

ACON 2026

September 11, 2026

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, September 14, 2026** at **10:00 o'clock a.m.**, in the **Council Chambers, 350 City Hall Square.**

NO IN-CAMERA MEETING ON MONDAY, SEPTEMBER 14, 2026.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, September 14, 2026

Time: 10:00 o'clock a.m.

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

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

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

Item #	Item Description
1.	ORDER OF BUSINESS

2.	CALL TO ORDER - Playing of the National Anthem
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READING OF LAND ACKNOWLEDGEMENT

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

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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4.	ADOPTION OF THE MINUTES (<i>attached</i>)
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4.1	Adoption of the Windsor City Council minutes of its meeting held July 27, 2026 (SCM 301/2026)
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5.	NOTICE OF PROCLAMATIONS
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Flag Raising

Legion Week – September 22, 2026

6.	COMMITTEE OF THE WHOLE
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7.	COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports) (<i>previously distributed</i>)
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7.1.	Correspondence 7.1.1 through 7.1.8 (CMC 14/2026)
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7.2.	Update of Round 2 of the Arts, Culture and Heritage Fund 2026 – City Wide (C 112/2026) <i>Author: Michelle Staadegaard, Manager, Culture</i>
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- 7.3. Retention & Employee Experience Project Annual Update - City Wide **(C 113/2026)**
Author: Alicia Saroli, Executive Initiatives Coordinator

8. CONSENT AGENDA (previously distributed)

CONSENT COMMITTEE REPORTS

- 8.1. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its Meeting held May 5, 2026 **(SCM 271/2026) (SCM 229/2026)**
- 8.2. Minutes of the Windsor Licensing Commission of its meeting held June 2, 2026 **(SCM 272/2026) (SCM 197/2026)**
- 8.3. Minutes of the Active Transportation Expert Panel of its meeting held June 30, 2026 **(SCM 273/2026) (SCM 230/2026)**
- 8.4. Repeal By-law 350-2002 – “A By-law to Appoint Fence Viewers for the City of Windsor” and Pass an Amended By-law – “A By-law to Exempt the City of Windsor from the Line Fences Act and Establish Dispute Resolution Guideline for Boundary Fences” – City Wide **(SCM 274/2026) (S 85/2026)** *Author: Brandon Calleja, Senior Manager/Deputy Chief Building Official - Permits*
- 8.5. Zoning By-Law Amendment - Z 016-26 (ZNG-7379) 0 & 563 Brant St. - Ward 3 **(SCM 279/2026) (S 70/2026)** *Author: Averil Parent, Planner II Development Review*
- 8.9. Heritage Designations of 'High' Priority Properties, Batch II (City-wide) **(SCM 282/2026) (S 73/2026)** *Author: Kristina Tang, Planner III – Heritage*

Clerks Note: The following written submission is **attached**:

- a) Shelley Armstrong Superintendent of Business, Treasurer and Facility Services, Greater Essex County District School Board
- 8.10. Heritage Permit & Community Heritage Fund Request- 709 Devonshire Road, George M. Duck House (Ward 4) **(SCM 283/2026) (S 72/2026)** *Author: Kristina Tang, Planner III - Heritage*
- 8.11. Amendment to By-law 139-2013 - Agreements Related to Decisions of the Committee of Adjustment, City Wide **(SCM 286/2026) (S 83/2026)** *Author: Laura Diotte, MCIP, RPP , Manager – Planning (Development Applications)*
- 8.12. DCE-01-2026 Demolition Control Exemption - 534 California Ave - Ward 2 **(SCM 287/2026) (S 86/2026)** *Author: Simona Simion, Economic Development Planner (A) Planning & Building Services*

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. DELEGATIONS (5 MINUTES)

- 8.6. Zoning By-law Amendment for 1258-1264 Argyle Road; Applicant: 1000919722 Ontario Inc.; File No. Z-011/26 [ZNG/7371]; Ward 4 **(SCM 279/2026) (C 100/2026)** *Author: Justina Nwaesei, MCIP, RPP, Planner III – Development*
a) Tracey Pillon-Abbs, Pillon-Abbs Inc., Agent for Applicant, available for questions (via Zoom)
- 8.7. Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East & 0 Watson Avenue - Z-009/26 [ZNG-7369] - Ward 6 **(SCM 280/2026) (S 84/2026)** *Author: Zaid Zwayyed, MCIP, RPP, Planner II- Development Review*
a) Tracey Pillon-Abbs, Pillon-Abbs Inc., Agent for Applicant, available for questions (via Zoom)
- 8.8. Windsor Municipal Heritage Register- Bill 23 Strategy Updates - City-Wide **(SCM 281/2026) (S 74/2026)** *Author: Kristina Tang, Planner III - Heritage*
a) Mike Cardinal, Area Resident (in person)

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

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)
- 12.2. Minutes of the Windsor Essex Regional Community Safety and Well-Being Advisory Committee of its meeting held April 22, 2026 **(SCM 226/2026) (previously distributed)**
- 12.3. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held May 14, 2026 **(SCM 227/2026) (previously distributed)**
- 12.4. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held June 11, 2026 **(SCM 228/2026) (previously distributed)**
- 12.5. Minutes of the Windsor Accessibility Advisory Committee of its meeting held June 18, 2026 **(SCM 263/2026) (previously distributed)**
- 12.6. Minutes of the Committee of Management for Huron Lodge of its meeting held June 25, 2026 **(SCM 264/2026) (previously distributed)**
- 12.7. Minutes of the Age Friendly Windsor Working Group of its meeting held August 12, 2026 **(SCM 289/2026) (previously distributed)**
- 12.8. Report of the Special meeting of Council – In-camera of its meeting held July 27, 2026 (Session 2) **(SCM 302/2026) (attached)**

- 13. BY-LAWS (First and Second Reading)**
- 13.1. **By-law 125-2026** – A BY-LAW TO FURTHER AMEND BY-LAW 188-2000, BEING A BY-LAW TO APPOINT PROVINCIAL OFFENCES OFFICERS FOR THE CORPORATION OF THE CITY OF WINDSOR, authorized by by-law 98-2011 Section 27.1 (l) (i), dated June 7, 2011. *(previously distributed)*
- 13.2. **By-law 126-2026** – A BY-LAW TO AMEND BY-LAW 152-2025, BEING A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 3.5 METRE NORTH/SOUTH ALLEY NORTH OF WYANDOTTE STREET EAST, EAST OF CLOVER STREET, SOUTH OF CLAIRVIEW AVENUE AND WEST OF ADELAIDE AVENUE, CITY OF WINDSOR, authorized by CAO 119/2026, dated June 26, 2026. *(previously distributed)*
- 13.3. **By-law 127-2026** – A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR 338/2026, dated July 27, 2026. *(previously distributed)*
- 13.4. **By-law 128-2026** – A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 4185 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR 329/2023, dated August 8, 2023. *(previously distributed)*
- 13.5. **By-law 129-2026** – A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN PLAN 381 IN THE CITY OF WINDSOR, authorized by CR 338/2026, dated 33/2026, dated July 27, 2026. *(previously distributed)*
- 13.6. **By-law 130-2026** – A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CAO 143/2026, dated July 15, 2026. *(previously distributed)*
- 13.7. **By-law 131-2026** – A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by Bylaw 15-2024, dated January 15, 2024. *(previously distributed)*
- 13.8. **By-law 132-2026** – A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", see item 8.6. *(previously distributed)*
- 13.9. **By-law 133-2026** – A BY-LAW TO FURTHER AMEND BY-LAW 131-2019, BEING A BY-LAW FOR THE USE, REGULATION, AND PROTECTION OF PARKS, authorized by CAO 181/2026, dated August 27, 2026. *(previously distributed)*

