

Final Consolidated City Council Meeting Agenda

Date: Monday, February 10, 2025

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 Fabio Costante

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

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

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

READING OF LAND ACKNOWLEDGEMENT

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

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

4. **ADOPTION OF THE MINUTES**

4.1 Adoption of the Windsor City Council minutes of its meeting held January 27, 2025
(SCM 57/2025) (previously distributed)

5. **NOTICE OF PROCLAMATIONS**

6. **COMMITTEE OF THE WHOLE**

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

7.1. Correspondence 7.1.1. through 7.1.4. **(CMC 3/2025)**

Clerk's Note: Items 7.1.5 through 7.1.7 – Correspondence Items *previously distributed*

No.	Sender	Subject
7.1.5	Court of Appeal for Ontario	<p>Decision Letter for Windsor Housing Providers Inc v. Windsor (City), 2025 ONCA 78, Docket: COA-24-CV-0419, C.</p> <p>Commissioner, Community & Corporate Services City Solicitor Chief Building Official Fire Chief Deputy Licence Commissioner SB/12952 Note & File</p>
7.1.6	Town of Tecumseh	<p>Notice of the Passing of a Zoning By-law Amendment by the Corporation of the Town of Tecumseh regarding property situated on the west side of Shawnee Road, to rezone this property from “Residential Zone 2 (R2)” to a site-specific “Residential Zone 2 (R2-27)” to permit a one-storey, semi-detached dwelling and establish site-specific lot provisions.</p> <p>City Solicitor City Planner Chief Building Official Commissioner, Community & Corporate Services Commissioner, Economic Development Z2025 Note & File</p>
7.1.7	Town of Tecumseh	<p>Notice of Council Adoption of Official Plan Amendment No. 5 to the Town of Tecumseh Official Plan (Tecumseh Hamlet Secondary Plan).</p> <p>City Solicitor City Planner Chief Building Official Commissioner, Community & Corporate Services Commissioner, Economic Development Z2025 Note & File</p>

- 7.3. One-Time Provincial Funding to Address Homelessness Encampments (**C 26/2025**)
- 7.4. Auditor General of Ontario's Annual Report regarding the Implementation and Oversight of Ontario's Opioid Strategy – City Wide (**C 27/2025**)

8. CONSENT AGENDA (previously distributed)

- 8.1. A By-law to authorize the execution of the Transfer Payment Agreement for the Ministry of the Environment, Conservation and Parks (MECP) Great Lakes Program Grant - City Wide (**C 5/2025**)
- 8.2. Forest Glade North Servicing Municipal Class Environmental Assessment Study - Ward 8 (**C 13/2025**)
- 8.3. Provincial-Division Corridor Improvements Phase 3; Legal Agreement with 2757534 Ontario Inc. (1527 Provincial Road) - Ward 9 (**C 14/2025**)
- 8.4. Roseland Golf & Curling Club Limited – Name Change (**C 20/2025**)
- 8.5. Windsor Police Service Board Alarm By-law Approval – City wide (**C 21/2025**)

CONSENT COMMITTEE REPORTS

- 8.6. Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1 (**SCM 11/2025**) (**S 148/2024**)
- 8.7. Zoning By-Law Amendment – Z036-24 (ZNG/7248) - Andi Shallvari – 552 Florence Avenue, Ward 7 (**SCM 12/2025**) (**S 170/2024**)
- 8.8. Zoning By-law Amendment Application for 2275 Wellesley Avenue, Z-026/24 [ZNG-7229], Ward 4 (**SCM 13/2025**) (**S 171/2024**)
- 8.10. Provincial Planning Statement (2024) Update (**SCM 15/2025**) (**S 177/2024**)
- 8.12. Part Closure of north/south alley located between Seminole Street and Reginald Street, Ward 5, SAA-7231 (**SCM 17/2025**) (**S 173/2024**)
- 8.13. Amendment to CR399/2024 for Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133 (**SCM 18/2025**) (**S 174/2024**)
- 8.14. Ford City/Building Facade Improvement CIP Application for 1024 to 1026 Drouillard Road. Owner: 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trinamargos) - Ward 5 (**SCM 19/2025**) (**S 175/2024**)

