

Final Consolidated 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
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READING OF LAND ACKNOWLEDGEMENT

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

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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4.	ADOPTION OF THE MINUTES
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4.1	Adoption of the Windsor City Council minutes of its meeting held July 13, 2026 (SCM 268/2026) (previously distributed)
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5.	NOTICE OF PROCLAMATIONS
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Flag Raising Ceremony

Windsor-Essex Pride Fest – July 31, 2026

6.	COMMITTEE OF THE WHOLE
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7.	COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports) (previously distributed)
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7.1.	Correspondence Report 7.1.1 through 7.1.5 (CMC 13/2026)
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Clerk's Note: Items 7.1.6 through 7.1.9 – Correspondence Items:

No.	Sender	Subject
7.1.6	ENWIN Utilities	Response to CQ 11-2026 – Ward 7 Recurring Power Outage Review Administrative Lead: James Brown, Chief Operating Officer – Hydro, ENWIN Utilities Ltd. MU2026 Note & File
7.1.7	City of Windsor	Notice of Study Commencement – 9 th Concession Road and Future Collector Roads - Municipal Class Environmental Assessment Study. Administrative Lead: Commissioner, Infrastructure Services & City Engineer SW2026 Note & File
7.1.8	City of Windsor	Notice of Study Commencement – Cabana Road East Corridor Widening – Lauzon Parkway Municipal Class Environmental Assessment Study Addendum. Administrative Lead: Commissioner, Infrastructure Services & City Engineer SW2026 Note & File
7.1.9	Manager, Homelessness & Housing Support – City of Windsor	Memo regarding County of Essex homelessness services funding requests and related motions. Administrative Lead: Commissioner, Human & Health Services MD/14771 Note & File

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

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

8. **CONSENT AGENDA (previously distributed)**

- 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*

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

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

8.8. 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 002-2026 Brownfield Rehabilitation Community Improvement Plan- 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

8.12. 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 *previously distributed* 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*

Clerk's Note: P&C memo provided to Mayor and members of Council only and **SCM 225/2026 (previously distributed)**

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

- a) Brandi Myles, Coordinator, Via Italia BIA

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS

DELEGATIONS (5 MINUTES)

- 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)*
- a) Philip Fernandes, Philip Fernandes Designs Inc., Agent for Applicant, available for questions (in person)
- b) Chris MacLeod, Pelissier Park Ltd., Applicant, available for questions (in person)
- 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*
- a) Amy Farkas, Dillon Consulting, Agent for Applicant, available for questions (in person)
- b) Jennifer Oglan, Manager, Delta Chi Early Childhood Centres, available for questions (in person)
- c) Cheryl Sprague, President & CEO, Delta Chi Early Childhood Centres, available for questions (in person)
- 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*
- a) Stephen Berrill, ADA Architects, Agent for Applicant, available for questions (in person)

- 8.11. CIP 001-2026 - Downtown Community Improvement Plan - 0 Pelissier St - Ward 3
(SCM 241/2026) (S 55/2026) Author: *Simona Simion, Planner III Economic Development (Acting)*
Clerk's Note: P&C memo provided to Mayor and members of Council only.
a) Chris MacLeod, Pelissier Park Ltd., Applicant, available for questions (in person)
- LATE:**
b) Lillian Herceg Tankosic, Area Resident (in person)
- 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*
Clerk's Note: Administration is providing the **attached** additional information memo
(AI 11/2026) Author: *Laura Diotte, Manager – Planning, Development Applications*
a) Chris Pidgeon, Principal Planner GSP Group, Agent for Applicant (in person)
- 11.7. Welcome Centre Shelter for Women and Families, Request for Additional Funding
(C 101/2026) Author: *Jennifer Tanner, Manager, Homelessness & Housing Support*
a) Becky Parent, Executive Director, Big Brother Big Sisters of Windsor Essex, available for questions (in person)
b) Carole Dray, Welcome Centre Shelter (in person)
c) Dawn Toth, Welcome Centre Shelter (in person)
d) Meaghan Crampsie, Area Resident (in person)
e) Jessica Faught, Area Resident (in person)
f) Vicky Bungay, Associate Dean, Research and Graduate Studies, Faculty of Applied Science, UBC (via Zoom)
g) Ashley Dawson, Social Work Programs Coordinator, Welcome Centre Shelter (in person)
h) Shelley Gilbert, Executive Director, Legal Assistance of Windsor (in person)
i) Marion Overholt, Area Resident (via Zoom)
j) Anne-Rachelle Boulanger, Policy Analyst, HIV Legal Network (via Zoom)
k) Lady Laforet, Executive Director, Welcome Centre Shelter (in person)
l) Tammy Barnden, Senior Shelter Support Staff, Welcome Centre Shelter (in person)
m) Therese Lapain, Child and Family Case Manager, Welcome Centre Shelter (in person)
n) Talal Breesam, Welcome Centre Shelter Client (in person)
o) Alissa Enns, Food Service Program Director, Welcome Centre Shelter (in person)
p) Owen Crampsie, Area Resident (in person)
q) Anastasia Adams, Harm Reduction Programs Coordinator, Welcome Centre Shelter (via recorded video)
r) Megan Ball, Area Resident (in person)
s) Ashley Bruner, Area Resident (via Zoom)