- 13.10. **By-law 134-2026** – A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 9148 BEING A BY-LAW TO REGULATE TRAFFIC WITHIN THE LIMITS OF THE CITY OF WINDSOR, authorized by CAO 181/2026, dated August 27, 2026. ***(previously distributed)***
- 13.11. **By-law 135-2026** – A BY-LAW TO ADOPT AMENDMENT NO. 199 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR 340/2026, dated July 27, 2026. ***(previously distributed)***
- 13.12. **By-law 136-2026** – A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR 340/2026, dated July 27, 2026. ***(previously distributed)***
- 13.13. **By-law 137-2026** – A BY-LAW TO EXEMPT THE CITY OF WINDSOR FROM THE LINE FENCES ACT AND ESTABLISH DISPUTE RESOLUTION GUIDELINE FOR BOUNDARY FENCES, see item 8.4. ***(attached)***
- 13.14. **By-law 138-2026** – A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 14TH DAY OF SEPTEMBER, 2026. ***(attached)***
- 14. **MOVE BACK INTO FORMAL SESSION**
- 15. **NOTICES OF MOTION**
- 16. **THIRD AND FINAL READING OF THE BY-LAWS**
By-laws 125-2026 through 138-2026 inclusive
- 17. **PETITIONS**
- 18. **QUESTION PERIOD *(previously distributed)***
 - 18.1. Summary of Outstanding Council Questions as of September 3, 2026 **(SCM 291/2026)**
 - 18.2. Outstanding Council Directives as of September 14, 2026 **(SCM 290/2026)**
- 19. **STATEMENTS BY MEMBERS**

20. UPCOMING MEETINGS

Transit Windsor Working Group
Wednesday, September 16, 2026
2:30 p.m., Room 140, 350 City Hall Square West

Environment, Transportation, and Public Safety Standing Committee - **CANCELLED**
Wednesday, September 23, 2026
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, September 23, 2026
4:30 p.m., Room 140, 350 City Hall Square West

Community Public Art Working Group
Wednesday, September 23, 2026
5:00 p.m., Via Zoom Video Conference

Windsor Accessibility Advisory Committee
Thursday, September 24, 2026
10:00 a.m., Via Zoom Video Conference

City Council Meeting
Monday, September 28, 2026
10:00 a.m., Council Chambers

21. ADJOURNMENT



Committee Matters: SCM 301/2026

Subject: Adoption of the Windsor City Council minutes of its meeting held July 27, 2026



CITY OF WINDSOR MINUTES 07/27/2026

Date: Monday, July 27, 2026

Time: 10:00 o'clock a.m.

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

Members Present:

Mayor

Mayor Drew Dilkens

Councillors

Ward 1 - Councillor Fred Francis

Ward 2 - Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

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1. ORDER OF BUSINESS

2. CALL TO ORDER

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 10:44 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None presented.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held July 13, 2026

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

That the minutes of the meeting of Council held July, 13, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 268/2026

5. NOTICE OF PROCLAMATIONS

Flag Raising Ceremony

Windsor-Essex Pride Fest – July 31, 2026

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

- (a) communication items;
- (b) consent agenda;
- (c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- (d) hearing presentations and delegations;
- (e) consideration of business items;
- (f) consideration of Committee reports:

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Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and
(g) consideration of by-laws 109-2026 through 124-2026 (inclusive).
Carried.

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

7.1. Correspondence Report for Monday, July 27, 2026 City Council Meeting

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

Decision Number: CR332/2026

That the following Communication Items 7.1.2 through 7.1.9 as set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.1 be dealt with as follows:

7.1.1 Response letter for Decision Number CR167/2026, regarding 2026 Community Benefits request.

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

Decision Number: CR333/2026

That the correspondence from the Windsor-Detroit Bridge Authority regarding the 2026 Community Benefits request **BE RECEIVED** for information; and further,

That Administration **BE DIRECTED** to send a letter to the Federal Government requesting clarification or additional information related to further community investment opportunities that may be available given the new revenue framework negotiated with the United States regarding the Gordie Howe Bridge.

Carried.

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 <i>Planning Act</i> to support a new framework for developer-identified parkland dedication.

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		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 <i>Clean Water Act</i> 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 Services 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
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 – 9th Concession Road and Future Collector Roads - Municipal Class Environmental Assessment Study. Administrative Lead: Commissioner, Infrastructure Services & City Engineer SW2026

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		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

Carried.

Report Number: CMC 13/2026

7.2. 2026 Sale of Lands for Tax Arrears - City Wide

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: CR334/2026

That the report of the Manager, Revenue and Collections dated July 6, 2026 entitled, “2026 Sale of Lands for Tax Arrears - City wide,” **BE RECEIVED** for information.

Carried.

Report Number: C 102/2026

Clerk’s File: APM2026

8. CONSENT AGENDA

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

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR335/2026

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,

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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).
Carried.

Report Number: C 103/2026
Clerk's File: AF2026

8.3. Applications for 2025 Tax Reductions under S 357/358 of the *Ontario Municipal Act 2001* - City Wide

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR337/2026

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.
Carried.

Report Number: C 104/2026
Clerk's File: AF2026

8.5. Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4

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Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR339/2026 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: SCM 235/2026 & S 57/2026

Clerk's File: Z/15179

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)

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR341/2026 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: SCM 237/2026 & S 64/2026
Clerk's File: MBA/14987

8.8. Brownfield Environmental Site Assessment 2650 Metcalfe St Ward 5

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR342/2026 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: SCM 238/2026 & S 47/2026
Clerk's File: Z/8955

8.9. CIP 002-2026 - Brownfield Rehabilitation Community Improvement Plan - 844 Bridge Ave - Ward 2

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Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR343/2026 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: SCM 239/2026 & S 56/2026

Clerk's File: Z/15019

8.10. Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR344/2026 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: SCM 240/2026 & S 42/2026
Clerk's File: Z2026

8.11. CIP 001-2026 - Downtown Community Improvement Plan - 0 Pelissier St - Ward 3

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR345/2026 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:

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-
- 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: SCM 241/2026 & S 55/2026

Clerk's File: Z/12916

8.12. 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 Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR346/2026 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: SCM 242/2026 & S 49/2026
Clerk's File: Z2026

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

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR347/2026 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: SCM 243/2026 & S 66/2026
Clerk's File: SB2026

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

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR348/2026 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: SCM 244/2026 & S 61/2026
Clerk's File: SAA2026

8.15. Closure of North/South Alley Located Between Dougall Avenue and Church Street, North of Norfolk Street, SAA-7325 - Ward 1

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR349/2026 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: SCM 245/2026 & S 62/2026
Clerk's File: SAA2026

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

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR350/2026 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;

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- 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: SCM 246/2026 & S 63/2026
Clerk's File: SAA2026

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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

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR351/2026 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: SCM 247/2026 & S 67/2026
Clerk's File: SAA2026

8.18. Closure of the East/West Alley Located North of Kent Street and East of Malden Road, SAA-7199 - Ward 1

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR352/2026 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.
Councillor Kieran McKenzie voting nay.

Report Number: SCM 248/2026 & S 68/2026
Clerk's File: SAA2026

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

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR353/2026 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).

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- 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: SCM 249/2026 & S 69/2026
Clerk's File: SAA2026

8.20. Northwood Street Phase 2 Development – *Species Conservation Act* Registration – Ward 10

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR354/2026 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: SCM 250/2026 & S 71/2026
Clerk's File: EI2026

8.21. Minutes of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR355/2026 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 251/2026 & SCM 179/2026
Clerk's File: MB2026

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8.22. Minutes of the Property Standards Committee of its meeting held June 11, 2026

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR356/2026 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 252/2026 & SCM 214/2026

Clerk's File: MB2026

8.23. Report No 60 of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR357/2026 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 253/2026 & SCM 216/2026

Clerk's File: MB2026

8.24. Report No. 61 of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR358/2026 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.

8.25. Report No. 62 of the meeting of the International Relations Committee held May 20, 2026

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR359/2026 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 the Additional Information Memo of the Council Assistant dated July 15, 2026 entitled, "Additional Information Memo to Report No. 62 of the International Relations Committee (IRC) - Proposed Twin City Relationship with Shkodra, Albania-City Wide," **BE RECEIVED** for information. Carried.

Report Number: SCM 255/2026, SCM 218/2026 & AI 10/2026
Clerk's File: MB2026

8.26. Minutes of the Age Friendly Windsor Working Group of its meeting held May 7, 2026

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR360/2026 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 256/2026 & SCM 165/2026
Clerk's File: MB2026

8.27. Report No. 135 of the Windsor Accessibility Advisory Committee

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR361/2026 CSSC 326

That Report No. 135 of the Windsor Accessibility Advisory Committee indicating:

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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 257/2026 & SCM 119/2026
Clerk's File: MB2026

8.28. Report No. 136 of the Windsor Accessibility Advisory Committee

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR362/2026 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 258/2026 & SCM 211/2026
Clerk's File: MB2026

8.29. Report No. 137 of the Windsor Accessibility Advisory Committee

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR363/2026 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 259/2026 & SCM 212/2026
Clerk's File: MB2026

8.30. 2026-2030 Child Care and Early Years Service System Plan

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR364/2026 CSSC 329

WHEREAS the City is the designated Service System Manager for childcare and early years services in Windsor-Essex County,

THEREFORE BE IT RESOLVED 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: SCM 260/2026 & S 75/2026
Clerk's File: SS/13629

8.31. Over Street Banner Policy – City Wide

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR365/2026 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: SCM 261/2026 & S 76/2026
Clerk's File: SE/15187

11.1. 2025 Financial Statements & Annual Report - City Wide

Moved by: Councillor Ed Sleiman
Seconded by: Councillor Renaldo Agostino

Decision Number: CR367/2026

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,

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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**.

