulation 525/97 most amendments to the official plan of the City of Windsor commenced after January 19, 1998 are exempt from the approval of the said Minister.

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

1. That Amendment No. **198** to the Official Plan of the City of Windsor, attached hereto, is hereby adopted.

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

AMENDMENT NO. 198

TO THE

OFFICIAL PLAN

CITY OF WINDSOR

Part D (Details of the Amendment) of the following text and attached Schedule A of the City of Windsor Official Plan constitute Amendment No. 198.

Also included, but not constituting part of the Amendment, are explanations of Purpose, Location, Background, and Implementation of the Amendment, and Appendix A (Results of Public Notification).

A. PURPOSE:

The purpose of Amendment No. 198 is to amend Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan by designating the subject parcel as a Special Policy Area and to add a Special Policy Area to Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan to allow for low-profile residential uses on the subject land within a Mixed Use Corridor.

B. LOCATION:

The amendment applies to the land described as 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.

C. BACKGROUND:

The Applicant is requesting an Official Plan Amendment that, notwithstanding the designation of these lands as "Mixed Use Corridor" on Schedule D: Land Use in Volume I: The Primary Plan of the City of Windsor Official Plan, that Stacked Dwelling and Townhome Dwelling shall be additional permitted main uses.

The Applicant is also requesting a Zoning By-law Amendment changing the zoning from RD1.1 and HRD.1 to RD3.2 and by adding a zoning exception to allow the Stacked Dwelling and Townhome Dwelling and exceptions in landscaped area, minimum parking area separation, building height and building setback from certain lot lines.

The Applicant proposes to construct 4 townhome dwellings (16 units) adjacent to Howard Avenue and 2 multiple dwellings with a maximum height of 20.0 m, containing 162 units, 220 parking spaces (204 spaces: multiple dwellings; 16 spaces: townhome dwellings) including 6 accessible spaces and 30 visitor spaces, 3 loading spaces & 12 bicycle parking spaces. Vehicular access is to Howard Avenue.

The development as proposed will be subject to site plan control.

The subject land is designated "Mixed Use Corridor" on *Schedule D: Land Use* in Volume I: The Primary Plan of the Official Plan. The designation provides for a range of commercial and residential uses.

The subject land is zoned Residential District 1.1 (RD1.1) and Holding Residential District 1.1 (HRD1.1) by Zoning By-law 8600.

When Official Plan Amendment 198 is approved, the requested zoning amendment will conform to the Zoning Amendment Policies in Section 11.6.3 of the Official Plan and conform to the general policy direction of the Official Plan.

D. DETAILS OF THE AMENDMENT:

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

LOCATION	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.
ADDITIONAL PERMITTED MAIN USES	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.

E. IMPLEMENTATION:

1) This amendment is to be implemented by an amendment to Zoning By-law 8600 as recommended in Report Number S 30/2026 (OPA 198 OPA/7343 Z-034/25 ZNG/7342), recommended for approval by the Development and Heritage Standing Committee (DHSC) on June 1, 2026, (SCM 185/2026 DHSC 824), and approved by Council on June 29, 2026 (CR273/2026)

2) The proposed development will be deemed a development per Section 41(1) of the Planning Act and therefore, Site Plan Control will be an additional tool for the implementation of this amendment.

APPENDIX A

The following are the results of public notification of the amendments and the outcome of public meetings. Comments relate to the Official Plan Amendment and the associated rezoning amendment.

DEVELOPMENT & HERITAGE STANDING COMMITTEE (DHSC):

A meeting of the DHSC was held on June 1, 2026, to consider the applications (OPA 198 OPA/7343 Z-034/25 ZNG/7342) and Staff Report S 30/2026. This is the statutory public meeting required by the Planning Act. Below is an extract from the minutes of the meeting:

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

Adam Szymczak (author), Senior Planner – Development, presents application.

Karl Tanner (agent) states that he is in support of Administration recommendations and available for questions.

David Mady (agent) and Josh Burns (agent) is available for questions.

Joelle Saad (area resident) states that Council has a responsibility to ensure that growth is sustainable and does not cause any undue pressure on existing municipal services. Ms. Saad states concerns of increased vehicular and pedestrian traffic, reduction of privacy with the development having direct site lines into properties due to the height of the building, sanitary sewer capacity, risk of sewer surcharging, flooding, causing increased capital costs, and the completion of an environmental assessment.

Councillor Marignani inquires about the fencing for the development. Mr. Tanner states that fencing and landscaping will be dealt with at the Site Plan Control and if there are additional recommendations inform us so it can be added to the plan.

Councillor Marignani inquires whether building height limit can be limited. Mr. Szymczak states that the Committee can recommend a different height limit and a screening fence adjacent to the parking lot is a requirement of the zoning by-law.

Councillor Marignani inquires if the height can be adjusted after approval. Mr. Szymczak states that if the Committee recommends approval, the the proposed height is also being recommended for approval.

Councillor Fred Francis inquires whether this development brings the sewers to its maximum capacity. Mr. Winters states that this development along with prior approved developments will leave the sewers at 90% capacity.

Councillor Francis inquires when will updates to the infrastructure capacity for the Howard Corridor be slated to meet area development needs. Colleen Middaugh states some funding within the Capital Budget can be committed towards a 400-metre section of the sanitary sewer and advance the design and construction ahead of the remainder of the corridor, all subject to Council approval.

Councillor Francis inquires why this would not be part of the recommendation to mitigate flooding. Mr. Winters states that current capacity will accommodate all approved developments. Mr. Winters states that the issue with capacity is limited to a minor segment of sanitary within the corridor.

Councillor Francis inquires if only the 400 m segment of Howard Avenue can be completed separately or if the whole corridor must be upgraded. Mr. Winters states that this section of sanitary can be upgraded prior to any upgrades to the entire corridor. Ms. Middaugh discusses the timeline and cost of the project and states that there are enough budget dollars to pre-commit for designing the project.

Chair Morrison inquires about the plan and timeline for implementing the development. Mr. Tanner states that should the application move forward, Site Plan Control approval will likely take until the end of the year with construction starting early next year. Mr. Tanner states that the overall construction to completion would take three to four years.

Ms. Saad inquires about the orientation of the development. Mr. Tanner states that the two buildings will be perpendicular to Howard Avenue.

Councillor Francis states that he cannot support this based on his concerns for infrastructure development and sewer capacity.

Councillor Mark McKenzie inquires if Administration can draft a separate report for plans and high-level costs to address capacity concerns.

Chair Morrison states that he supports the development knowing that the sewer segment of Howard Avenue can be upgraded to support capacity within the section of the corridor.

Moved by: Member Anthony Arbour
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 824**

2. 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.

3. 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

LOCATION	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.
ADDITIONAL PERMITTED MAIN USES	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.

4. 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.

