Community Services Standing Committee Meeting

Date: Wednesday, December 4, 2024
Time: 9:00 a.m

Members Present:

Councillors
Ward 2 – Councillor Fabio Costante
Ward 5 - Councillor Ed Sleiman (Chairperson)
Ward 6 – Jo-Anne Gignac

Councillor Regrets
Ward 4 – Councillor Mark McKenzie

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant
Ward 3 - Councillor Renaldo Agostino

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Andrew Daher, Commissioner, Human & Health Services
Dana Paladino, Acting Senior Executive Director, Corporate Services
Michael Chantler – Acting Senior Executive Community Services
Vincenza Mihalo, Executive Director, Human Resources
James Chacko, Executive Director, Parks & Facilities
Jen Knights, Chief Executive Director, Windsor Public Library
Alina Sirbu, Executive Director, Long Term Care / Administration
Kirk Whittal – Executive Director, Housing & Children's Services
Michelle Staadegaard, Manager, Culture & Events
Stephen Lynn, Manager, Social Policy & Planning
Linda Higgins, Manager, Intergovernmental Funding, Employment, Social & Health
Jennifer Tanner, Manager, Homelessness & Housing Support
Diane Wilson, Manager, Social & Affordable Housing
Denise Wright, Manager Real Estate Services
Mark Keeler, Diversity/Accessibility Officer
Doran Anzolin, Executive Initiatives Coordinator
Kathleen Queneville, Active Transportation Coordinator
Anna Ciacelli, Deputy City Clerk

1. CALL TO ORDER

The Chair calls the meeting of the Community Services Standing Committee to order at 9.01 o'clock a.m.

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. ADOPTION OF THE MINUTES

3.1. Adoption of the Community Services Standing Committee minutes of its meeting held October 2, 2024

Moved by: Councillor Fabio Costante
Seconded by: Councillor Renaldo Agostino

That the minutes of the Community Services Standing Committee meeting held October 2, 2024 **BE ADOPTED** as presented.
Carried

Report Number: SCM 303/2024

4. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None presented.

5. COMMUNICATIONS

None presented.

6. PRESENTATIONS AND DELEGATIONS

8.4. Response to Council Directive CR31/2024; Report regarding 2023 and 2024 attendance numbers and staffing possibilities at the Duff-Baby Mansion at 221 Mill Street - Ward 2

Don Wilson, President, Les Amis Duff Baby

Don Wilson, President, Les Amis Duff Baby appears before the Community Services Standing Committee regarding the administrative report dated November 18, 2024, entitled “Response to Council Directive CR31/2024; Report regarding 2023 and 2024 attendance numbers and staffing possibilities at the Duff Baby Mansion at 221 Mill Street - Ward 2” and provides an overview of the recent success of the museum along with the challenges that recent restorations have caused as it relates to attendance numbers. Mr. Wilson indicates that the

anticipated opening date has been delayed due to unforeseen restoration delays and they are requesting an extension from the Gordie Howe International Bridge as this will delay the proposed completion of the work in early 2025. A grand opening will be held once all of the work has been completed.

Councillor Jo-Anne Gignac inquires whether there is an anticipated completion date. Mr. Wilson responds that communications between the Ontario Heritage Trust (OHT) and the City of Windsor staff indicate that the completion date is anticipated to be mid-2025 with no exact date provided.

Councillor Jo-Anne Gignac asks administration to provide an update. Michelle Staadegaard, Manager of Culture and Events appears before the Community Services Standing Committee regarding the administrative report dated November 18, 2024, entitled "Response to Council Directive CR31/2024; Report regarding 2023 and 2024 attendance numbers and staffing possibilities at the Duff Baby Mansion at 221 Mill Street - Ward 2" and responds that the OHT has confirmed that the renovation is expected to be completed by mid-summer 2025, which is in line with the opening of the Gordie Howe Bridge along with the grand re-opening of the Duff Baby.

Councillor Jo-Anne Gignac inquires whether there have been discussions surrounding access to the house during renovations. Ms. Staadegaard responds that there is full access to the first floor. Public tours have been popular, but with the building being under construction, the attendance numbers are down.

Councillor Fabio Costante asks the delegate if there have been discussions with the Downtown Windsor Business Improvement Area (DWBIA) regarding community benefits and if we are able to satisfy the components of the grant within the new timelines. Mr. Wilson responds that they have spoken informally with the Gordie Howe International Bridge staff so that they are aware that an extension will be requested. Correspondence from the OHT is pending before they are able to finalize the formal extension request.

Councillor Fabio Costante asks Mr. Wilson if they require any support from the City in that regard. Mr. Wilson responds that it would assist to have something in writing from the municipality in addition to the letter from the OHT supporting this request.