Carried.

Report Number: C 78/2026

Clerk's File: AF/14508

11.4. 2026 Municipally Significant Event Status - Ward 4

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR370/2026

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
 - o 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

Carried.

Report Number: C 107/2026

Clerk's File: SR2026

11.9. Tourism Windsor Essex Pelee Island / Invest WindsorEssex Alignment Recommendations - City Wide

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

Decision Number: CR375/2026

That City Council **APPROVE**, in principle, the alignment recommendations, unanimously approved by both Boards of Directors of Invest Windsor Essex (IWE) and Tourism Windsor Essex Pelee Island (TWEPI) at their June 30, 2026, joint meeting, regarding:

- Governance
- Organizational structure
- Future phased integration

as outlined in the NorthGuide Consultants (NorthGuide) Report dated June 2026, with any subsequent implementation measures subject to future Board approvals, and that City Council be updated in Q1 2027 of the progress to date.

Carried.

Report Number: C 110/2026

Clerk's File: AT2026

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

8.32. Response to CQ 2-2026 - Feasibility of Parking Revenue Sharing with Business Improvement Areas - City Wide

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR366/2026 ETPS 1132

That the report of the Environment, Transportation, and Public Safety Standing Committee (ETPS) of its meeting held June 24, 2026, entitled "Response to CQ 2-2026 - Feasibility of Parking Revenue Sharing with Business Improvement Areas - City Wide" **BE DEFERRED** to a future Environment, Transportation, and Public Safety Standing Committee (ETPS) meeting to allow for Administration to provide legal input.

Carried.

Report Number: S 58/2026 & SCM 225/2026

Clerk's File: MI/14538

10. PRESENTATIONS AND DELEGATIONS

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

Philip Fernandes, Philip Fernades Designs Inc.

Philip Fernandes, Philip Fernandes Designs Inc., Agent for the Applicant, appears before City Council regarding the report dated June 4, 2026, entitled "Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3" and is available for questions.

Chris MacLeod, Pelissier Park Ltd.

Chris MacLeod, Pelissier Park Ltd., Applicant, appears before City Council regarding the report dated June 4, 2026, entitled "Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3" and is available for questions.

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Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Fred Francis

Decision Number: CR338/2026 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 m²*
- 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: SCM 234/2026 & S 59/2026
Clerk's File: Z/15178

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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

Chris Pidgeon, Principal Planner, GSP Group

Chris Pidgeon, Principal Planner, GSP Group, Agent for Applicant, appears before City Council regarding the report dated June 10, 2026, entitled “Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3” and indicates that the applicant is in full support of the revised recommendations listed in the additional information report.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR340/2026 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

<i>Location</i>	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		
<i>Bake Shop</i>		
<i>Bakery</i>		
<i>Business Office</i>		
<i>Child Care Centre</i>		
<i>Convenience Store</i>		
<i>Food Outlet - Take-Out</i>		
<i>Hotel</i>		
<i>Medical Office</i>		
<i>Restaurant</i>		
<i>Retail Store</i>		
<i>Dwelling Units in a Combined Use Building with any one or more of the above uses</i>		
<i>Multiple Dwelling</i>		

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 m²
 - b) The combined *maximum gross floor area* of all commercial uses, save and except a *hotel*, shall be 1,000.0 m²
 - .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, where required, to the satisfaction of the City Planner.
 - (b) Submission of a Conservation Strategy, including a finalized Documentation and Commemoration Report, to conserve the identified 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: SCM 236/2026, S 60/2026 & AI 11/2026
Clerk's File: Z/15123 & Z/15128

11.7. Welcome Centre Shelter for Women and Families, Request for Additional Funding

Becky Parent, Executive Director, Big Brothers Big Sisters of Windsor Essex

Becky Parent, Executive Director, Big Brothers Big Sisters of Windsor Essex, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and is available for questions.

Carole Dray, Welcome Centre Shelter

Carole Dray, Welcome Centre Shelter, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by highlighting how vital the shelter is to the community in these difficult economic times.

Dawn Toth, Welcome Centre Shelter

Dawn Toth, Welcome Centre Shelter, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and shares a shelter client's story detailing the difficulties of experiencing homelessness as a woman, and the importance of having a safe space for women and families.

Meaghan Crampsie, Area Resident,

Meaghan Crampsie, area resident, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by highlighting the importance of emergency shelters being the first connection point for housing services, healthcare, legal advocacy, and other supports that help stabilize lives.

Jessica Faught, Area Resident

Jessica Faught, area resident, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by citing the importance of the Shelter in guiding women and families away from chronic homelessness.

Ashley Dawson, Social Work Programs Coordinator, Welcome Centre Shelter

Ashley Dawson, Social Work Programs Coordinator, Welcome Centre Shelter, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by indicating that a properly funded and adequately staffed Shelter moves people quickly and safely into housing, with better outcomes both for the individuals involved and the broader community.

Shelly Gilbert, Executive Director, Legal Assistance of Windsor

Shelly Gilbert, Executive Director, Legal Assistance of Windsor, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by highlighting that women experiencing homelessness also experience the trauma of poverty and gender-based violence, which must be taken into account when developing intervention programs; Emergency shelters that understand this intersectionality contribute to a decrease in hospital admissions, police involvement, court appearances, incarceration, and child protection involvement.

Anne-Rachelle Boulanger, Policy Analyst, HIV Legal Network

Anne-Rachelle Boulanger, Policy Analyst, HIV Legal Network, appears via video conference before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by highlighting that the Welcome Centre meets a critical and growing need in the community by specifically providing support for individuals with complex and intersecting needs who are unable to find help elsewhere.

Lady Laforet, Executive Director, Welcome Centre Shelter

Lady Laforet, Executive Director, Welcome Centre Shelter, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" to provide a brief overview of the Shelter's position on the additional funding request and indicates that the need for at least twelve more beds within the centre, as it is the only gender-specific emergency shelter provider in the area, which provides bed space to over 500 adults and 300 children annually; and concludes by highlighting that the additional funding would also help pay for an additional housing support worker, a case manager, shelter support staff for day shift, and additional hours for staff training.

Marion Overholt, Area Resident

Marion Overholt, area resident, appears via video conference before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by indicating that this sector is chronically underfunded, and that shelter needs for women are rising across the province; and suggests the city appeal to the local Member of Provincial Parliament to request an increase in funding for homelessness prevention programs.

Tammy Barnden, Senior Shelter Support Staff, Welcome Centre Shelter

Tammy Barnden, Senior Shelter Support Staff, Welcome Centre Shelter, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional

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funding; and concludes by highlighting that adequate shelter staffing and capacity ensures stable, short-term support that helps people move forward.

Mayor Drew Dilkens leaves the meeting at 12:03 o'clock p.m. and Councillor Jim Morrison assumes the chair.

Therese Lapain, Child and Family Case Manager, Welcome Centre Shelter

Mayor Drew Dilkens leaves the meeting at 12:03 o'clock p.m. and Councillor Jim Morrison assumes the chair.

Therese Lapain, Child and Family Case Manager, Welcome Centre Shelter, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and shares a shelter client's story detailing how quickly an unexpected financial situation can send a stable family into homelessness, and how the Welcome Centre has provided a sense of physical and emotional safety they did not experience in other shelters.

Owen Crampsie, Area Resident

Owen Crampsie, area resident, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by indicating the importance of the Shelter's housing support, and its ability to get women and their children out of the shelter system and into permanent housing.

Anastasia Adams, Harm Reduction Programs Coordinator, Welcome Centre Shelter

Anastasia Adams, Harm Reduction Programs Coordinator, Welcome Centre Shelter, appears via video submission before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" to share a shelter client's story detailing her appreciation for the safe environment the Shelter provides, stating that no woman should have to choose between her safety and having a place to stay.