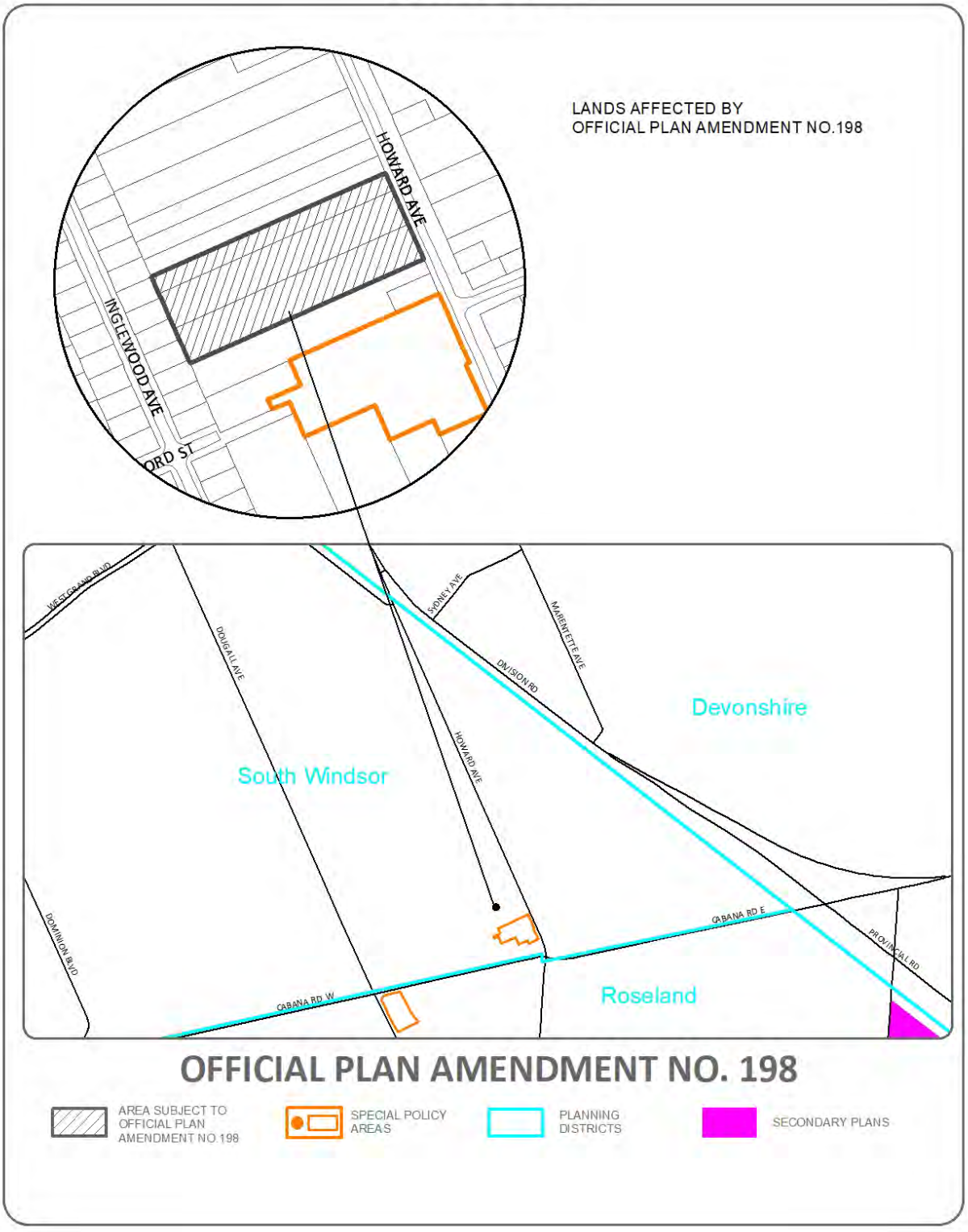
Councillor Fred Francis voting nay.

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

CITY OF WINDSOR COUNCIL MEETING:

A meeting of City Council was held on June 29, 2026, at which time the recommendations of Administration (S 30/2026) and the DHSC (SCM 185/2026) were considered by City of Windsor Council. City Council approved the recommendation of DHSC (CR273/2026 DHSC 824).

SCHEDULE A


LANDS AFFECTED BY
OFFICIAL PLAN AMENDMENT NO.198
HOWARD AVE
INGLEWOOD AVE
ORD ST
WEST GRAND BLVD
DOUGALL AVE
SYDNEY AVE
MARENTETTE AVE
DIVISION RD
South Windsor
Devonshire
HOWARD AVE
DOMINION BLVD
CABANA RD W
CABANA RD E
PROVINCIAL RD
Roseland
OFFICIAL PLAN AMENDMENT NO. 198
AREA SUBJECT TO OFFICIAL PLAN AMENDMENT NO.198
SPECIAL POLICY AREAS
PLANNING DISTRICTS
SECONDARY PLANS

BY-LAW NUMBER 114-2026

A BY-LAW TO AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27th day of July, 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law", passed the 31st day of March 1986, as heretofore amended:

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

1. That Section 91.10 of said by-law is amended by adding the following clause:

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]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 5 to that shown in Column 6:

1. Item Number	2. Zoning District Map	3. Lands Affected	4. Official Plan Amendment Number	5. Current Zoning Symbol	6. New Zoning Symbol
1	9	S PT Lot 24, Lots 25 & 26, Plan 1431; PIN 01299-0330, 01299-0025, 01299-0026 (3771, 3783, 3793 Howard Avenue; Roll No. 080-033-01800, 080-033-01900, 080-033-02000; west side of Howard Avenue between Holburn Street and Sandison Street)	198	RD1.1 HRD1.1	RD3.2x(23)

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

Item No. 13.7

BY-LAW NUMBER 115-2026

A BY-LAW TO ADOPT AMENDMENT NO. 201 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR

Passed the 27th day of July, 2026.

WHEREAS pursuant to the provisions of Section 17(1) of the *Planning Act*, R.S.O. 1990, c. P.13 as amended, the Minister of Municipal Affairs and Housing (Minister) is the approval authority in respect of the approval of a plan as an official plan.

AND WHEREAS Section 17(9) of the said *Planning Act* provides that the Minister may by order exempt a proposed official plan amendment from his approval under Section 17(1) of the said Act.

AND WHEREAS pursuant to the provisions of Ontario Regulation 525/97 most amendments to the official plan of the City of Windsor commenced after January 19, 1998 are exempt from the approval of the said Minister.

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

1. That Amendment No. **201** to the Official Plan of the City of Windsor, attached hereto, is hereby adopted.

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

AMENDMENT NO. 201

TO THE

OFFICIAL PLAN

CITY OF WINDSOR

Part D (Details of the Amendment) of the following text and attached Schedule A of the City of Windsor Official Plan constitute Amendment No. 201.

Also included, but not constituting part of the Amendment, are explanations of Purpose, Location, Background, and Implementation of the Amendment, and Appendix A (Results of Public Notification).

A. PURPOSE:

The purpose of Amendment No. 201 is to amend Schedule “D” of Volume I: The Primary Plan of the City of Windsor Official Plan by changing the land use designation from “Open Space” to “Residential”.

B. LOCATION:

The amendment applies to the land described as 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.

C. BACKGROUND:

The subject parcel was identified as a property with immediate potential for development for all types of housing needs, including affordable housing and missing middle housing, through the **Housing Solutions Made for Windsor** initiative. In April 2026, the City announced that a joint venture (“Developer”) between Valente Development Corporation and Bear Construction and Engineering Inc. was selected to build the proposed multiple dwelling and new clubhouse.

The subject land is designated “Open Space” on Schedule D: Land Use in Volume I: The Primary Plan of the Official Plan. The designation provides for a range of open space, recreational, and natural heritage uses.

The subject land is zoned Green District 1.2 (GD1.2) by Zoning By-law 8600.

The Applicant is requesting an Official Plan Amendment changing the land use designation on Schedule D: Land Use in Volume I: The Primary Plan of the City of Windsor Official Plan from “Open Space” to “Residential”.

The Applicant is also requesting a Zoning By-law Amendment changing the zoning from GD1.2 to RD3.2 and by adding a zoning exception to allow a Multiple Dwelling with exceptions for building height, building setbacks, landscaped area, and reductions in minimum separations for a parking area.

When Official Plan Amendment 201 is approved, the requested zoning amendment will conform to the Zoning Amendment Policies in Section 11.6.3 of the Official Plan and conform to the general policy direction of the Official Plan.

