

**Community Services Standing Committee Meeting**

**Date: Wednesday, September 3, 2025**

**Time: 9:00 o'clock a.m.**

**Members Present:**

**Councillors**

Ward 3 – Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

Ward 5 – Councillor Ed Sleiman (Chairperson)

Ward 6 – Councillor Jo-Anne Gignac

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development

Dana Paladino, Acting Commissioner, Human & Health Services

Michael Chantler, Commissioner, Community Services

Janice Guthrie, Commissioner, Finance & City Treasurer

Neil Robertson, City Planner

Kirk Whittall, Executive Director, Housing & Children Services

Tanya Antoniwi, Executive Director, Employment & Social Services

Matthew Johnson, Executive Director, Economic Development

Alina Sirbu, Executive Director, Long Term Care / Administration

Jamie Scott, Executive Director, Parks, Recreation & Facilities

Kelly Goz, Manager, Homelessness & Housing Support

Diane Wilson, Manager, Social & Affordable Housing

Michelle Staadegaard, Manager, Culture & Events

Craig Robertson, Manager, Licensing & Enforcement / Deputy Licence Commissioner

Stephen Lynn, Manager Social Policy & Planning

Linda Higgins, Manager, Intergovernmental Funding, Employment, Social Services & Health

Jennifer Tanner, Manager, Homelessness & Housing Supports

Adam Pillon, Manager of Right-of-Way

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Joe Baker, Manager, Land Development & Growth  
Michelle Oake, Project Manager  
Charmaine Valbuena, Coordinator Social Planning  
Anna Ciacelli, Deputy City Clerk

### 1. CALL TO ORDER

The Chair calls the meeting of the Community Services Standing Committee to order at 9:00 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 July 2, 2025.

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

THAT the minutes of the Community Services Standing Committee meeting held July 2, 2025 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 208/2025

### 4. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

### 5. COMMUNICATIONS

None presented.

### 6. PRESENTATIONS AND DELEGATIONS

#### 6.1. Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide

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**Ed Starr, Partner, Bahar Shadpour, Senior Manager of Housing Policy and Research, and Matt Pipe, Manager of Housing Policy and Research, SHS Consulting Inc.**

Ed Starr, Partner, Bahar Shadpour, Senior Manager of Housing Policy and Research, and Matt Pipe, Manager of Housing Policy and Research, SHS Consulting Inc., appear before the Community Services Standing Committee regarding the administrative report dated August 18, 2025 entitled "Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide" and provide a brief overview of the contents and insights from the Regional Housing Needs Assessment. The presentation further provides an overview of recommendations for implementing an affordable housing strategy within the region, including improving access to those in greatest need, and strengthening the housing sector.

Councillor Jo-Anne Gignac inquires as to what strategies might be recommended to harmonize the different approaches the city and county municipalities have to help accomplish the presented housing goals in an equitable way region-wide. Ms. Shadpour replies that despite the majority of the social support organizations being located within the city, the needs assessment and recommendations encompass the entire region. The actions and ideas within the report allow for review and collaboration between the City and the surrounding areas. Ms. Shadpour states that many programs the city has adopted could be used as examples to create similar programs in other local municipalities.

Councillor Jo-Anne Gignac expresses the importance of incentivizing developers to create affordable housing to prevent the proposed strategies from coming to a standstill. She also reiterates how difficult it may be to unite the different zoning and planning strategies of the city and surrounding municipalities. Mr. Starr replies that the report acknowledges a collaborative structure needs to be in place to address and resolve the housing issues in the region. He states that the City of Windsor is in a unique position to act as a "service manager" in the region and the common goals of the region should be explored.

**Sylvie Guenther, Executive Director, Hiatus House**

Sylvie Guenther, Executive Director, Hiatus House, appears before the Community Services Standing Committee in support of the the administrative report dated August 18, 2025 entitled "Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide". She states that Hiatus House is working to provide forty deeply affordable housing units to the community; and concludes by stressing the importance of transitional housing for those leaving shelters, which is not specifically noted in the report.

Councillor Jo-Anne Gignac inquires about the existing shelter services in the county and local municipalities. Ms. Guenther replies that shelter services outside of the city are limited. Transitional housing is being adopted as a more affordable alternative.

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Councillor Renaldo Agostino inquires whether regional transportation issues have been taken into account in the report, and if that limits the ability to choose where affordable housing may be located. Mr. Pipe indicates that commuting data, and how it has changed over time, was reviewed, but strategies for developing transportation solutions were out of the scope of the report. He adds that further data to this point could be explored.