Councillor Fabio Costante inquires whether the internet issue has been resolved. Ms. Staadegaard responds that there has not been any progress on the installation, but there is some funding in the operating budget as it relates to marketing promotion for next year that would be able to be moved over to assist with the installation. Administration will then work with the volunteer group as it relates to monthly fees for service.

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 268**
That the report of the Manager of Culture and Events, dated November 18, 2024, entitled "Response to Council Directive CR31/2024; Report regarding 2023 and 2024 attendance numbers and staffing possibilities at the Duff Baby Mansion at 221 Mill Street - Ward 2" **BE RECEIVED**; and,

That administration **BE DIRECTED** to write a letter to the Ontario Heritage Trust (OHT) to express the urgency of reopening the Duff Baby mansion as soon as possible; and,

That administration **BE DIRECTED** to write a letter to the Windsor-Detroit Bridge Authority to express the City's full support of Les Amis Duff Baby in its application to receive community benefits and that they continue despite the new timelines that have been provided.
Carried.

Report Number: S 162/2024
Clerk's File: MBA/3184

7. COMMITTEE MATTERS

7.1. Minutes of the Committee of Management for Huron Lodge of its meeting held September 12, 2024

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 261**
That the minutes of the Committee of Management for Huron Lodge of its meeting held September 12, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 288/2024
Clerk's File: MB2024

7.2. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held September 12, 2024

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 262**
That the minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held September 12, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 324/2024
Clerk's File: MB2024

7.3. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held October 16, 2024

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 263**
That the minutes of the the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held October 16, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 325/2024
Clerk's File: MB2024

7.4. Report No. 120 of the Board of Directors Willistead Manor Inc.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Renaldo Agostino

Decision Number: **CSSC 264**
That Report No. 120 of the of the Board of Directors Willistead Manor Inc. indicating:
That the following persons BE RE-APPOINTED to the Board of Directors of Willistead Manor Inc. for a two-year term expiring August 17, 2026:

MJ. Dettinger
C. Gaudette
R. Jasey

BE APPROVED.
Carried.

Report Number: SCM 326/2024
Clerk's File: MB2024

8. ADMINISTRATIVE ITEMS

8.3. Response to CQ12-2024 – Community Recognition Awards – City Wide

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Renaldo Agostino

Decision Number: **CSSC 267**
That the report of the Manager, Community Programming & Development, dated November 21, 2024, in response to CQ12-2024 entitled "Response to CQ12-2024 – Community Recognition Awards – City Wide" **BE RECEIVED** for information.
Carried.

Report Number: S 169/2024
Clerk's File: SR2024

8.1. Facility Accessibility Design Standard Adoption - City Wide

Councillor Jo-Anne requests that administration to elaborate on the lag since the review.
Dana Paladino, Acting Senior Executive Director, Corporate Services appears before the Community Services Standing Committee regarding the administrative report dated September 17, 2024, entitled “Facility Accessibility Design Standard Adoption - City Wide” and responds that since its passing in 2006, there have not been significant changes around AODA requirements. The City continues to comply with the AODA as well as the Ontario Building Code. These standards are above and beyond that. London reviewed theirs in 2021 and since then, we have been looking at how to update ours and have landed on the London model.

Councillor Jo-Anne Gignac asks administration if we will be focusing on recreation facilities and washrooms. Ms. Paladino indicates that in new construction, the bathrooms are universal, we have added adult change tables where possible. The London model will be distributed throughout city departments for their input. The fulsome report will come back to Council. The Windsor Accessibility Advisory Committee (WAAC) has been involved in providing input and updating the Facility Accessibility Design Standards (FADS) as well.

Councillor Renaldo Agostino asks administration if there has been any community consultation completed thus far. Ms. Paladino responds that there are members of WAAC that represent the voice of the community. Mark Keeler, (A) Diversity and Accessibility Officer, Human Resources appears before the Community Services Standing Committee regarding the administrative report dated September 17, 2024, entitled “Facility Accessibility Design Standard Adoption - City Wide” and responds that they will be bringing the draft FADS to groups across the city for community consultation. Ms. Paladino adds that the WAAC, in conjunction with members of administration have taken the London model and added their own input. With council’s direction, we will distribute the FADS across City departments for administration’s input and will bring forward a fulsome report with larger community consultation for final adoption.

Councillor Ed Sleiman asks administration if it is typical for FADS to be different for each municipality. Ms. Paladino responds that the FADS are not prescribed. Each municipality has its own committee. The London model has been widely adopted across the province. There is no universal standard aside from the legislation of the AODA and the Ontario Building Code.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Renaldo Agostino

Decision Number: **CSSC 265**
That Council **DIRECT** administration to review the updated Facility Accessibility Design Standards proposed by the WAAC Facility Accessibility Design Subcommittee and report back to Council for final approval.
Carried.