Mayor Drew Dilkens returns to the meeting at 12:11 o'clock p.m. and Councillor Jim Morrison returns to his seat at the Council Table.

Megan Ball, Area Resident

Megan Ball, area resident, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by indicating that times of economic insecurity are a catalyst for Intimate Partner Violence, which disproportionately affects women and she shares her own story, and requests that the Mayor and Council approve additional funds for the Shelter in order to save more women from IPV.

Ashley Bruner, Area Resident

Ashley Bruner, Area Resident, appears electronically before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and concludes by indicating that the Shelter also provides programs to help vulnerable children, relying on donations as no level of government provides funding for those programs and requests that Council make the funding a priority.

Karen Souilliere, Chair of the Board, and Anne Ryan, Executive Director, Iris House

Karen Souilliere, Chair of the Board, and Anne Ryan, Executive Director, Iris House, appear before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" and speaks in support of the request for additional funding; and conclude by announcing their continued advocacy to all levels of government for increases in the pool of funding allocated to the region to support the most vulnerable.

Pat Gillan, Area Resident

Pat Gillan, area resident, appears before City Council regarding the administrative report dated July 2, 2026, entitled "Welcome Centre Shelter for Women and Families, Request for Additional Funding" to share her story of homelessness, and express her support for the most vulnerable members of the community.

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

Decision Number: CR373/2026

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

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

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

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

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

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

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

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

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

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

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

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

THEREFORE BE IT RESOLVED THAT:

1. City Council **APPROVE** a one-time emergency funding allocation of \$60,000.00 to the Welcome Centre Shelter for Women & Families for the explicit purpose of adding the referenced emergency capacity up to the finalization of 2027 Budget process, with a funding source to be identified by administration;
2. The source of funding for this emergency expansion **CAN BE DRAWN** entirely from the Homelessness and Housing Reserve to bridge senior-government funding shortfalls and help fulfill Council's explicit commitment to better address the Intimate Partner Violence (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. The discussion to create the permanent fiscal capacity to fund these beds **BE REFERRED** to the 2027 budget discussions for Council consideration, and further be informed by the system-wide shelter review report that Administration has indicated will be presented to Council at a later date.

Carried.

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

Aye votes: Councillors Angelo Marignani, Gary Kaschak, Fred Francis, Frazier Fathers, Renaldo Agostino, Jim Morrison, Kieran McKenzie, Mark McKenzie, Ed Sleiman and Mayor Drew Dilkens.

Nay votes: Councillor Jo-Anne Gignac.

Abstain: None.

Absent: None.

Report Number: C 101/2026

Clerk's File: SS/13026

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.2. Grant Submissions in a Council "Lame" Duck Situation - City Wide

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Kieran McKenzie

Decision Number: CR368/2026

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 where the total project cost is estimated to be over \$1million, that City Council **BE ADVISED** of the project selection(s).
- II. That City Council **PASS** a BY-LAW number 122-2026, 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.

Carried.

Councillor Fred Francis voting nay.

Report Number: C 99/2026
Clerk's File: ACO2026

11.3. Procurement Overages in a Council "Lame Duck" Situation and 2027 Pre-Commitments - City Wide

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Mark McKenzie

Decision Number: CR369/2026

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.

Carried.

Report Number: C 97/2026
Clerk's File: ACO2026

11.5. Real Estate Transaction Approval Authority During the Potential Lame Duck Period - City Wide

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Jim Morrison

Decision Number: CR371/2026

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 118-2026 for that purpose.
Carried.

Report Number: C 106/2026
Clerk's File: ACO2026

11.6. Municipal Class Environmental Assessment Study Completion - Second Egress for Twin Oaks Business Area - Ward 9

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR372/2026

- 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.

Carried.

Report Number: C 105/2026
Clerk's File: SW/15093

11.8. Community Improvement Plan Applications in a “Lame Duck” Council Situation - City Wide

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

Decision Number: CR374/2026

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

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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** 123-2026, 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'.
Carried.

Report Number: C 109/2026
Clerk's File: ACO2026

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

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Renaldo Agostino

Decision Number: CR336/2026

That City Council **PASS** By-Law 121-2026, 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'.

Carried.

Councillor Fred Francis voting nay.

Report Number: C 108/2026

Clerk's File: ACO2026

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Report of the Special Meeting of Council – In-Camera of its meeting held July 13, 2026

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR330/2026

That the report of the Special In-Camera meeting held July 13, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 267/2026

Clerk's File: ACO2026

12.3. Report of the Special Meeting of Council– In-Camera of its meeting held July 27, 2026 (Session 1)

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR331/2026

That the report of the Special In-Camera meeting (Session 1) held July 27, 2026 **BE ADOPTED** as presented.

Carried.

13. BY-LAWS (First and Second Reading)

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

That the following By-laws No.109-2026 through 124-2026 (inclusive) be introduced and read a first and second time:

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

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.

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.

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.

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

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

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

- 1) Communication Items (as amended)
- 2) Consent Agenda (as amended)
- 3) Items Deferred Items Referred
- 4) Consideration of the Balance of Business Items (as amended)
- 5) Committee Reports as presented
- 6) By-laws given first and second readings (as presented)

Carried.

15. NOTICES OF MOTION

None presented.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

That the By-laws No. 109-2026 through 124-2026 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

17. PETITIONS

None presented.

18. QUESTION PERIOD

18.1. CQ 25-2026:

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR376/2026

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

CQ 25-2026:

Assigned to: Commissioner, Corporate Services

Asks that Administration report back to Council with options for restricting short-term rentals in Windsor, including but not limited to how other Ontario municipalities verify principal residence status and close similar loopholes, and the legal outcomes of those approaches. I'd also like this report to include our current enforcement numbers, including active licenses, complaints received by area, and penalties or revocations issued to date, along with whether a data-sharing agreement with short-term rental platforms could help verify compliance. Any options presented should include a public consultation process. I'd like that report to specifically consider whether additional restrictions,

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including an interim control bylaw, are appropriate in the Walkerville heritage district. I'd ask that input be gathered from, but not limited to, Bylaw, Licensing, Building, Planning, Legal, and Finance.
Carried.

Clerk's File: ACOQ2026 & AB2026

18.2. CQ 26-2026:

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

Decision Number: CR377/2026

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

CQ 26-2026:

Assigned to: Deputy CAO/Commissioner, Economic Development

Asks that Administration report back to Council on the cost, feasibility, and legal considerations of extending a similar model to Project Greenlight downtown to city parks, including whether the existing vendor relationship and technology can be adapted to municipally owned property, and any privacy obligations under Ontario's municipal privacy legislation given the presence of minors in park settings. I'd like that report to include consideration of a pilot at Lanspeary Park, given the frequency of incidents there.

Carried.

Clerk's File: ACOQ2026 & SR2026

18.3. CQ 27-2026:

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

Decision Number: CR378/2026

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

CQ 27-2026:

Assigned to: Commissioner, Finance & City Treasurer

Asks that Administration be directed to prepare, as part of the 2027 Budget process, a report package modelled on the existing ABC Budget package for funded Housing and Homelessness

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agencies, including in the package each agency's organizational budget, housing and homelessness funding amount, funded and total program offerings, specific outcomes from the previous year, any additional funding requests, prior-year accomplishments and barriers, and next-year estimates; and any other relevant materials; and,

That it be made clear to service providers that if they do not participate in the process no in year allocation increase will be considered; and,

That the package be made available for Council review and any special budget committee struck during the 2027 Budget process.

Carried.

Clerk's File: ACOQ2026 & SS2026

18.4. CQ 28-2026:

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR379/2026

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

CQ 28-2026

Assigned to: Commissioner, Infrastructure Services & City Engineer

Asks that Administration forward a report detailing options to amend the rodent extermination program eligibility criteria to increase the current 4-unit residential property threshold, applying to all row housing. Please include potential budgetary impacts and necessary updates to the municipal property standard bylaw.

Carried.

Clerk's File: ACOQ2026 & AB2026

18.5. CQ 29-2026:

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Gary Kaschak

Decision Number: CR380/2026

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

CQ 29-2026:

Assigned to: Commissioner, Human and Health Services

Asks that Administration explore potential cost savings opportunities if local city-funded or city-affiliated emergency shelters were to collaborate on a standardized, group purchasing framework or leverage municipal supply contacts. This should include feasible options and recommendations for next steps for establishing or supporting a dedicated collaborative buying group for local emergency shelters and supportive housing operators to ensure maximum financial efficiencies of municipal social service investments.