Councillor Renaldo Agostino inquires whether there is an opportunity for the Provincial and Federal governments to do more to make affordable housing an easier goal to achieve. Mr. Starr agrees that the higher levels of government have more resources than municipalities. He feels that the ideas in this study could be brought forward to the Federal government under the new initiatives recently introduced.

Moved by: Councillor Jo-Anne Gignac  
Seconded by: Councillor Mark McKenzie

Decision Number: **CSSC 287**

THAT the report of the Manager Social and Affordable Housing and Coordinator of Housing Administration & Development dated August 18, 2025 entitled "Windsor-Essex Regional Affordable Housing Strategy 2025 Report - City Wide" **BE RECEIVED**.

Carried.

Report Number: S 107/2025  
Clerk's File: GH/11710

## 7. COMMITTEE MATTERS

### 7.1. Minutes of the Age Friendly Windsor Working Group of its meeting held May 14, 2025

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 288**

THAT the minutes of the Age Friendly Windsor Working Group meeting held May 14, 2025 **BE RECEIVED**.

Carried.

Report Number: SCM 198/2025  
Clerk's File: MB2025

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### 7.2. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., Held June 12, 2025

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 289**

THAT the minutes of the Executive Committee and Board of Directors, Willistead Manor Inc. meeting held June 12, 2025 **BE RECEIVED**.  
Carried.

Report Number: SCM 226/2025  
Clerk's File: MB2025

### 7.3. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held March 12, 2025

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Jo-Anne Gignac

Decision Number: **CSSC 290**

THAT the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held March 12, 2025 **BE RECEIVED**.  
Carried.

Report Number: SCM 241/2025  
Clerk's File: MB2025

## 8. ADMINISTRATIVE ITEMS

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

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

Decision Number: **CSSC 291**

THAT the request from the Art Gallery of Windsor (AGW, currently operating as Art Windsor-Essex AWE) to extend the *Look Again! Outside!* temporary exhibition of up to twenty-four (24) reproduction paintings in frames in the Fall of 2025 for a period of up to ONE YEAR **BE APPROVED**; and further,

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THAT the request from the AGW to relocate one (1) of these framed reproduction paintings currently displayed in Paterson Park, Sandwich Towne to Fontainebleau Library for a period of up to one year **BE APPROVED**; and further,

THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute a Consent to Enter Agreement for the Art Gallery of Windsor to allow its employees, agents and contractors (collectively "AGW") to enter Willistead Park (the "Consent Lands") for the purpose of installing and maintaining two new reproduction paintings (the "Works") to be located to the Consent Lands approved as to form and content by the City Solicitor, and in content by the Executive Director, Culture, and the Executive Director, Parks, Recreation and Facilities including the following terms:

- (i) The term of the agreement shall be for a period of up to one (1) year, commencing in the Fall of 2025;
- (ii) The cost for the Consent to Enter Agreement will be granted for nominal consideration of \$1.00;
- (iii) AGW will be responsible for ensuring there is no damage to the Consent Lands and, upon termination of the Consent to Enter Agreement, any disturbance of the Consent Lands resulting from AGW's carrying out of its Works will be restored by AGW at its own cost to the satisfaction of the Executive Director, Parks, Recreation and Facilities, or designate;
- (iv) AGW will be required to provide the City with indemnification and require proof of insurance with the following minimal coverage, satisfactory to the City: \$5,000,000 Commercial General Liability coverage, with "The Corporation of the City of Windsor" listed as an additional insured and cross-liability coverage and 30 days' notice of cancellation. The coverage must not exclude the Consent Lands and must specifically acknowledge the Consent Lands are included on the proof of insurance. The City reserves the right to amend, restate and/or supplement the above requirements as determined by the City's Risk and Insurance Department from time to time; and,

THAT City Council **AUTHORIZE** the waiver of fees of up to \$7,641.00 for the permit to extend the total twenty-seven (27) temporary art displays, as well as the refundable indemnity fee; and further,

THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign an agreement with the AGW for the installation of the artworks in the City Right-of-Way, including the Consent Lands, for a period of up to ONE YEAR beginning in the Fall of 2025, approved in legal form by the City Solicitor or designate, in financial content by the City Treasurer or designate and in technical content by the Manager of Right-of-Way and the Executive Director, Culture, and the Executive Director, Parks, Recreation and Facilities.

Carried.