- t) Karen Soulliere, Chair of the Board, and Anne Ryan, Executive Director, Iris House (in person)
- u) Kathleen Harkins, Women's Committee Member, Unifor Local #444 (in person)

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

- a) Kyle Stewart, Area Resident
- b) Jeffrey Patterson, Miller Canfield, Legal Counsel for Welcome Centre Shelter
- c) Diane Beck, Area Resident
- d) Nicolas Lamoureux, Board Member, Welcome Center Shelter
- e) Angela Yakonich, Area Resident
- f) Shannon Dumont, Area Resident
- g) Helen Trentos, Area Resident
- h) Pat Taman, Co-Founder, Welcome Centre Shelter
- i) Kristy Bygrove, Area Resident
- j) Bronwen Wood, Area Resident
- k) Dayna Cornwall, Area Resident
- l) Marion Overholt, Area Resident
- m) Becky Parent, Executive Director, Big Brother Big Sisters of Windsor Essex
- n) Katherine Rudzinski, Adjunct Assistant Professor, Research Associate, School of Social Work, University of Windsor
- o) Lisa Gretzky, MPP, Windsor West
- p) Cody Wall, Marketing and Donor Relations Coordinator, Welcome Centre Shelter
- q) Dino Chiodo, President of the Board, Housing Information Services
- r) Ashley Bruner, Area Resident
- s) Julie Fraser, Chair Board of Directors, Welcome Centre Shelter
- t) Karen Soulliere, Chair of the Board, and Anne Ryan, Executive Director, Iris House

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

- u) Lady Laforet, Executive Director, Welcome Centre Shelter

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

- 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. Municipal Class Environmental Assessment Study Completion Second Egress for Twin Oaks Business Area - Ward 9 **(C 105/2026)** *Author: Chris Gerardi, Engineer II*
- 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*
- 11.9. Tourism Windsor Essex Pelee Island / Invest WindsorEssex Alignment Recommendations - City Wide **(C 110/2026)** *Author: Lorie Gregg, Executive Director, Financial Planning / Deputy Treasurer*
- 12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed)**
 - 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
 - 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held July 13, 2026 **(SCM 267/2026)**
- 13. BY-LAWS (First and Second Reading) (previously distributed)**
 - 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., see Item 11.5.
- 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 DELEGATE 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

VIA ITALIA-ERIE STREET BUSINESS IMPROVEMENT AREA, WINDSOR



July 24, 2026

**Mayor Drew Dilkens and Members of Windsor City Council
City of Windsor**

Re: Support for Proposed Parking-Revenue Pilot Framework

Dear Mayor Dilkens and Members of City Council:

On behalf of the Via Italia Business Improvement Association Board of Directors, I am writing to express support for the development of the proposed two-year parking-revenue pilot framework.

Reinvesting a portion of the net parking revenue generated within participating BIA boundaries could provide valuable funding for beautification, streetscape improvements, events, accessibility initiatives and other projects that benefit local businesses and the surrounding community.

The Via Italia BIA Board of Directors supports moving this proposal forward and welcomes the opportunity to participate in the consultation process as the details of the pilot are developed.

The Via Italia BIA thanks Councillor Mark McKenzie for bringing this proposal forward and City Council for its consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "M. B. Myles".