The Developer proposes to construct one Multiple Dwelling having a maximum building height of 17 metres over 4-storeys and consisting of 48 dwelling units. A total of 85 parking spaces is proposed including 11 visitor parking spaces in a surface lot adjacent to Kennedy Drive, and 74 parking spaces and 5 bicycle parking spaces in a below-grade parking garage. Four accessible parking spaces and one access area to Kennedy Drive is proposed.

The development as proposed will be subject to site plan control.

D. DETAILS OF THE AMENDMENT:

1. 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”.

E. IMPLEMENTATION:

1) This amendment is to be implemented by an amendment to Zoning By-law 8600 as recommended in Report Number S 31/2026 (OPA 201 OPA/7362 Z-005/26 ZNG/7361), recommended for approval by the Development and Heritage Standing Committee (DHSC) on June 1, 2026, (SCM 187/2026) , and approved by Council on June 29, 2026 (CR277/2026 DHSC 825).

2) The proposed development will be deemed a development per Section 41(1) of the Planning Act and therefore, Site Plan Control will be an additional tool for the implementation of this amendment.

APPENDIX A

The following are the results of public notification of the amendments and the outcome of public meetings. Comments relate to the Official Plan Amendment and the associated rezoning amendment.

DEVELOPMENT & HERITAGE STANDING COMMITTEE (DHSC):

A meeting of the DHSC was held on June 1, 2026, to consider the applications (OPA 201 OPA/7362 Z-005/26 ZNG/7361) and Staff Report S 31/2026. This is the statutory public meeting required by the Planning Act. Below is an extract from the minutes of the meeting:

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

Adam Szymczak (author), Senior Planner – Development, presents application.

Karl Tanner (agent), Peter Valente (developer) and Daniel Soleski (architect) are available for questions.

Albert Schepers (area resident) states concerns of lack of transparency for details on the property, prior public consultations and ward meeting have been ignored, inadequate storm water storage per the county storm water management requirements, lack of neighbourhood outdoor amenity space, several zoning concessions for the development that will set a precedence for other projects. Mr. Schepers states additional concerns of the sale of the property not matching market value, how will development related costs be recovered to taxpayers, how will this development contribute to the cost of infrastructure to support it. Mr. Schepers states concerns for setting precedence for future developments, inappropriate tax use for future private and public development, and were other sites such as Little River Golf Course considered prior to this one.

James Demers (area resident) states concerns of the loss of a community centre for curling, tax dollars spent taking down a community centre that could have been repurposed for other activities, affect sewers, decreased greenspace to absorb water runoff, increased traffic and traffic light timing.

Councillor Francis inquires about the process of rezoning and why the Committee is being asked to support this development, when pre-emptive announcements have already been made about the project. Mr. Robertson states that the rezoning is a Planning Act requirement.

Councillor Francis quotes the comment provided by ERCA regarding excess run-off and conditions and inquires should ERCA not approve, will the development not move forward. Mr. Robertson states that the ERCA permit is a condition of Planning Act approval.

Councillor Francis inquires if the subject land has already been sold. Jelena Payne defers the question to Joe Baker. Mr. Baker states that land price is included in a Development Agreement with the developer that has conditions that must be met before closing. Rezoning is one of the conditions to be met to finalize the sale of the property.

Councillor Francis inquires if the ERCA requirements are part of the Development Agreement. Mr. Baker states that it is not and is part of the Site Plan Control process.

Councillor Francis inquires if rezoning is the last requirement to complete to close the sale. Mr. Farough states that he is not aware of the nature of the agreement and that it would need to be reviewed and if there are any confidentiality provisions. Mr. Farough states that the City still owns the lands.

Councillor Francis inquires about the appraisal of the subject land. Mr. Baker states that a commercial real estate services company was hired to provide advice regarding the value of the land; however, the City did not use the results provided as the comparable properties differed from the subject land (e.g. none included underground parking). Ms. Payne conforms that, at the direction of Council and as part of the broader Expression of Interest for the Housing Solutions Made for Windsor process, an appraiser was not retained.

Councillor Francis inquires if we followed the City of Windsor policy as to the sale of this land. Ms. Payne states that Legal Counsel has advised there is a policy and Council sets and amends policies as necessary.

Councillor Francis inquires about ERCA flooding concerns and whether Administration believes that there is an increased risk of flooding or negative affects on the London Drain. Mr. Winters states that comments submitted by ERCA are standard with no objection to the rezoning with appropriate approval will need to be completed such as ERCA permits and clearance and covered under Site Plan Control.

Councillor Francis inquires if this development would cause no concern for flooding in the area. Mr. Winters states that Storm Water Management approval and compliance with the City of Windsor standards will be required. Mr. Winters states that the applicant must meet all standards and approvals needed to proceed with development, and the Engineering Department would approve the development.

Councillor Francis inquires about the height of the building and whether this exceeds four storeys. Mr. Szymczak states that the building height cannot exceed seventeen metres.

Councillor Francis inquires about the Green District zoning and what use does it permit. Mr. Szymczak states that it is only open space.

Councillor Francis inquires about other Residential District 3.2. Mr. Szymczak states that it allows for higher density residential housing.

Councillor Francis inquires about Official Plan Amendment 159 and the restrictions to height on Cabana Road versus Kennedy. Mr. Robertson states that an evaluation of the Official Plan was conducted and this development falls outside of the Cabana Road corridor height limits.

Councillor Francis inquires if this development would not be approved on Cabana Road due to the height restrictions. Mr. Robertson agrees and states that it would not be approved as it exceeds three stories.

Councillor Francis inquires if this development is allowed to move forward would Administration allow a similar build with the right circumstances. Mr. Szymczak states that Staff, DHSC and Council do not create precedent and that he will not respond to the hypothetical situation.

Councillor Francis inquiries about the Provincial Policy Statement (PPS) and affordable housing. Mr. Robertson states that the PPS refers to a mix of housing within a neighbourhood and the expectation for this location will not be affordable.

Councillor Francis inquires about the comments provided by residents at the public open houses and when they would be provided as he understood that they would be brought forward at the rezoning phase. Mr. Baker states the results of the open house are available for the public to view online at the Housing Solutions Made for Windsor website and appended to at the Expression of Interest open house as well.

Councillor Francis inquires if the survey results and comments could be provided to City Council when this application is heard. Mr. Baker states that they can be provided.

Councillor Francis puts forward a motion to deny the recommendations. Councillor Francis states concern with not having a proper land appraisal and knowing the value of the land prior to selling public lands and adhering the City policies.

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**.

Nay votes: Councillors Mark McKenzie, Jim Morrison and Member Anthony Arbour

Moved by: Councillor Mark McKenzie
Seconded by: Member Anthony Arbour

Decision Number: **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.