Report Number: S 105/2025  
Clerk's File: SR/13926

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### 8.2. 2024 Pathway to Potential (P2P) Annual Impact Report Update

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Mark McKenzie

Decision Number: **CSSC 292**

THAT the report of the Social Planning Coordinator dated May 13, 2025 entitled “2024 Pathway to Potential (P2P) Annual Impact Report” **BE RECEIVED** for information purposes.

Carried.

Report Number: C 75/2025

Clerk's File: SS/10488

### 8.3. Windsor Regional Employment Network (WREN) Update

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Renaldo Agostino

Decision Number: **CSSC 293**

THAT the report of the Executive Director, Employment & Social Services and Manager, Integrated Employment Services dated July 10, 2025 entitled “Windsor Regional Employment Network (WREN) Update” **BE RECEIVED** for information.

Carried.

Report Number: C 102/2025

Clerk's File: SS2025

### 8.4. Response to CQ 6-2025 re: Good Neighbour Policy Exploration – City Wide

Councillor Renaldo Agostino inquires whether administration has explored anything in other jurisdictions with Good Neighbour policies that could work for the City of Windsor.

Dana Paladino, Acting Commissioner, Human and Health Services, appears before the Community Services Standing Committee regarding the administrative report dated August 18, 2025, entitled “Response to CQ 6-2025 re: Good Neighbour Policy Exploration – City Wide” and indicates that the Good Neighbour policies described in the majority of the other communities in the report were more guidelines and educational opportunities than specific policies. Some communities have established agreements, either voluntarily or contractually, between service providers and the municipalities to ensure compliance with Good Neighbour policies. Consideration could be given to having a hybrid approach in Windsor, with Good Neighbour agreements required for service providers funded by the City, and voluntary agreements with municipal partners.

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Councillor Renaldo Agostino inquires whether administration has already had Good Neighbour Policy discussions with any service providers. Ms. Paladino replies yes, and that the Downtown Mission has already drafted their own Good Neighbour Policy in anticipation of this report going to Council.

Councillor Jo-Anne Gignac inquires whether the Bruce Park Village neighbourhood funded by Pathway to Potential would be an example of a Good Neighbour program already up and functioning. Ms. Paladino replies that it is a good example of the potential of how the Good Neighbour Policy could work. The agreed-upon Good Neighbour criteria could be included in future funding agreements in this area.

Councillor Mark McKenzie inquires about initiatives recently undertaken by the by-law department that could fall under a Good Neighbour Policy. Craig Robertson, Manager of Licensing and Enforcement/Deputy License Commissioner, appears before the Community Services Standing Committee regarding the administrative report dated August 18, 2025, entitled "Response to CQ 6-2025 re: Good Neighbour Policy Exploration – City Wide" and replies that by-law officers have been performing blitzes in every ward over the last few weeks, with the intention of educating residents rather than issuing fines. This program has been very successful and has resulted in a 50 to 65% rate of voluntary compliance within 24 hours. Mr. Robertson expresses concern that a large portion of issues were only found during these blitzes rather than being called in by residents, showing that there may be a lack of knowledge of by-laws and property standards in the community.

Councillor Mark McKenzie appreciates the by-law department's efforts and feels that their presence in the community and at BIA meetings may be helpful to spread awareness in neighbourhoods, with local businesses helping to lead the implementation of Good Neighbour policies. Mr. Robertson agrees, and states that the by-law enforcement department has plans to attend more BIA meetings, as well as engage youth through in-school programs.

Councillor Ed Sleiman inquires whether the issue of homelessness would be included in Good Neighbour Policy implementation. Ms. Paladino replies that a review of the Housing and Homelessness Master Plan will be coming to Council in the spring, and that the Good Neighbour Policy plans could be tied into that Housing update.

Moved by: Councillor Renaldo Agostino

Seconded by: Councillor Mark McKenzie

Decision Number: **CSSC 294**

THAT the report of the Manager, Homelessness & Housing Support (Acting) dated August 18, 2025 entitled "Response to CQ 6-2025 re: Good Neighbour Policy Exploration– City Wide" **BE RECEIVED** for information; and,

THAT administration **BE DIRECTED** to develop a Good Neighbour Policy as part of the Housing and Homelessness Master Plan review.

Carried.



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Report Number: S 106/2025  
Clerk's File: SS2025

**9. QUESTION PERIOD**

None registered.

**10. ADJOURNMENT**

There being no further business the meeting of the Community Services Standing Committee is adjourned at 9:57 o'clock a.m. The next meeting of the Community Services Standing Committee will take place on October 1, 2025.

Carried.

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Councillor Sleiman (Chairperson)

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Deputy City Clerk / Supervisor of Council  
Services