Brandi Myles
Coordinator
Via Italia Business Improvement Association
On behalf of the Board of Directors



To: Mayor Drew Dilkens and Members of Windsor City Council
From: Welcome Centre Shelter for Women & Families
Date: July 24th, 2026
Subject: Supplementary Information to Council Report: C 101/2026, Item No. 11.7
Balancing System-Wide Municipal Capacity with the Essential Need for Gendered Spaces

To begin, the Centre shares gratitude to Jennifer Tanner and the Housing and Children's Services Team for their work on Council Report C 101/2026. Below is perspective on the recommendation to delay review of a funding request until the 2027 budget cycle. While we acknowledge the thorough administrative work compiled by city staff, we must address a fundamental shortcoming in the report's framing: its recommendation to defer action misjudges the current realities facing our community and the impacts of inaction. Deferral is no longer a neutral administrative choice; it is an active decision on municipal gender equality efforts that carries compounding costs to the community.

Regarding Provided Turnaway Data

A purely quantitative metric tracking turnaways treats homelessness as a gender-neutral condition; it is not. The report presents turnaway data as focused on unique and named individuals within the HIFIS system, downplaying the high volume of anonymous calls taken daily and annually. These represent missed opportunities to engage in community-level homelessness prevention work due to the limitations of the Homelessness Individuals and Families Information System (HIFIS). It also fails to discuss the impact that sunsetting eight gendered bed spaces at the Centre has had on turnaway volume.

In the two months before the Centre closed eight additional beds for women on May 25th, 2026, the Centre logged 125 turnaway calls. In the two months since closure of those beds that number increased to 692, **a 453% increase in turnaway calls in the past 60 days.** This increase occurs while administration notes no urgency or unique surge in turnaways at the Centre year over year, modeling an administrative acceptance of turnaways as a gender neutral state of service delivery rather than a created condition that can be responded to with gendered services. The report notes the Centre as having a 99% occupancy rate annually, turning away 219 named individual women. That is 278% more women turned away than the co-ed shelter (58 noted), which notes a 78% women's occupancy rate and often has noted women's spaces.

Data tells a story, and in this case, it is outlining what research has confirmed for decades, that women will choose not to access co-ed spaces when gendered spaces are unavailable. Multiple city councillors requested to know if data was captured on where women+ go when turned away from the Centre. The Centre has been hand capturing this data since the June meeting and answers range from "in my vehicle" to "public bathrooms" and "outside of H4 but not inside" to "other shelters because I have no choice, but I will call back daily until a women's bed is free". The answers show our community that systemic violence, trauma, fear, and anxiety force women and gender-diverse individuals into dangerous survival strategies that only prolong homelessness. **The placement of gendered beds within any system is a municipal decision that should align with council's stated desire for increased gender equality in our community.**

Regarding Focus on System over Gendered Space Capacity

The report uses a heavy focus on system capacity as a marker of availability, but also accessibility. We caution council to consider the limits of aggregate metrics. We understand that administrative staff naturally rely on macro-level data when planning infrastructure, shelter, drop-in spaces and programs, looking at aggregate system capacity as total beds. The Centre continues to work to educate council, and the community at large that **a system can boast theoretical surplus capacity while completely failing the vulnerable populations it is meant to protect.**

System capacity measures volume, but it does not measure safety, dignity, or accessibility. For women, girls, and gender-diverse individuals navigating homelessness, mixed-gender and "total bed count" data does not equal true service *accessibility*. High level system numbers are misleading if a mixed-gender facility runs under capacity because a distinct demographic, women+, feel unsafe entering it. **True efficiency is achieved when capacity matches actual lived comfort and safety requirements.** Allocating protected gendered funding, spaces, and programming within community programs and emergency infrastructure ensures that care is genuinely accessible to those we know are carrying disproportionate safety burdens.

Regarding Overall Funding Within Homelessness Services

The administrative report evaluates the organization's request through a lens of incremental risk aversion and short-term financial balancing. Discussion to date has framed the organization seeking to partner with council to deepen municipal investment in gendered services as an organizational "emergency hand out" from a single organization, rather than what it is: a request for the municipality of the City of Windsor to strategically **invest 5%** of their noted \$4 million municipal homelessness contribution towards maintaining and growing women's services for low-income women+ and families in a municipality with the 5th highest income inequality in Canada. **The decision will show the municipality's strategic and thoughtful investment in community-driven, evidence-based efforts towards gender equality, at all levels.**

Regarding Financial Costs and Noted Risk to Family Space

Discussion with administration specifically confirmed the organization's commitment to balancing the needs of women's spaces and family units. Contrary to what is written in the report, **the Centre would add additional beds to the organization while not decreasing spaces available to families** if needed (though families have not hit capacity in over 16 months). We remain as committed as administration to avoiding motel overages for families, as we understand the risks and poor service quality the model creates, along with the financial concerns that are the focus of administration's role.