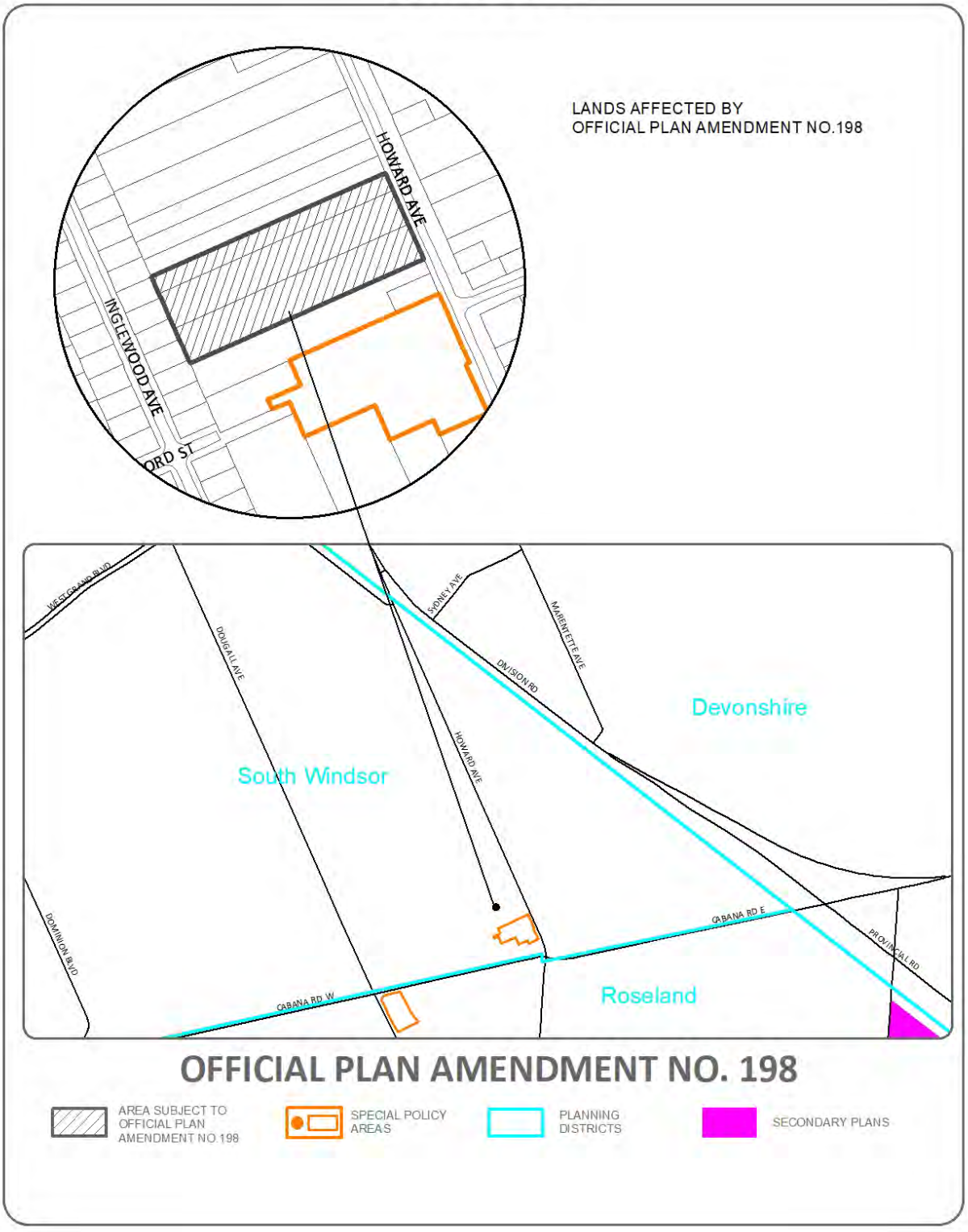
Carried.
Councillors Fred Francis and Angelo Marignani voting nay.

Report Number: S 31/2026
Clerk's File: Z/15159 & Z/15160

CITY OF WINDSOR COUNCIL MEETING:

A meeting of City Council was held on June 29, 2026, at which time the recommendations of Administration (S 31/2026) and the DHSC (SCM 187/2026; DHSC 825) were considered by City of Windsor Council. City Council approved the recommendation of DHSC (CR277/2026).

SCHEDULE A


LANDS AFFECTED BY
OFFICIAL PLAN AMENDMENT NO.198
HOWARD AVE
INGLEWOOD AVE
ORD ST
WEST GRAND BLVD
DOUGALL AVE
SYDNEY AVE
MARENTETTE AVE
DIVISION RD
Devonshire
South Windsor
HOWARD AVE
DOMINION BLVD
CABANA RD W
CABANA RD E
PROVINCIAL RD
Roseland
OFFICIAL PLAN AMENDMENT NO. 198
AREA SUBJECT TO OFFICIAL PLAN AMENDMENT NO.198
SPECIAL POLICY AREAS
PLANNING DISTRICTS
SECONDARY PLANS

BY-LAW NUMBER 116-2026

A BY-LAW TO AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27th day of July, 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law", passed the 31st day of March 1986, as heretofore amended:

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

1. That Section 91.10 of said by-law is amended by adding the following clause:

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]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 5 to that shown in Column 6:

1. Item Number	2. Zoning District Map	3. Lands Affected	4. Official Plan Amendment Number	5. Current Zoning Symbol	6. New Zoning Symbol
1	9	Part of Block E, Plan 1241, further identified as Part of Part 1, Plan 12R-30034 (Part of PIN 01289-2151), (455 Kennedy Drive West; Roll No. 080-090-03200; south side of Kennedy Drive West at McGregor Boulevard)	201	GD1.2	RD3.2x(26)

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

BY-LAW NUMBER 117-2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 27th day of July, 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. By-law Number 8600 is further amended by changing the District Maps or parts thereof of the said by-law and made part thereof, so that the zoning district symbol of the lands therein and hereinafter described shall be changed from that shown in Column 5 hereof to that shown in Column 6 hereof:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendment Number	5. Zoning Symbol	6. New Zoning Symbol
1	8	Lots 265 to 270, inclusive, Registered Plan 558, Sandwich West, Windsor; Roll No. 080-590-06200-0000 and 080-590-06300-0000; east side of Dominion Boulevard between Northwood Street and Ojibway Street	n/a	HRD1.1	RD1.1

2. That Schedule ‘A’, attached hereto, is hereby declared to form part of this amending by-law.

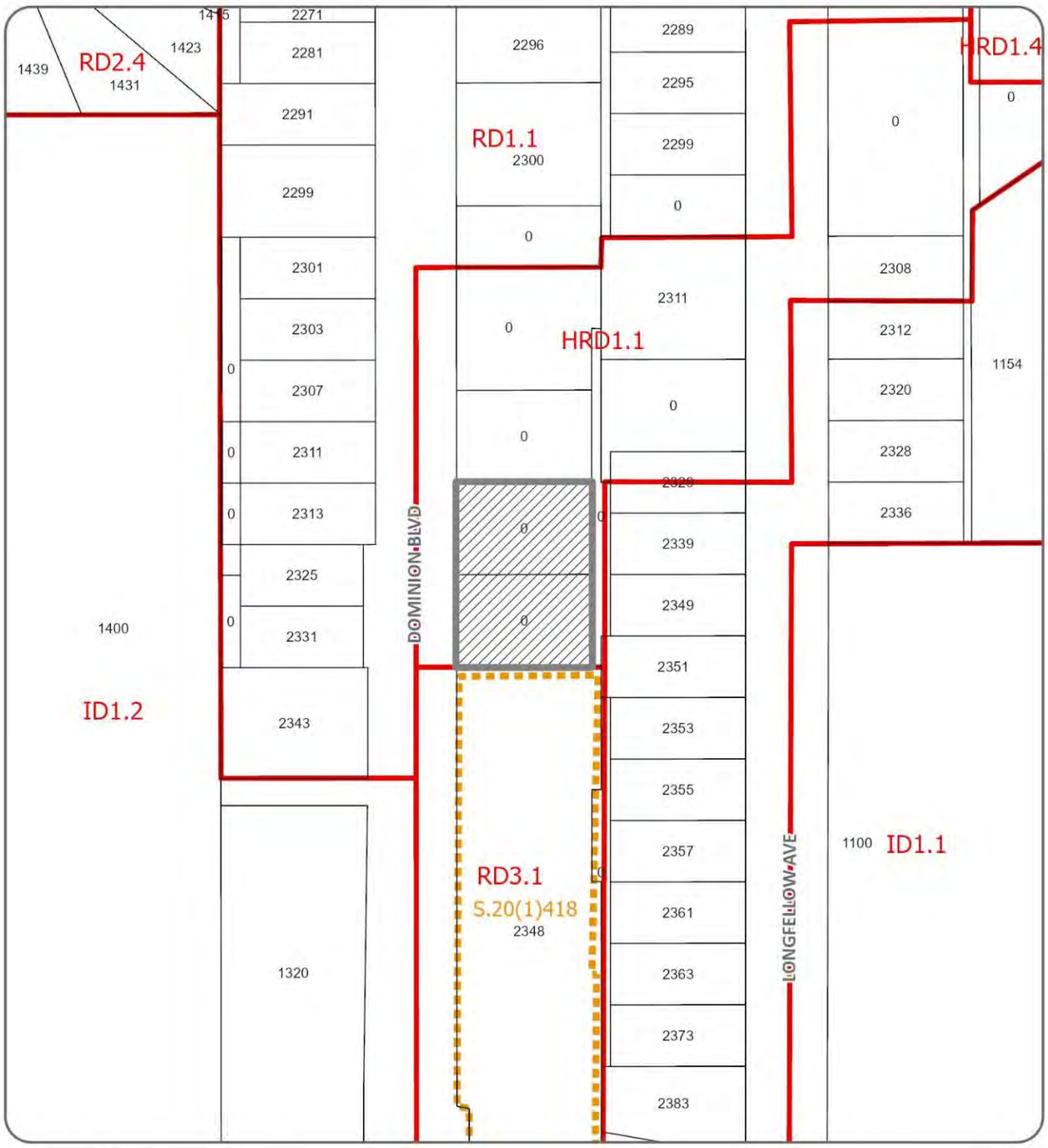
This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on July 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026