Report Number: S 130/2024
Clerk’s File: GPL/3263

8.5. Strategy to Promote Alternatives to Payday Loans - City Wide

Moved by: Councillor Jo-Anne Gignac
Seconded by:Councillor Renaldo Agostino

Decision Number: **CSSC 269**

That the report of the Manager, Social Policy & Planning, dated November 15, 2024, entitled " Strategy to Promote Alternatives to Payday Loans - City Wide" **BE RECEIVED** for information.
Carried.

Report Number: C 143/2024
Clerk's File: AL2024

8.6. Status on IPV Funding Availability - City Wide

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 270**
That the report of the Executive Initiatives Coordinator, dated November 15, 2024, entitled "Status on IPV Funding Availability - City Wide" **BE RECEIVED**; and,

That in its renewal of the Community Safety and Well-Being Plan, administration **BE DIRECTED** to work with community partners in incorporating Intimate Partner Violence (IPV) in the next round of the Community Safety and Well-Being plan.
Carried.

Report Number: C 144/2024
Clerk's File: SS2024

8.7. Training at Local Emergency Shelters – City Wide

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Fabio Costante

Decision Number: **CSSC 271**
That City Council **RECEIVE** this report-back requested by the former Housing and Homelessness Advisory Committee regarding training support for local emergency shelters on the barriers faced by the 2SLGBTQIA+ communities in finding appropriate housing.
Carried.

Report Number: S 164/2024
Clerk's File: SS2024

8.8. Social Housing – End of Mortgage (EOM) and Negotiation of Service Agreements with Housing Providers – City Wide

Councillor Fabio Costante asks administration what authority the social service provider has to either suggest or force consolidation amongst social housing providers. Kirk Whittal, Executive Director Housing and Children's Services appears before the Community Services Standing Committee regarding the administrative report dated November 18, 2024, entitled "Social

Housing – End of Mortgage (EOM) and Negotiation of Service Agreements with Housing Providers – City Wide" and responds that the *Housing Service Act* is contemplating the potential of exiting a service agreement to keep units in the community. The assets would need to be transferred to another type of non-profit to ensure that the units remain in community to be able to deliver social and affordable housing.

Councillor Fabio Costante asks administration if it is at the full discretion of each housing provider to exit an agreement, if there is any situation where they may find themselves to be insolvent, could that provide any legal authority or otherwise to encourage or force consolidation. Mr. Whittal responds that the act does provide the ability for the City to take over the provider with the intention of bringing it forward to another provider. The City could take it over temporarily until another community entity comes forward that would be willing to operate it.

Councillor Fabio Costante asks administration how funding will operate for service agreements. Mr. Whittal responds that the intent of the service agreements is to negotiate with the operators to exchange financial models. Some of the challenges that we anticipate are with the age of the stock, cost of the stock and how much is available. Many operators don't have significant capital reserves. The report outlines the potential funding model that works for both the provider and service manager are happy with.

Councillor Fabio Costante asks administration if there is any risk to the taxpayer, with respect to funding. Mr. Whittal responds the challenge is knowing if the mortgage savings will be enough within the funding envelope to offset the concerns that exist in the system currently. If the pressures are significant enough, there will be a separate report to Council along with a request.

Councillor Fabio Costante asks administration if it is possible to report back on legal authority to force consolidation. Mr. Whittal responds that there is an opportunity to work with the individual entities to encourage them to build new stock to add to the existing stock.

Councillor Jo-Anne Gignac asks administration to clarify what we are able to do now as a service provider and if there is legislation that would provide us the authority to oversee these individual entities. Mr. Whittal responds that our housing team works closely with our service providers. We recently did governance training.

Councillor Jo-Anne Gignac asks administration if we are able to suggest that they look for cometencies on their board. Mr. Whittal responds that the boards do try to choose certain skill sets. Diane Wilson, Manager, Social & Affordable Housing, Housing & Children's Services appears before the Community Services Standing Committee regarding the administrative report dated November 18, 2024, entitled "Social Housing – End of Mortgage (EOM) and Negotiation of Service Agreements with Housing Providers – City Wide" and adds that in the governance training there was an overview provided to all of the social housing providers as to the selection process and what those needs are to select a board. There are prescribed positions through the governance training. They are looking at ways to support them in choosing a board of directors in the future.

Councillor Jo-Anne Gignac asks administration if there is an organization that looks at gathering information for people with the desired skill sets that may be retiring to sit on these boards. Andrew Daher, Commissioner, Human & Health Services appears before the Community

Services Standing Committee regarding the administrative report dated November 18, 2024, entitled "Social Housing – End of Mortgage (EOM) and Negotiation of Service Agreements with Housing Providers – City Wide" and responds that we are working closely with all of our providers to review building conditions and operations to help suggest improvements to operations and board structure and to offer recommendations or referrals to property maintenance management companies that can help them find efficiencies within their operations.