Carried.

Clerk's File: ACOQ2026 & SS2026

21. ADJOURNMENT

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 3:30 o'clock p.m.

Mayor

City Clerk

SPECIAL MEETING OF COUNCIL – IN CAMERA
July 13, 2026

Meeting called to order at: 3:15 p.m.

Members in Attendance:

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

Members Absent:

Councillor Gary Kaschak
Councillor Mark McKenzie

Also in attendance:

Ray Mensour, Chief Administrative Officer
Jelena Payne, Commissioner, Economic Development/Deputy CAO
Andrew Daher, Commissioner, Corporate Services
David Simpson, Commissioner, Infrastructure Services/City Engineer
Lorie Gregg, Acting Commissioner, Finance/City Treasurer
Michael Chantler, Commissioner, Community Services
Wira Vendrasco, City Solicitor
Christopher Menard, Acting Mayor's Chief of Staff
Steve Vlachodimos, City Clerk
Sandra Gebauer, Council Assistant
Sebastian Pirrone, Director Corporate Security (Item 4)

Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Jo-Anne Gignac, that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:

4. Personal matter – about identifiable individuals – home security coverage for Mayor and Council.

Motion Carried.

Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Jo-Anne Gignac, to move in Camera for discussion of the following item(s), adding Item 4:

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Legal matter – litigation update/advice subject to solicitor-client privilege, Section 239(2)(e)(f)
2	Property matter – lease extension, Section 239(2)(c)
3	Property matter – lease, Section 239(2)(c)
4	Personal matter – about identifiable individuals – security coverage for Mayor and Council – VERBAL REPORT, Section 239(2)(b) – ADDED

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

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Verbal Motion is presented by Councillor Renaldo Agostino, seconded by Councillor Jo-Anne Gignac,
to move back into public session.

Motion Carried.

Moved by Councillor Ed Sleiman, seconded by Councillor Angelo Marignani,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held July 13, 2026 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Deputy City Solicitor, City Solicitor, Commissioner of Corporate Services, Commissioner of Infrastructure Services/City Engineer and Commissioner of Finance/City Treasurer respecting a legal matter – litigation update/advice subject to solicitor-client privilege **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Lease Administrator, Manager of Real Estate Services, City Solicitor, Commissioner of Corporate Services, Acting Executive Director of Employment and Social Services, Commissioner of Human and Health Services, Manager of Strategic Operating Budget Development and Control, Executive Director of Financial Planning/Deputy City Treasurer and Commissioner of Finance/City Treasurer respecting a property matter – lease extension **BE APPROVED.**

3. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Commissioner of Corporate Services, Manager of Public Services Windsor Public Library, Commissioner of Community Services, Director of Corporate Security City Hall Campus and Special Events, Manager of Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – lease **BE APPROVED.**

4. That the verbal update from Mayor Drew Dilkens and members of Council respecting a personal matter about identifiable individuals – security coverage for Mayor and Councillors **BE RECEIVED** and Administration **BE DIRECTED TO PROCEED** in accordance with the verbal direction of Council.

Motion Carried.

Moved by Councillor Jim Morrison, seconded by Councillor Frazier Fathers,
That the special meeting of council held July 13, 2026 BE ADJOURNED.
(Time: 3:21 p.m.)
Motion Carried.

SPECIAL MEETING OF COUNCIL – IN CAMERA
July 27, 2026 (Session 1)

Meeting called to order at: 9:00 a.m.

Members in Attendance:

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

Also in attendance:

Ray Mensour, Chief Administrative Officer
Jelena Payne, Commissioner, Economic Development/Deputy CAO
Andrew Daher, Commissioner, Corporate Services (arrives at 9:38 a.m.)
David Simpson, Commissioner, Infrastructure Services/City Engineer
Janice Guthrie, Commissioner, Finance/City Treasurer
Michael Chantler, Commissioner, Community Services (arrives at 9:12 a.m.)
Dana Paladino, Commissioner, Human and Health Services
Wira Vendrasco, City Solicitor
Christopher Menard, Acting Mayor's Chief of Staff
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
Jennifer Tanner, Manager Homelessness and Housing Support (Item 1)
Kelly Goz, Manager of Homelessness and Housing Support (Item 1)

Verbal Motion is presented by Councillor Gary Kaschak, seconded by Councillor Kieran McKenzie
to move in Camera for discussion of the following item(s):

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Position/plan – funding agreement, Section 239(2)(i)(k) – SEE ALSO ITEM ON OPEN AGENDA

Motion Carried.

Declarations of Pecuniary Interest:

None disclosed.

Discussion on the items of business.

Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Angelo Marignani,
to move back into public session.
Motion Carried.

Moved by Councillor Frazier Fathers, seconded by Councillor Jim Morrison,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held July 27, 2026 (Session 1) directly to Council for consideration at the next Regular Meeting.

1. That the in-camera report from the Executive Director Financial Planning/Deputy Treasurer, Commissioner of Human and Health Services and Commissioner of Finance/City Treasurer respecting a position/plan – funding agreement **BE RECEIVED.**

Motion Carried.

Moved by Councillor Ed Sleiman, seconded by Councillor Jo-Anne Gignac,
That the special meeting of council held July 27, 2026 (Session 1) BE ADJOURNED.
(Time: 10:35 a.m.)
Motion Carried.



Committee Matters: SCM 302/2026

Subject: Report of the Special meeting of Council – In-camera of its meeting held July 27, 2026 (Session 2)

**SPECIAL MEETING OF COUNCIL – IN CAMERA
July 27, 2026 (Session 2)**

Meeting called to order at: 3:47 p.m.

Members in Attendance:

Mayor Drew Dilkens
Councillor Renaldo Agostino
Councillor Jo-Anne Gignac (arrives at 3:54 p.m.)
Councillor Fred Francis
Councillor Gary Kaschak
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Mark McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman
Councillor Frazier Fathers

Also in attendance:

Ray Mensour, Chief Administrative Officer
Jelena Payne, Commissioner, Economic Development/Deputy CAO
Andrew Daher, Commissioner, Corporate Services
David Simpson, Commissioner, Infrastructure Services/City Engineer
Janice Guthrie, Commissioner, Finance/City Treasurer
Michael Chantler, Commissioner, Community Services
Dana Paladino, Commissioner, Human and Health Services
Wira Vendrasco, City Solicitor
Christopher Menard, Acting Mayor's Chief of Staff
Steve Vlachodimos, City Clerk
Anna Ciacelli, Deputy Clerk
Lorie Gregg, Executive Director Financial Planning/Deputy Treasurer
(Item 4 and 9)
Fabio Costante, Chief Executive Officer, Windsor Community Housing
(Items 4 and 5)
Aaron Farough, Senior Legal Counsel (Item 6)
Denise Wright, Manager of Real Estate Services (Item 6)

Verbal Motion is presented by Councillor Angelo Marignani, seconded by Councillor Jim Morrison, that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:

10. Personal Matter – about an identifiable individual
11. Position/plan – request letter of intent.

Motion Carried.

Verbal Motion is presented by Councillor Angelo Marignani, seconded by Councillor Jim Morrison, to move in Camera for discussion of the following item(s), adding Items 10 and 11:

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Property matter – technical information – easement agreement, Section 239(2)(j)
2	Position/plan – intersection agreements, Sections 239(2)(k)
3	Legal matter/advice subject to solicitor client privilege – litigation update, Sections 239(2)(e)(f)
4	Legal matter/advice subject to solicitor client privilege – litigation settlement, Sections 239(2)(e)(f)
5	Legal matter – litigation update, Section 239(2)(e)(f)
6	Property matter – expropriation, Section 239(2)(c)
7	Position/plan/technical information, Sections 239(2)(j)(k)

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
8	Legal matter – potential litigation/advice subject to solicitor client privilege, Sections 239(2)(e))f(h)
9	Property matter – acquisition of land – housing, Section 239(2)c(i)
10	Personal matter – about an identifiable individual, Section 239(2)(b) – ADDED
11	Position/plan – request letter of intent, Section 239(2)(k) – ADDED

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

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

Motion Carried.