Failing to fund both the rising cost of living for a community provider who has received stagnant funding for 5 years, and increased service options is a false economy. When the Centre lacks resources, the burden is inevitably downloaded onto high-cost municipal and provincial emergency systems. **This includes higher call volumes to policing services and paramedic services, longer shelter stays, increased turnaways that rise hidden homelessness and encampment levels, less ability to intake the growing population of women experiencing chronic homelessness and/or those presenting with complex health concerns from area hospitals, higher staff turnover, and degraded service quality that would have our community taking a step backwards in our service excellence.** Maintaining robust funding for frontline community partners actively prevents crises before they require intensive emergency response and frees the Centre to place donations and philanthropic support where it is needed most- to programs receiving zero government funding but supporting homelessness response efforts in Windsor.

\$192,000 invested sustainably in the Centre women's beds and services, while responding to a known and continuing structural deficit, directly allows the organization to move those funds to expansion of donation-based programs that support responding to gendered homelessness. Donations currently allocated to

managing the deficit of government funded programs can be immediately redirected to programs such as the community's sole children's and family case management, that supported the system in realizing a 94% school registration rate for kids experiencing homelessness. **It would also allow for agency growth and program expansion, such as expanded supports for kids in shelter experiencing homelessness, supports to the LGBTQ2S+ population who remain under-served, agency strategic projects related to building more deeply affordable housing in community for women+ and families exiting shelter, or deepening our ties and supports within the county, where hidden homelessness is known to have disproportionately impact women+ and families.**

Your decision today is on using reserves to bridge gendered services through the remaining 4-5 months of the 2026 municipal year, at a **pro-rated cost that would be approximately \$60,000**. The report treats the status quo as a zero-cost option. In reality, delaying this decision inflates future social costs and has already incurred costs. The Centre has already lowered beds, vacated positions, and lost momentum that carries costs to rebuild and delays timelines of support even longer. As municipal costs rise year-over-year, kicking the decision down the road guarantees a more expensive intervention later. **A decision today would have the Centre actively working towards having beds and crucial positions up and running.**

Additional Cautions

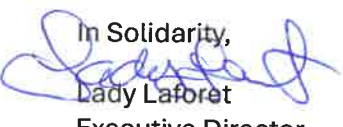
The report notes two regional programs delivered by internal city staff that are supported through this budget: the Emergency Rent Assistance (ERA) and a team of social workers. From the perspective of a community provider, allocating funds away from partners and community and to an internal social work team outlines a troubling trend in our municipal budgeting strategy that has direct impact on this conversation: the increasing shift toward funding internal, city-run social and community initiatives rather than maintaining and expanding investments in established community-based non-profit partners. Insourcing social service work runs counter to effective governance and weakens our local support network.

Community partners focus on creating deep community and individual service user trust and specialized competency that municipal bureaucracies simply cannot replicate. When the city builds parallel internal programs, it duplicates infrastructure while failing to leverage the specialized knowledge and skill that community-based operators have cultivated over decades. Municipal administration is built for governance, regulatory compliance, and large-scale infrastructure maintenance. It is not meant for nimble, front-line social interventions. Shifting funds inward forces the city to absorb recurring staffing, human resources, and overhead costs that permanently bloat our municipal ledger. When council approves funding internal program delivery, it replaces a cost-efficient and flexible ecosystem with expensive, rigid municipal bureaucracy that lacks fiscal flexibility.

Decisions like this are nuanced and not without careful consideration. Municipal governments can play a leading role in helping to achieve gender equality by purposefully building communities that respond to women's specific needs. We urge City Council to reject the recommendation of delay and exercise its leadership by making a decisive choice about the importance and positioning of gendered services at Monday's meeting.

On behalf of the organization, thank-you for your time, your service and your continued work to make the Windsor community a safe, supportive, and resilient place for all your constituents.

In Solidarity,


Lady Laforet

Executive Director