Councillor Renaldo Agostino asks administration how much of a deep dive we are doing into the financials of these organizations. Mr. Whittal responds that our team is in constant contact with these organizations and are involved in approving their annual budgets as a requirement for the funding.

Councillor Renaldo Agostino asks administration if duplication of services are identified in the budget process that we can make recommendations to improve. Mr. Whittal responds that we look at governance, policy and financial aspects to ensure that these organizations deliver the services to keep the operations going.

Councillor Renaldo Agostino asks administration if we share grant opportunities with the providers when we see that they are available. Ms. Wilson responds that we look for available grants and provide the information to the organizations in order to access any available funding.

Councillor Ed Sleiman asks administration if there has been a situation that we have not been able to reach an agreement with any service providers that would cause the termination of the contract. Mr. Whittal responds that we have not yet experienced this. There is an opportunity for a provider to leave, but they are required to transfer the assets to another provider in order to continue to deliver the service. The purpose of a service agreement is to reach a reasonable cost structure and for the operators to operate in a financially reasonable manner.

√**CLERK'S CORRECTION****

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 272**
That the report of the Social Housing Analyst, and the Coordinator, Housing Administration & Policy dated November 18, 2024, entitled "Social Housing – End of Mortgage (EOM) and Negotiation of Service Agreements with Housing Providers – City Wide" **BE RECEIVED**; and,

√THAT the City Clerk and Chief Administrative Officer **BE AUTHORIZED** to **EXECUTE** Service Agreements and/or Exit Agreements and any related documents, amendments and/or extensions between the City of Windsor and Non-Profit Housing Providers under the Housing Services Act (HSA) S.O. 2011, c. 6, Schedule 1, that have reached or are reaching End of Mortgage (EOM) in a form satisfactory to the City Solicitor, satisfactory in financial content to the City Treasurer, and technical content to the Commissioner of Human and Health Services and Executive Director of Housing and Children's Services, provided that any agreements do not exceed the funding in the approved City budget in each respective year; and further,

THAT the City Clerk and Chief Administrative Officer and **BE AUTHORIZED** to **EXECUTE** a new Service Agreement and any related documents, amendments and/or extensions between the City of Windsor and Can-Am Urban Native Homes' federal social housing funding agreements that have reached or are reaching End of Agreement (EOA) in a form satisfactory to the City Solicitor, satisfactory in financial content to the City Treasurer, and technical content to the Commissioner of Human and Health Services and Executive Director of Housing and Children's Services, provided that any agreements do not exceed the funding in the approved City budget in each respective year; and further,

THAT the Executive Director, Housing & Children's Services **REPORT BACK** on the status and outcome of Service and/or Exit Agreement negotiations; and,√

That administration **BE DIRECTED** to report back on opportunities for consolidation among social housing providers to realize efficiencies to better serve tenants.
Carried

Report Number: S 166/2024
Clerk's File: GH/14271

8.2. Response to CQ 39-2024 – Funds Available for Waterfront Parkland Property – Riverside Sites (Shores Park & Former Abars Site) – Ward 6

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

That Rule 3.3(c) of the Procedure By-law 98-2011, **BE WAIVED** to allow for the Chair to call a special meeting without 24 hours' notice.
Carried.

Moved by: Councillor Fabio Costante
Seconded by: Councillor Jo-Anne Gignac

That the Community Services Standing Committee Meeting move In Camera at 9:46 o'clock a.m. in accordance with the *Municipal Act* s. 239 (c) proposed or pending acquisition or disposition of land.
Carried.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Renaldo Agostino

That the Community Services Standing Committee move back into public session at 10:14 o'clock a.m.
Carried.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Fabio Costante

Decision Number: **CSSC 266**
That the report of the Manager of Real Estate Services, dated October 25, 2024, in response to CQ 39-2024 entitled " Response to CQ 39-2024 – Funds Available for Waterfront Parkland Property – Riverside Sites (Shores Park & Former Abars Site) – Ward 6" **BE RECEIVED** for information.
Carried.

Report Number: C 137/2024
Clerk's File: AL2024

9. QUESTION PERIOD

None registered.

10. ADJOURNMENT

There being no further business the meeting of the Community Services Standing Committee is adjourned at 10:15 o'clock a.m. The next meeting of the Community Services Standing Committee will take place on Febuary 5, 2025
Carried.

Councillor Ed Sleiman (Chairperson)	Deputy City Clerk / Supervisor of Council Services