PART OF ZONING DISTRICT MAP 8

N.T.S.

H-REMOVAL

Applicant: City of Windsor

SUBJECT LANDS TO BE ZONED RD1.1

PLANNING & BUILDING DEPARTMENT

DATE : JUNE 2026
FILE NO. : H 002-26, HRM-7373

THIS IS SCHEDULE "A" TO BY-LAW 117-2026

MAYOR _____ CLERK _____

Item No. 13.10

BY-LAW NUMBER 118-2026

A BY-LAW TO DELEGATE AUTHORITY TO THE CHIEF ADMINISTRATIVE OFFICER TO APPROVE REAL ESTATE TRANSACTIONS BETWEEN AUGUST 21, 2026 AND NOVEMBER 14, 2026 (THE "LAME DUCK PERIOD")

Passed the 27th day of July, 2026.

WHEREAS by the combined effect of subsections 275(1) and 275 (3) (d) of the *Municipal Act, 2001, S.O. 2001, c.25,* as amended, (the "Act"), if one of the triggering events identified in subsection 275(1) of the Act comes about and Council becomes a "Lame Duck Council", the Council of a municipality shall not make any expenditures or incur any other liability which exceeds $50,000 after the first day during the election for a new Council to the date of the new Council taking office following the election;

AND WHEREAS subsection 275(6) of the Act provides that the above identified provisions do not prevent any person or body exercising any authority of a municipality that is delegated to the person or body prior to nomination day for the election of the new council;

AND WHEREAS the Council of The Corporation of the City of Windsor deems it expedient to delegate authority to the Chief Administrative Officer to approve real estate transactions entered into by The Corporation of the City of Windsor during the Lame Duck Period;

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

1. During the time period commencing on August 21, 2026 and ending on November 14, 2026, the Chief Administrative Officer is delegated authority to approve real estate transactions entered into by The Corporation of the City of Windsor.

2. Paragraph 1 shall only take effect if the Council of The Corporation of the City of Windsor becomes a Lame Duck Council by virtue of any of the events described in s. 275(1) of the Act.

3. This by-law shall come into force and take effect after the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on July 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

BY-LAW NUMBER 119-2026

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

Passed the 27th 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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

Item No. 13.12

BY-LAW NUMBER 120-2026

A BY-LAW TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC") FOR FINANCING A CERTAIN CAPITAL WORK OF THE CORPORATION OF THE CITY OF WINDSOR (THE "MUNICIPALITY"); TO AUTHORIZE TEMPORARY BORROWING FROM OILC TO MEET EXPENDITURES IN CONNECTION WITH SUCH CAPITAL WORK; AND TO AUTHORIZE LONG-TERM BORROWING FOR SUCH CAPITAL WORK THROUGH THE ISSUE OF DEBENTURES TO OILC

Passed the 27th day of July, 2026.

WHEREAS the *Municipal Act*, *2001* (Ontario), as amended, (the "**Act**") provides that a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS clause 405 (1)(a) of the Act provides, amongst other things, that a municipality may authorize temporary borrowing to meet expenditures made in connection with a work to be financed in whole or in part by the issue of debentures if, the municipality is an upper-tier municipality, a lower-tier municipality in a county or a single-tier municipality and it has approved the issue of debentures for the work;

AND WHEREAS subsection 401 (1) of the Act provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (1) of the Act also provides that a municipality shall authorize long-term borrowing by the issue of debentures or through another municipality under section 403 or 404 of the Act;

AND WHEREAS subsection 408 (3) of the Act provides that the term of a debt of a municipality or any debenture or other financial instrument for long-term borrowing issued for it shall not extend beyond the lifetime of the capital work for which the debt was incurred and shall not exceed 40 years;

AND WHEREAS clause 408 (4)(a) of the Act provides that a debenture by-law shall provide for raising in each year as part of the general upper-tier levy or the general municipality levy the amounts of principal and interest payable in each year under the by-law to the extent that the amounts have not been provided for by other taxes or by fees or charges imposed on persons or property by a by-law of any municipality and clauses 408 (4) (b) and (c) provide that a debenture by-law shall include provisions that contemplate the payment of principal and interest in each year. Subsection 408 (5) of the Act further provides that the total amount of principal and interest that must be raised in a year under clause 408 (4)(a) of the Act does not include any outstanding amount of principal specified as payable on the maturity date of a debenture if one or more refinancing debentures are issued by the municipality on or before the maturity date in respect of the outstanding principal;

AND WHEREAS OILC has invited Ontario municipalities wishing to obtain debt financing in order to meet capital expenditures incurred or to be incurred in connection with eligible capital works, to make an application to OILC for such financing by completing and submitting an application in the form provided by OILC (the "**Application**") and by entering into a financing agreement and/or a rate offer letter agreement with OILC (the "**Financing Agreement and/or the rate offer letter agreement**");

AND WHEREAS the Financing Agreement and/or the rate offer letter agreement will provide for: (i) the provision of temporary borrowing from OILC, pending the issue of debentures, for the Capital Work described in column (2) of Schedule "A" attached hereto and forming part of this By-law ('**Schedule "A"**'), hereinafter referred to as the "**Capital Work**", in a principal amount which does not exceed the maximum debenture amount set out in column (4) of Schedule "A" (the "**Maximum Debenture Amount**"); and (ii) the provision of long-term borrowing from OILC pursuant to the issuance of debentures for the Capital Work in a principal amount which does not exceed the Maximum Debenture Amount, subject to the terms and conditions of the Financing Agreement and/or the rate offer letter agreement;

AND WHEREAS the Council of the Municipality has passed the by-laws enumerated in column (1) of Schedule "A" authorizing the Capital Work in the amount of the estimated expenditure set out in column (3) of Schedule "A" (the "**Estimated Expenditure**");

AND WHEREAS before the Council of the Municipality approved the Capital Work in accordance with section 4 of Ontario Regulation 403/02 (the "**Regulation**"), the Council of the Municipality had its Treasurer calculate an updated limit in respect of its then most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing (as so updated, the "**Updated Limit"**), and the Treasurer calculated the estimated annual amount payable in respect of the Capital Work based on long-term financing for such Capital Work in an amount that did not exceed the Maximum Debenture Amount for the Capital Work, and determined that the estimated annual amount payable in respect of the Maximum Debenture Amount, did not cause the Municipality to exceed the Updated Limit, and accordingly the approval of the Ontario Land Tribunal, pursuant to the Regulation, was not required before such Capital Work was authorized by the Council of the Municipality;

AND WHEREAS the Municipality has completed and submitted, or is in the process of completing and submitting, the Application to request financing for the Capital Work by way of long-term borrowing through the issue of debentures to OILC and, if applicable, by way of temporary borrowing from OILC pending the issue of such debentures;

AND WHEREAS OILC has accepted and has approved or will notify the Municipality only if it accepts and approves, the Application, as the case may be.