**Moved by Councillor Renaldo Agostino, seconded by Councillor Kieran McKenzie,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held July 27, 2026 (Session 2) directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from Senior Legal Counsel, Deputy City Solicitor, Commissioner of Corporate Services, Commissioner of Infrastructure Services, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – technical information – easement agreement **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Manager of Performance Measurement and Business Case Development, City Solicitor, Commissioner of Corporate Services, Commissioner of Infrastructure Services/City Engineer and Commissioner of Finance/City Treasurer respecting a position/plan – intersection agreements **BE APPROVED**.

3. That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Commissioner of Corporate Services, Commissioner of Infrastructure Services/City Engineer, Manager Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a legal matter/advice subject to solicitor client privilege – litigation settlement **BE APPROVED**.

4. That the recommendation contained in the in-camera report from the Acting Commissioner of Human and Health Services, Executive Director Financial Planning/Deputy Treasurer, City Solicitor and Commissioner of Finance/City Treasurer respecting a legal matter/advice subject to solicitor client privilege – litigation settlement **BE APPROVED**.

5. That the recommendation contained in the in-camera report from the Senior Legal Counsel, City Solicitor, Commissioner of Corporate Services, Acting Executive Director of Engineering/Deputy City Engineer, Commissioner of Infrastructure Services/City Engineer, Manager Performance Measurement and Business Case Development and Commissioner of Finance/City Treasurer respecting a legal matter – litigation update **BE APPROVED**.

6. That the in-camera report from the City Solicitor, Commissioner of Corporate Services, Deputy Chief Administrative Officer/Commissioner of Economic Development and Commissioner of Finance/City Treasurer respecting a property matter – expropriation **BE DEFERRED** to allow for external legal counsel to be in attendance.

NOT CARRIED.

Aye votes: Councillors Fred Francis, Kieran McKenzie and Angelo Marignani

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

Absent: None

6. That the recommendation contained in the in-camera report from the City Solicitor, Commissioner of Corporate Services, Deputy Chief Administrative Officer/Commissioner of Economic Development and Commissioner of Finance/City Treasurer respecting a property matter - expropriation **BE APPROVED**.

7. That the recommendation contained in the in-camera report from the Manager of Performance Measurement and Business Case Development, Acting Executive Director of Operations/Deputy City Engineer, Commissioner of Infrastructure Services, City Solicitor and Commissioner of Finance/City Treasurer respecting a position/plan/technical information **BE APPROVED.**

Councillor Jo-Anne Gignac voting nay

8. That the recommendation contained in the in-camera report from the Executive Director of Housing and Children's Services, Executive Director of Financial Planning/Deputy City Treasurer, City Solicitor, Commissioner of Human and Health Services, Commissioner of Corporate Services and Commissioner of Finance/City Treasurer respecting a legal matter – potential litigation/advice subject to solicitor client privilege **BE APPROVED.**

9. That the recommendation contained in the in-camera report from the Executive Director Housing and Children's Services, Commissioner of Human and Health Services, City Solicitor and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land - housing **BE APPROVED.**

10. That the verbal report from Mayor Drew Dilkens respecting a personal matter – about an identifiable individual **BE APPROVED** and that Administration **BE DIRECTED TO PROCEED** in accordance with the verbal direction of Council.

11. That the verbal report from Mayor Drew Dilkens respecting a position/plan – request for letter of intent **BE APPROVED** and that Administration **BE DIRECTED TO PROCEED** in accordance with the verbal direction of Council.

Motion Carried.

**Moved by Councillor Fred Francis, seconded by Councillor Jo-Anne Gignac,
That the special meeting of council held July 27, 2026 (Session 2) BE
ADJOURNED.**

(Time: 4:44 p.m.)

Motion Carried.

BY-LAW NUMBER 137-2026

A BY-LAW TO EXEMPT THE CITY OF WINDSOR FROM THE LINE FENCES ACT AND ESTABLISH DISPUTE RESOLUTION GUIDELINE FOR BOUNDARY FENCES

Passed the 14th day of September, 2026.

WHEREAS Section 2 of the *Line Fences Act*, R.S.O. 1990, Chapter L.17, provides that the Council of every local municipality shall by By-law appoint such number of fence viewers as are required to carry out the provisions of this Act, and the By-law shall fix the per diem remuneration to be paid to the fence viewers;

AND 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 structures including fences and signs are one of the named spheres of jurisdiction over which single-tier municipalities have exclusive authority.

AND WHEREAS Section 98(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, a local municipality may provide that the *Line Fences Act* does not apply to all or any part of the municipality.

AND WHEREAS a By-law may be passed for determining how the cost of Boundary Fences shall be apportioned, and for providing that any amount so apportioned shall be recoverable under the *Provincial Offences Act*;

AND WHEREAS it is deemed expedient to repeal By-law 350-2002 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 Fence Dispute Resolution Guideline By-law.

SECTION 2 DEFINITIONS

2.1 In this By-law:

ACTUAL COST means the total cost of the construction, reconstruction, maintenance and/or repair of a Boundary Fence, and includes the value of the material used and the value of the labour performed to complete the work.

ADJOINING OWNER means the person who owns land adjacent to land on which another landowner seeks to build a Boundary Fence.

BASIC COST means the cost of constructing, reconstructing, maintaining or repairing (as applicable) a four (4) foot high, 1-1/2 inch mesh, steel chain link fence.

BOUNDARY FENCE means a fence marking the boundary between adjoining parcels of land.

CITY means The Corporation of the City of Windsor.

CITY CLERK means the person duly appointed as Clerk for the City.

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.

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

SECTION 3 AUTHORITY

3.1 The City Clerk shall administer this By-law.

SECTION 4 APPLICATION

4.1 This By-law applies only to fences located on private property.

4.2 The process set out herein is provided as a non-binding guideline only and reflects a recommended approach that City staff would generally advise if attending on-site. It is not mandatory and does not limit the rights of any party under applicable law.

4.3 An Owner of land may construct and maintain a Boundary Fence.

4.4 Where the Owners of adjoining lands are in agreement or are able to reach agreement on the details of construction, repair or replacement of a Boundary Fence, each of them shall construct, repair, replace or maintain a reasonable proportion of the Boundary Fence, or shall bear a reasonable and just proportion of the cost of any work required to do so, in accordance with the agreement reached between the Owners, regardless of any provision to the contrary in this By-law.

4.5 Where the Owners of adjoining lands cannot agree or reach an agreement as referred to in Section 4.4, on the details of construction, repair or replacement of a Boundary Fence, an Adjoining Owner desiring to construct, reconstruct or repair a Boundary Fence may do so subject to complying with the following requirements:

- (a) The Owner should serve the Adjoining Owner(s) with a notice of intent to construct, repair or replace ("the Notice of Intent"), by registered mail, of his or her intention to construct a Boundary Fence; and
- (b) The notice of intent should contain the following information:
 - (i) The Owner should provide the Adjoining Owner with 3 written quotes for the actual or basic costs for fencing work to be undertaken;

- (ii) “The construction, repair or replacement of the Boundary Fence located at” (address) “will commence after fourteen (14) days of the mailing of this notice of intent and the Owner may seek payment of a contribution for the construction of the Boundary Fence, from the Adjoining Owner(s) in accordance with the formula set out in Sections 4.6, 4.7, 4.8 and 4.9 of this by-law”;
 - (iii) The Adjoining Owner may obtain additional quotes to be presented not later than ten (10) business days from the date of the Notice of Intent, sent by registered mail; and
 - (iv) A copy of this By-law should be attached to the Notice of Intent.
- 4.6 In cases where the cost of construction of a Boundary Fence is in dispute, costs should be assigned as follows:
 - (a) the Adjoining Owner should pay fifty percent (50%) of the basic cost or fifty percent (50%) of the actual cost, whichever is the lesser of all of the fencing quotes submitted; and
 - (b) the Owner should pay the balance of the actual cost.
- 4.7 The cost of reconstruction or maintenance of a Boundary Fence should be borne equally by the Owner and the Adjoining Owner.
- 4.8 The cost of repairs to a Boundary Fence should be borne by the Owner if their invitees caused the damage necessitating the repair. The cost of repairs to a Boundary Fence should be borne by the Adjoining Owner if their invitees caused the damage necessitating the repair. Subject to Section 4.9, the cost of repairs to a Boundary Fence should be borne equally by the Owner and the Adjoining Owner if the damage necessitating the repair was caused by natural disaster.
- 4.9 If a tree comes down by accident or otherwise so as to cause damage to a Boundary Fence, the Owner of the land on which the tree stood should at their sole expense forthwith remove the tree and repair the fence.
- 4.10 Where an Owner or Adjoining Owner is in default of their obligations pursuant to this By-law, a person desiring to enforce the provisions of this By-law should, within ninety days after completion of the construction of the Boundary Fence, serve or cause to be served on the defaulting person, a notice by registered mail requiring compliance with this By-law. The notice should specify that if the default is not rectified within thirty (30) days after service of the notice, the person enforcing this By-law may rectify the default by making an application to the Ontario Court of Justice and initiate proceedings pursuant to Part IX of the *Provincial Offences Act* for an order to recover the proportionate share of the cost of the work from the defaulting person.