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

1. The Council of the Municipality hereby confirms, ratifies and approves the execution by the City Treasurer of the Application and the submission by such authorized official of the Application, duly executed by such authorized official, to OILC for the financing of the Capital Work in an amount that does not exceed **$119,400,000.00** (the Maximum Debenture Amount set out in column (4) of Schedule "A"), substantially in the form of Schedule "B" attached hereto and forming part of this By-law, with such changes thereon as such authorized official may hereafter approve, such execution and delivery to be conclusive evidence of such approval.

2. The Mayor and the City Treasurer are hereby authorized to negotiate and enter into, execute and deliver for and on behalf of the Municipality the Financing Agreement and/ or the rate offer letter agreement on such terms and conditions as such authorized officials may approve, such execution and delivery to be conclusive evidence of such approval, provided that the Financing Agreement and/ or the rate offer letter agreement is/are satisfactory in legal form to the City Solicitor and satisfactory in financial content to the City Treasurer, or designates.

3. The Mayor and the City Treasurer are hereby authorized, pending the substantial completion of the Capital Work, or as otherwise agreed with OILC, to temporarily borrow from OILC pursuant to section 405 of the Act in respect of the Capital Work, on the terms and conditions provided in the Financing Agreement , if applicable, on such other terms and conditions as such authorized officials may approve. The Financing Agreement , if applicable, provides that the information contained in the Record, as defined in the Financing Agreement, in respect of such temporary borrowing shall be deemed final, conclusive and binding on the Municipality, and such provision is hereby approved. The City Treasurer is authorized to sign such certifications as OILC may require in connection with such borrowing in respect of the Capital Work; provided that the amount of borrowing for the Capital Work does not exceed the Maximum Debenture Amount for such Capital Work.

4. Subject to the terms and conditions of the Financing Agreement and/or the rate offer letter agreement and such other terms and conditions as OILC may otherwise require, the Mayor and the City Treasurer are hereby authorized to long-term borrow for the Capital Work and to issue debentures, including refinancing debentures, if applicable, to OILC on the terms and conditions provided in the Financing Agreement and/or the rate offer letter agreement and on such other terms and conditions as such authorized officials may approve (the "**Debentures**"); provided that the principal amount of the Debentures issued in respect of the Capital Work does not exceed the Maximum Debenture Amount for such Capital Work.

5. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding the amounts that the Municipality fails to pay to OILC on account of any unpaid indebtedness of the Municipality to OILC in respect of any outstanding temporary borrowing and/or the Debentures, as the case may be, and to pay such amounts to OILC from the Consolidated Revenue Fund.

6. The Municipality shall provide for raising in each year as part of the general levy, the amounts of principal and interest payable in each year in respect of any outstanding temporary borrowing , if applicable, and/or any Debenture outstanding pursuant to the Financing Agreement and/or the rate offer letter agreement, to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality, subject to the ability of the Municipality to issue one or more refinancing debentures on or before the maturity date in respect of the outstanding principal, if applicable. As a matter of clarification, any amounts payable by the Municipality as interest in respect of temporary borrowing shall be paid out of current revenue.

7. The Mayor and the City Treasurer are hereby authorized to enter into, execute and deliver the Financing Agreement and/or the rate offer letter agreement and to issue the Debentures, one or both of the City Clerk and the City Treasurer are hereby authorized to generally do all things and to execute all other documents and papers in the name of the Municipality in order to perform the obligations of the Municipality under the Financing Agreement to request and receive any temporary borrowing, pending the issue of the Debentures, if applicable, and to issue the Debentures, and the City Clerk or the City Treasurer is authorized to affix the Municipality's municipal seal to any such documents and papers.

8. The money realized in respect of any temporary borrowing for the Capital Work, if applicable, and the Debentures, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to any such temporary borrowing, if any, and to the issue of the Debentures, if any, shall be apportioned and applied to the Capital Work and to no other purpose except as permitted by the Act.

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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

Schedule “A”
to By-Law 120-2026

	(1)	(2)	(3)	(4)
Item #	**Authorizing By-Law Number**	**Description of Capital Work**	**Estimated Expenditure**	**Maximum Debenture Amount** (cannot exceed the Estimated Expenditure)
			$	$
1	21-2026 55-2026	Sandwich South Redevelopment Capital Work Phases 1 and 2 project	119,400,000.00	119,400,000.00

Infrastructure Ontario

Webloans Loan Application PDF

FA Number	2115
Application for	Windsor, The Corporation of The City of

Projects

Loan Application ID	Project Name	Construction/Purchase Start	Construction/Purchase End	Project Cost	OILC Loan Amount
1138	Sandwich South Development Capital Works Phases 1 and 2	03/30/2026	03/30/2031	$119,400,000.00	119,400,000.00

Details of Project Sandwich South Development Capital Works Phases 1 and 2

Project Category	Municipal Other Infrastructure
Work Type	Administration
Project Name	Sandwich South Development Capital Works Phases 1 and 2
Construction/Purchase Start	03/30/2026
Construction/Purchase End	03/30/2031
Energy Conservation	☐
Project Address 1	Sandwich South Area, Walker Road to the City Limits in close proximity to Cabana Road East
Project Address 2	
City / Town	Windsor
Province	ON
Postal Code	N/A

Descriptio

Please provide a description of the project and the specific expenditures for which financing is being requested.

Phase 1: This phase focuses on transportation (i.e. roads, streetlighting, temporary traffic signals etc.) and servicing (i.e. stormwater management ponds, sewers) infrastructure on the Airport Employment Lands to the north of Cabana Road. Additionally, this phase includes relocation of utilities and construction of a regional stormwater management pond (Pond 8) from the Sandwich South Master Servicing Plan) in advance of improvements to Cabana Road East, and mill and pave work on Cabana Road East between Walker and 8th Concession, as well as on Lauzon Parkway between Cabana Road East and the Canadian Pacific Kansas City (CPKC) rail line.

Also, in consideration of the announced clover-leaf to be constructed a Highway 401 and Lauzon Parkway, included in this phase of work is the pre-engineering and detailed design required for the

Comments and/or Special Requests

(For HEW projects, please specify the initial fixed interest term of the debenture amortization period (e.g. the first 10/20/30 years in a 40 year amortization period)

The Sandwich South Development Capital Works is made up of a number of capital projects identified in the City of Windsor's 10-year Capital Plan. These include:
1. Project ENG-004-21: Airport Employment Lands Servicing.
2. Project EDG-001-11: Lauzon Parkway and Cabana Road East Infrastructure Improvements.
3. Project ENG-003-25: Lauzon Parkway Extension - Cabana Road East to Highway 401.
4. Project ECP-001-10: Hospital Support Projects.