SECTION 5 EXEMPTIONS

- 5.1 Lands under the control of the City and its Agencies, Boards, and Commissions are exempt from this By-law and the *Line Fences Act*.

SECTION 6 REPEAL

- 6.1 By-law Number 350-2002 is hereby repealed.

SECTION 7 EFFECTIVE DATE

7.1 This 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 September 14, 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 – September 14, 2026
Second Reading – September 14, 2026
Third Reading – September 14, 2026

BY-LAW NUMBER 138-2026

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 14th DAY OF SEPTEMBER, 2026.

Passed the 14th day of September, 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.

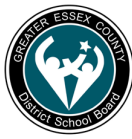
This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on September 14, 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 - September 14, 2026
Second Reading - September 14, 2026
Third Reading - September 14, 2026



451 Park St. W., P.O. Box 210, Windsor, ON N9A 6K1 · 519-255-3200

September 10, 2026

Dear Mayor Dilkens and Members of Windsor City Council:

RE: Heritage Designation of "High Priority" Properties

The Greater Essex County District School Board (the "Board") has been advised that Agenda Item 8.9 of the September 14, 2026, City Council meeting will consider the heritage designation of properties identified as "high priority." Three Board-owned properties have been included within this category. The Board respectfully submits the following comments for Council's consideration prior to any decision being made.

Background

Board Administration has met with and corresponded extensively with Ms. Kristina Tang, Planner III - Heritage, City of Windsor, regarding several Board-owned properties identified for possible heritage designation. Throughout this process, the Board has worked collaboratively with City staff and has provided thoughtful feedback regarding the implications of heritage designation on identified school facilities. A copy of the Board's correspondence provided in to Ms. Tang is appended to this letter.

Based on discussions at the Development and Heritage Standing Committee meeting held on August 4, 2026, Board Administration understood that City Administration had acknowledged the concerns raised regarding facility condition, operational flexibility, accessibility requirements, and long-term asset management considerations associated with Marlborough Public School, Alicia Mason Vocational School, and William G. Davis Public School. Based on the Board's submission, these properties were not initially recommended by City Administration to the Standing Committee for consideration at that time.

On September 4, 2026, however, the Board learned that City Council would be asked to consider heritage designation for these same three properties as "high priority" sites at its September 14 meeting.

While the Board recognizes that heritage designation does not require the consent of the property owner, we respectfully submit that, in the spirit of partnership and collaboration, the concerns raised by the Board should be carefully considered before proceeding with designation. It is also important to note that the Board did not object to or raise concerns regarding five other Board-owned properties identified for potential designation, and schools already located within the Walkerville Heritage District.

The Board has demonstrated a long-standing commitment to preserving and maintaining historically significant educational facilities. Over many years, substantial investments have been made to conserve numerous Board properties. At the same time, the Board must balance heritage conservation objectives with its responsibility to provide safe, accessible, efficient, and effective learning environments for students and staff.

Marlborough Public School

As previously communicated to the City of Windsor Heritage Planner, Marlborough Public School has a replacement value of approximately \$12.3 million, a current Facility Condition Index (FCI) of 53%, and a projected five-year FCI of 76%. This corresponds to approximately \$9.3 million in renewal needs over the next five years.

In addition, a 2024 accessibility assessment identified significant upgrades required to meet Accessibility for Ontarians with Disabilities Act (AODA) standards. Due to the school's multi-level design, including two full storeys and split-level sections, substantial modifications would be required, including elevators, chair lifts, ramps, and associated structural changes. The estimated cost of these accessibility improvements exceeds \$1.5 million.

The school is currently underutilized, with enrolment of 404 students during the 2025-2026 school year compared to an On-the-Ground Capacity of 616 pupils. Current projections indicate utilization will decline to approximately 52% by 2035.

Operating a facility significantly larger than required for current and projected enrolment places additional pressure on Board resources. Marlborough is among the highest natural gas consumers within the Board's portfolio of schools. Improving energy efficiency and providing modern cooling systems would be both technically challenging and financially significant.

Given these factors, Marlborough represents a strong candidate for future replacement. The site is sufficiently large to accommodate a new school while allowing the existing facility to remain operational during construction. A replacement school would allow the Board to right-size the facility, reduce building area by approximately 26,000 square feet, improve energy efficiency, and potentially incorporate child care space. Based on current Ministry benchmarks, the estimated replacement cost would be approximately \$16 million.

During discussions at the August 4, 2026, Development and Heritage Standing Committee meeting, suggestions were made regarding the possible retention of the original 1929 façade as part of a future replacement project. While the Board appreciates this perspective, retaining the existing façade would be extraordinarily difficult and cost-prohibitive from both a structural and operational standpoint. Such an approach would also reduce the likelihood of securing Ministry funding, as replacement projects are expected to be operationally feasible and construction-ready.

William G. Davis Public School

The Board has recently retained a consultant to assess ongoing building envelope deterioration, water infiltration issues, and related structural concerns. Preliminary findings indicate that either full replacement of the exterior façade or extensive re-cladding would be required.

Should the school receive heritage designation, replacement matching the existing façade would likely be required, resulting in significantly higher capital costs. Future repairs would similarly become more expensive, placing additional strain on the Board's limited Ministry-funded renewal budget and extending design and approval timelines.

An accessibility assessment completed in 2024 also identified the need for an elevator and associated upgrades to meet AODA requirements. The circular design of the building presents unique challenges that make these improvements particularly difficult to implement. Heritage designation would significantly restrict future options should a replacement school ever be required. The facility is currently underutilized and is projected to remain underutilized throughout the Board's current ten-year enrolment forecast.

While the Board recognizes the distinctive architectural character of the building, it does not believe that its circular design alone provides sufficient justification for heritage designation, particularly where such designation would substantially reduce the Board's flexibility to respond to future educational and facility needs.

PASS / Alicia Mason Vocational School

Alicia Mason Vocational School currently has a Facility Condition Index of 17%, increasing to 45% within five years. The replacement value of the facility is approximately \$14.3 million, with projected renewal expenditures of approximately \$6.4 million over the next five years. In addition, approximately \$1.3 million in accessibility upgrades would be required to meet AODA standards, including installation of an elevator, barrier-free paths of travel, and washroom improvements.

While the Board acknowledges the heritage features associated with this facility, designation would further limit flexibility in future planning decisions and would likely result in increased maintenance and capital costs over time.

Consistency in the Review of Properties

The Board notes that its former property, W.D. Lowe (Giles Campus), now owned by the City of Windsor, has not been included among the properties recommended for designation despite being listed on the City's Heritage Registry. Based on the City's August Expression of Interest for the site, there appears to be no stated intention to preserve the property. The Board believes this raises broader questions regarding consistency in the application of heritage designation criteria.

Similarly, the Board notes that former property J.E. Benson Public School, which has remained vacant since being sold by the Board and is currently listed for sale, has not been identified for designation despite its architectural significance.

Ongoing Partnership and Stewardship

The Board recognizes the importance of preserving community heritage and values its ongoing partnership with the City of Windsor. However, the properties under consideration are active educational facilities whose primary purpose is to support student learning and well-being.

The Board relies almost exclusively on Ministry of Education funding to address renewal needs, accessibility improvements, additions, and replacement schools. These resources are finite and must be allocated across 72 schools based on need and educational priorities. Currently, approximately 54% of the Board's total building inventory is over 50 years old, creating significant and growing deferred maintenance pressures.

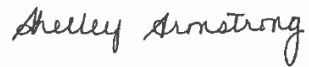
As a publicly funded organization, the Board has an obligation to ensure transparency, accountability, and prudent stewardship of public resources. Decisions that significantly increase future operating, renewal, or capital costs must be carefully weighed against the educational needs of students and the Board's responsibility to manage limited funding effectively.

The Board remains committed to working collaboratively with the City and has demonstrated that commitment through projects such as James L. Dunn Public School, Hugh Beaton Public School, and numerous other initiatives where heritage considerations were voluntarily incorporated into project planning and design.

The Board also wishes to reiterate that it supports the potential heritage designation of Hugh Beaton Public School, David Maxwell Public School, Queen Victoria Public School, Prince Edward Public School, W.C. Kennedy Collegiate Institute, and acknowledges that Walkerville Collegiate Institute is already included within the Walkerville Heritage District under consideration.

For these reasons, the Board respectfully requests that City Council give careful consideration to the operational, financial, accessibility, and long-term educational implications of heritage designation before proceeding with designation of Marlborough Public School, William G. Davis Public School, and Alicia Mason Vocational School.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Shelley Armstrong". The signature is written in a cursive, flowing style.

Shelley A. Armstrong, CPA, CA
Superintendent of Business, Treasurer and Facility Services

C: Vicki Houston, Chief Executive Officer
Brad Gyor, Manager – Facility Services
Kaitlyn Watson – Construction Administrator

From: [Shelley Armstrong](#)
To: ["Tang, Kristina"](#)
Cc: [Tang, Tracy \(She/Her\)](#); [Campigotto, Jason \(He/Him\)](#); [Robertson, Neil](#); [Stephanie Weston](#); [Bradley Gyori](#); [Vicki Houston](#)
Subject: RE: GECD SB Heritage Listed Properties
Date: June 29, 2026 11:50:00 AM
Attachments: [App A - Prop SCHVI Alicia Mason VS 20260611.docx](#)
[image001.png](#)
[App A - Proposed SCHVI Hugh Beaton School v13.docx](#)
[App A - Proposed SCHVI Marlborough School v9.docx](#)
[App A - Proposed SCHVI Prince Edward School v8.docx](#)
[App A - Proposed SCHVI Victoria School v8.docx](#)
[App A - Proposed SCHVI W.C. Kennedy HS v9.docx](#)
[App. A - Proposed SCHVI David Maxwell v8.docx](#)
[App. A - Proposed SCHVI William G. Davis PS v9.docx](#)

Hi Kristina,

The Greater Essex County District School Board (the Board) appreciates the City of Windsor's ongoing commitment to preserving the community's architectural and cultural heritage. We recognize the important role that historic buildings play in shaping neighbourhood identity and honouring the city's past. In that spirit, we are writing to outline our feedback on the proposed designation of the following:

- Alica Mason (PASS)
- Hugh Beaton PS
- Marlborough PS
- Prince Edward PS
- Queen Victoria PS
- Honourable W.C. Kennedy Collegiate Institute
- David Maxwell PS
- William G. Davis PS

Please note that the following does not include the schools that are captured under the current Walkerville Heritage District consultation, which would include Walkerville Collegiate and King Edward Public School.

Currently, two of the Board's schools within the City of Windsor are heritage registered – James L. Dunn Public School and John Campbell PS. The Board currently has 30 schools within the City of Windsor (22 elementary; 7 secondary and 1 Public Alternative Education Centre). Should the City of Windsor's heritage designation be successful, approximately 40% of the

Board's City schools would be designated, creating a significant hardship to the Board to address health & safety and facility condition issues in a timely and cost effective manner.

As a publicly funded school board, the Board is required to allocate resources in a manner that prioritizes student learning environments, safety, accessibility, and long-term sustainability. Heritage designation introduces substantial additional costs related to maintenance, restoration, and compliance with heritage standards. These costs are not supported through dedicated provincial funding, leaving the Board without the financial capacity to meet the obligations that designation would impose.

The Board is responsible for planning student accommodation across the district in a way that is efficient, equitable, and aligned with demographic trends. Heritage designation can limit the Board's ability to consolidate, repurpose, or replace facilities when required. This constraint may result in inefficiencies, increased operational costs, and reduced flexibility to respond to enrolment changes or community needs.

The Board is supportive of the City's position for the heritage designation for the following schools (in order):

1. Honourable W.C. Kennedy Collegiate Institute - While this has a significant 5 year Facility Condition Index, millions of dollars have been invested in the school over the last 10 years, a significant portion of this towards the exterior façade and maintaining the appearance of the building to its original design.
2. Hugh Beaton PS - Millions of dollars have been invested in the school over the last 10 years, a significant portion of this towards the exterior façade and maintaining the appearance of the building to its original design.
3. Queen Victoria PS - Extensive exterior work, including foundation repairs, brick restoration, and building envelope have been completed

over the last 10 years, respecting the appearance of the building to its original design.

4. Prince Edward PS - Extensive exterior work, including foundation repairs, brick restoration, and building envelope have been completed over the last 10 years, respecting the appearance of the building to its original design.
5. David Maxwell PS - Extensive exterior work, including foundation repairs, brick restoration, and building envelope have been completed over the last 10 years, respecting the appearance of the building to its original design.

The Board does not support the heritage designation of the following schools and would ask that the City reconsider and remove these school from the proposed list:

1. Marlborough PS – This school has a high Facility Condition Index (current – 53% and 5 year – 75%), which makes it a prime candidate for a replacement school instead of a complete renovation. There is sufficient land available on the existing site that a replacement school could be constructed on site, while the current school remains open during construction. The school is currently underutilized and the projections for next 10 years show it to be down to approximately 52% of its capacity. This school is not accessible for staff, students, and families in accordance with the Ontarians with Disabilities Act, and measures to address these concerns would be significantly hampered by the heritage designation, particularly the complexity and the cost to implement the measures.
2. Alicia Mason – The Board does not feel that heritage designation is warranted to be on this building. As mentioned above, approximately 40% of the Board's properties within the City of Windsor could be impacted by heritage designation and there needs to be some element of reasonableness in potential designations to avoid the premium for

renewal spending that comes with upgrades to these sites.

3. William G. Davis PS – The Board is currently in the process of reviewing building exterior upgrades to address ongoing leaks and structural concerns and have engaged a consultant. Currently, the most economically feasible options proposed would involve re-cladding the entire building which would likely not be an option should this site be deemed heritage. Further the circular shape of the school has resulted in “open concept” classrooms which are not effective learning environments. Structural repairs are essential to meeting current educational and safety standards. Heritage designation may restrict or prohibit the modifications necessary to deliver modern programming, accommodate diverse learners, and ensure compliance with provincial regulations.

For your reference, I have attached the Appendix A documents, prepared by the City, with some modifications to them based on the Board’s review of the documents. Items with a “strike through” are not supported by the Board as a rationale in support of heritage designation.

The Board values its partnership with the City of Windsor and remains committed to working collaboratively to honour local heritage while ensuring that students have access to safe, modern, and effective learning environments. We respectfully request that you consider the significant operational, financial, and educational implications that heritage designation would create for the Board. We would also request that the Board’s feedback be shared with the Committee as part of the submission for heritage designation.

I welcome the opportunity to continue discussions with you to explore alternative approaches that balance heritage interests with the Board’s responsibility to provide high-quality public education.

Shelley

Shelley Armstrong, CA, CPA (she/her)
Superintendent of Business, Treasurer and Facility Services
Greater Essex County District School Board
519-255-3200 ext. 10210



My working hours may differ from yours. I do not expect you to respond to my emails outside of your working hours.

From: Tang, Kristina <ktang@citywindsor.ca>

Sent: June 24, 2026 4:26 PM

To: Shelley Armstrong <Shelley.Armstrong@publicboard.ca>; Stephanie Weston <Stephanie.Fathi@publicboard.ca>; Bradley Gyori <Bradley.Gyori@publicboard.ca>

Cc: Tang, Tracy (She/Her) <TTang@citywindsor.ca>; Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>; Robertson, Neil <nrobertson@citywindsor.ca>

Subject: Re: GECDSD Heritage Listed Properties

You don't often get email from ktang@citywindsor.ca. [Learn why this is important](#)

EXTERNAL EMAIL: Verify the sender before clicking links or attachments.

Good afternoon all ,

I appreciate your email and would like to follow up again. City of Windsor staff are in the process of finalizing the draft reports for the designations. If there's any specifics or general questions that you would like to discuss further, please feel free to reach out. I would also be happy to host a Microsoft Teams meeting if that works better for you.

Sincerely,

KRISTINA TANG MCIP, RPP

Planner III – Heritage