The total estimated cost of the Sandwich South Development Capital Works is $280.2 million with funding primarily to come from future development charges.

These projects have been subdivided into five (5) phases of construction defined as follows:

Useful Life of Asset (Years) 60

Project Financial Information

Type of Financing Construction/Short-term and Long-Term

Payment Frequency Semiannually

Project Cost (A) $119,400,000.00

Other Project Funding / Financing (B):

Other Project Funding/Financing Total (B) $0.00

OILC Loan Amount (A-B) $119,400,000.0

Only include long-term borrowing in this section

Required Date	Amount	Term	Type
08/01/2026	$119,400,000.00	30	Amortizing
Long-term Borrowing Total	$119,400,000.00		

Debt and Re-payments Summary

Has there been any new/undisclosed debt acquired since last FIR was submitted? ☑ Yes ☐ No

Please describe any re-financing plans for any existing "interest only" debt, if applicable.	Regarding the question above, the new debt issued relates to the

Non Re-payments of Loans or Debenture

In the last 10 years, has the borrower ever failed to make a loan payment or debenture repayment on time to any lender, including the Provincial Government?

If yes, please provide details.	Not applicable

OILC Loan Repayment Information

Please indicate the source(s) of revenue you plan to use to repay the OILC Loan

Taxation	0.00
User Fees	0.00
Service Charges	0.00
Development Charges	100.00
Connection Fees	0.00
Repayment Subsidies	0.00
Other	
Total	100.00%

Documentation and Acknowledgements

Please ensure all required documents are submitted with the signed application. OILC requires originals as noted below to be mailed or couriered. Also, please retain a copy of all documents submitted to OILC for your records.

To obtain templates for documents see listed below.

- Loan Application Signature Page signed and dated by the appropriate individual (original to be submitted)
- Certificate and sealed copy of OILC template By-law authorizing project borrowing and applying for a loan (original with seal)
- Certificate of Treasurer Regarding Litigation using the OILC template (original, signed & sealed)
- Updated Certified Annual Repayment Limit Calculation (original)

☑ I acknowledge and agree that all of the above referenced documents must be submitted in the form required by OILC and understand that the application will not be processed until such documents have been fully completed and received by Infrastructure Ontario.

Please note: OILC retains the right to request and review any additional information or documents at its discretion.

Confidential Information

OILC is an institution to which the Freedom of Information and Protection of Privacy Act (Ontario) applies. Information and supporting documents submitted by the Borrower to process the loan application will be kept secure and confidential, subject to any applicable laws or rules of a court or tribunal having jurisdiction.

Infrastructure Ontario

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BY-LAW NUMBER 121-2026

A BY-LAW TO DELEGATE AUTHORITY TO THE OUTGOING COUNCIL TO PASS BY-LAW(S) TO AUTHORIZE THE ISSUE OF DEBENTURES FOR A CERTAIN CAPITAL WORK SET OUT IN SCHEDULE "A" TO THIS BY-LAW TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION, AND TO DEGATE AUTHORITY TO THE MAYOR, CITY TREASURER AND CITY CLERK TO ISSUE AND EXECUTE DOCUMENTS RELATED TO THE ISSUE OF THE DEBENTURES

Passed the 27th day, of July, 2026

WHEREAS section 5 of the *Municipal Act*, *2001*, S.O. 2001, c. 25, as amended, (the "**Act**") provides that a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS subsection 401 (1) of the Act provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS paragraph 6 of subsection 270 (1) of the Act provides that a municipality shall adopt and maintain a policy in respect of the delegation of its powers and duties and The Corporation of the City of Windsor (the "**Municipality**") has adopted and is maintaining such a policy;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS subsection 275 (1) of the Act provides that the council of a municipality shall not take any action described in subsection 275 (3) of the Act after the first day during the election for a new council on which it can be determined that one of the following applies to the new council that will take office following the election:

1. If the new council will have the same number of members as the outgoing council, the new council will include less than three-quarters of the members of the outgoing council.

2. If the new council will have more members than the outgoing council, the new council will include less than three-quarters of the members of the outgoing council or, if the new council will include at least three-quarters of the members of the outgoing council, three-quarters of the members of the outgoing council will not constitute, at a minimum, a majority of the members of the new council.

3. If the new council will have fewer members than the outgoing council, less than three-quarters of the members of the new council will have been members of the outgoing council or, if at least three-quarters of the members of the new council will have been members of the outgoing council, three-quarters of the members of the new council will not constitute, at a minimum, a majority of the members of the outgoing council;

AND WHEREAS subsection 275 (2) of the Act provides that if a determination under subsection 275 (1) of the Act is made,

(a) after the nomination day but before the voting day, the determination shall be based on the nominations to the new council that have been certified and any acclamations made to the new council; or

(b) after the voting day, the determination shall be based on the declaration of the results of the election including declarations of election by acclamation;

AND WHEREAS in summary, it is only when it becomes mathematically impossible for three-quarters of the members of the outgoing council to be re-elected will the council be subject to the limitations contained in subsection 275 (3) of the Act and this may occur as early as the nomination day, or as late as the announcement of the results after the voting day;

AND WHEREAS subsection 275 (3) of the Act provides that the actions referred to in subsection 275 (1) of the Act are,

(a) the appointment or removal from office of any officer of the municipality;

(b) the hiring or dismissal of any employee of the municipality;

(c) the disposition of any real or personal property of the municipality which has a value exceeding $50,000 at the time of disposal; and

(d) making any expenditures or incurring any other liability which exceeds $50,000.

AND WHEREAS subsection 275 (4) of the Act provides that clauses 275 (3) (c) and 275 (3) (d) do not apply if the disposition or liability was included in the most recent budget adopted by the council before the nomination day in the election;

AND WHEREAS subsection 275 (6) of the Act provides that nothing in section 275 prevents any person or body from exercising any authority of a municipality that is delegated to the person or body prior to the nomination day for the election of the new council;

AND WHEREAS the Council of the Municipality (the "**Council**") has authorized the capital work of the Municipality and the issue of debentures therefor (the "**Capital Work**") and may desire to issue debentures for the Capital Work during the period of time from the nomination day on August 21, 2026 until November 14, 2026, in light of the fact that the new term of Council commences on November 15, 2026 (the "**Period**") in the principal amount of $119,400,000.00 as set out in Schedule "A" attached hereto and forming part of this By-law ("**Schedule "A"**");

AND WHEREAS there is concern that a determination may be made under subsection 275(1) of the Act on a day during the Period that it is mathematically impossible for three-quarters of the members of the outgoing Council to be re-elected in which case the Council shall not take any action described in subsection 275(3) of the Act after the first day during the election for a new Council unless the Council has delegated authority in respect of such actions in accordance with subsection 275(6) of the Act, it is now deemed expedient, before the nomination day, for the outgoing Council to authorize long-term borrowing through one or more issues of debentures for the Capital Work in the maximum principal amount of $119,400,000.00, as set out in Schedule "A", provided that: (i) the principal amount of debentures to be issued in respect of the Capital Work does not exceed the amount approved to be financed through the issue of debentures for such Capital Work; (ii) the term of years of the debentures issued for such Capital Work does not exceed the lesser of the

lifetime (useful economic life) of the Capital Work and the related term of years as set out in Schedule "A";

AND WHEREAS the City Treasurer may determine that it is advantageous to secure long-term financing for the Capital Work before or during the Period and to issue debentures to Ontario Infrastructure and Lands Corporation ("**OILC**") during the Period pursuant to (i) one or more OILC debenture term sheets issued under one or more financing agreements and/or (ii) one or more rate offer letter agreements issued under one or more applications to request financing for the Capital Work, upon such terms and conditions, including the applicable interest rate(s), as the City Treasurer deems expedient.

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

1. In the event that a determination is made under subsection 275(1) of the Act based on which the Council is prohibited from taking any action described in subsection 275(3) of the Act, at any time during the Period, the outgoing Council is hereby authorized to pass a by-law or by-laws, as the case may be, to authorize long-term borrowing through one or more issues of debentures in respect of the Capital Work and the outgoing Council is hereby authorized during the Period to pass any by-laws to authorize one or more issues of debentures provided that such by-law(s) and the debentures issued thereunder in the maximum principal amount of $119,400,000.00 ("Debentures") shall be in compliance with the terms and conditions set out in the OILC debenture term sheet(s) and/or in the rate offer letter agreement(s) that the City Treasurer enters into in accordance with this By-law to secure long-term financing for the Capital Work and provided that the term of years of the Debentures to be issued for such Capital Work does not exceed the lesser of the lifetime (useful economic life) of the Capital Work or the related term of years of the Debentures to be issued as set out in "Schedule "A".

2. For purposes of fulfilling the obligations of the Municipality in respect of the Debentures, the Municipality shall, in accordance with the Act, provide for raising in each year as part of the general levy, the amounts of principal and interest payable in each year under the Debentures, to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.

3. In the event that a determination is made under subsection 275(1) of the Act based on which the Council is prohibited from taking any action described in subsection 275(3) of the Act, at any time during the Period, notwithstanding such determination, pursuant to this By-law any one or more of the Mayor and the City Treasurer are hereby authorized to cause the Debentures to be issued, the City Clerk and the City Treasurer are hereby individually or jointly authorized to generally do all things and to execute all other documents and papers in the name of the Municipality in order to carry out the issuance of the Debentures, and the City Treasurer or the City Clerk is authorized to affix the Municipality's municipal seal to any such documents and papers.

4. For greater certainty, the Council hereby delegates to the outgoing Council authority to pass any by-laws during the Period deemed to be necessary or appropriate in connection with the issuance of Debentures in respect of the Capital Work in accordance with this By-law and the Act.

5. 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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

Schedule "A"
to By-law Number 121-2026

Capital Work	**Amount of Debentures**	**Term (Years)**
Sandwich South Redevelopment Capital Work Phases 1 and 2 project	$119,400,000.00	30
Total	**$119,400,000.00**	

BY-LAW NUMBER 122-2026

A BY-LAW TO AUTHORIZE THE DELEGATION OF AUTHORITY TO APPROVE AGREEMENTS
BETWEEN AUGUST 21, 2026 AND NOVEMBER 15, 2026
(THE "LAME DUCK PERIOD")
FOR THE PURPOSE OF OBTAINING GRANTS

Passed the 27th day of July, 2026.

WHEREAS by the combined effect of subsections 275(1) and 275 (3) (d) of the *Municipal Act, 2001, S.O. 2001, c.25,* as amended, (the "Act"), if one of the triggering events identified in subsection 275(1) of the Act comes about and Council becomes a "Lame Duck Council", the Council of a municipality shall not make any expenditures or incur any other liability which exceeds $50,000 after the first day during the election for a new Council to the date of the new Council taking office following the election;

AND WHEREAS subsection 275(6) of the Act provides that the above identified provisions do not prevent any person or body exercising any authority of a municipality that is delegated to the person or body prior to nomination day for the election of the new council;

AND WHEREAS the Council of The Corporation of the City of Windsor deems it expedient to provide authority to apply for grants, commit funding for any matching component of any grants, and execute any agreements associated with any grant awarded to The Corporation of the City of Windsor during the time period referenced above, subject to approval by the Chief Administrative Office, as required;

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

1. During the time period commencing on August 21, 2026 and ending on November 15, 2026, the submission by The Corporation of the City of Windsor to any grant is hereby approved.
2. During the time period commencing on August 21, 2026 and ending on November 15, 2026, the funding commitment by The Corporation of the City of Windsor for any matching component of any grant, provided approval for the same has been obtained under Delegation of Authority by the Chief Administrative Officer, is hereby approved.
3. During the time period commencing on August 21, 2026 and ending on November 15, 2026, The Corporation of the City of Windsor is hereby authorized to enter into any agreement with any organization associated with any grant which is awarded to The Corporation of the City of Windsor.

4. During the time period commencing on August 21, 2026 and ending on November 15, 2026, the Chief Administrative Officer and Clerk are hereby authorized to execute any agreement on behalf of The Corporation of the City of Windsor with any organization associated with any grant which is awarded to The Corporation of the City of Windsor.
5. Paragraphs 1 through 4, above, shall only take effect if the Council of The Corporation of the City of Windsor becomes a Lame Duck Council by virtue of any of the events described in s. 275(1) of the Act.
6. This by-law shall come into force and take effect after the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on July 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

BY-LAW NUMBER 123-2026

A BY-LAW TO AUTHORIZE THE DELEGATION OF AUTHORITY TO CHIEF ADMINISTRATIVE OFFICER FOR THE PURPOSE OF APPROVING COMMUNITY IMPROVEMENT PLAN AND HERITAGE GRANT APPLICATIONS BETWEEN AUGUST 21, 2026, AND NOVEMBER 15, 2026 (THE "LAME DUCK PERIOD")

Passed the 27th day of July, 2026.

WHEREAS subsections 275(1) and 275 (3) (d) of the *Municipal Act, 2001, S.O.2001, c.25,* as amended, (the "Act"), provide that if one of the triggering events identified in subsection 275(1) of the Act comes about and Council becomes a “Lame Duck Council", the Council of a municipality shall not make any expenditures or incur any other liability which exceeds $50,000 after the first day during the election for a new Council to the date of the new Council taking office following the election;

AND WHEREAS subsection 275(6) of the Act provides that the above identified provisions do not prevent any person or body exercising any authority of a municipality that is delegated to the person or body prior to nomination day for the election of the new council;

AND WHEREAS the Council of The Corporation of the City of Windsor (“Corporation") deems it expedient to delegate to the Chief Administrative Officer authority to approve Community Improvement Plan and Heritage grant applications, and execute any agreements associated with such approvals.

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

1. In this By-law

   Community Improvement Plan or CIP means any one of the Economic Revitalization CIP, Downtown Windsor Enhancement Strategy and CIP, Brownfield Redevelopment CIP, Sandwich Town CIP, Main Streets Building Facade CIP, Ford City CIP, University Avenue West or Wyandotte Avenue West CIP.

   Heritage means any one of the Community Heritage Fund, Built Heritage Fund, and Heritage Property Tax Reduction Program.

2. That Council delegates to the Chief Administrative Officer authority to approve Community Improvement Plan and Heritage grant applications, during the time period commencing on August 21, 2026, and ending on November 16, 2026.

3. That the Chief Administrative Officer and Clerk are hereby authorized to execute any agreement on behalf of the Corporation associated with such approved applications by the Chief Administrative during the time period commencing on August 21, 2026, and ending on November 16, 2026.,

4. That Paragraphs 2 and 3, above, shall only take effect if the Council of the Corporation becomes a Lame Duck Council by virtue of any of the events described in s. 275(1) of the Act.

5. This by-law shall come into force and take effect after 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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026

Item No. 13.16

BY-LAW NUMBER 124-2026

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 27TH DAY OF JULY, 2026.

Passed the 27th 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 27, 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 27, 2026
Second Reading – July 27, 2026
Third Reading – July 27, 2026