- 8.15. Minutes of the Property Standards Committee of its meeting held October 24, 2024
(SCM 20/2025) (SCM 353/2024)
- 8.16. Minutes of the International Relations Committee of its meeting held November 7, 2024
(SCM 21/2025) (SCM 392/2024)
- 8.17. Report No. 54 of the International Relations Committee **(SCM 22/2025) (SCM 393/2024)**

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS (*previously distributed*)

- 8.9. Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3 **(SCM 14/2025) (S 172/2024)**
Late:
a) Andi Shallvari, Property Owner, available for questions (via Zoom)
- 11.5. RFP Update - Jackson Park Feasibility Study - Ward 3 **(C 22/2025)**
Clerk's Note: Harold Golden, Area Resident is providing the *previously distributed* letter dated February 6, 2025, as a written submission.

Delegations:
a) Lana Talbot, Area Resident (via Zoom)
b) Harold Goldin, Area Resident (in person) (PowerPoint)
c) Leslie McCurdy, Area Resident (in person)
- 8.11. Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1) **(SCM 16/2025) (S 161/2024)**
Clerk's Note: Administration is providing the *previously distributed* additional information **(AI 5/2025)**
Clerk's Note: Administration is providing the *previously distributed* Appendix B (Page 18) as a corrected map boundary.
Clerk's Note: Auditor General is providing the *previously distributed* accompanying report as additional information **(SCM 49/2025)**
Clerk's Note: P&C Memo provided to Mayor and members of Council.

Delegations:
a) Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated, available for questions (in person)
b) Alicia Lesniak, Architect, a+LINK Architecture Inc., available for questions (via Zoom)
c) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General, available for questions (via Zoom)
d) Catherine Archer, Area Resident (in person) (PowerPoint)

- e) Silvio Barresi, Area Resident (in person)
- f) Albert Schepers, Area Resident (in person)
- g) Chris Kruba, Area Resident (in person)
- h) Peter Marra, Area Resident (in person)

Clerk's Note: List of written submissions *previously distributed*:

- a) Alex & Mary Antic, Area Residents
- b) Olivia Curti Durocher & Stephen Durocher, Area Residents
- c) Donna Mayne, Area Resident
- d) Marla Sponarski & Mark Poisson, Area Residents
- e) Louis Durnbeck, Area Resident
- f) Paul Albanese, Principal, Albanese & Lutzke Golf Course Architecture & Construction Management
- g) Fulvio Valentinis, Area Resident
- h) Catherine Archer, Area Resident
- i) Peter & Sandy Marra, Area Residents
- j) Charlie Hotham, Area Resident
- k) Brandon Orlando, Area Resident
- l) Adriana Folcan, Area Resident
- m) Bill Marra, Area Resident
- n) James Demers, Area Resident
- o) Maria and Ian (John), Laura and Amanda MacNeil, Area Residents

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

- 11.1. Declaration of a Vacant Parcel of Land Municipally Known as 0 Francois Road Surplus and Authority to Offer for Sale – Ward 5 **(C 11/2025)**
- 11.2. Declaration of a Vacant Parcel of Land Municipally Known as 0 Woodlawn Avenue Surplus and Authority to Offer Same for Sale – Ward 9 **(C 12/2025)**
- 11.3. Forest Glade North Servicing - Rock Developments - Cost Sharing - Ward 8 **(C 18/2025)**
Clerk's Note: P&C Memo provided to Mayor and members of Council.
- 11.4. Declaration of Improved Property Municipally Known as 3136-3146 Walker Road Surplus and Authority to Offer Same for Sale – Ward 9 **(C 23/2025)**
- 7.2. Response to CQ 26-2024 and CQ 36-2024: Strategies for Addressing Transportation and Transit Challenges in Twin Oaks Industrial Park – Ward 9 **(C 24/2025)**
Clerk's Note: Administration is providing the *attached* map.
- 11.6 Active Transportation Fund – Capital Project Stream – City Wide **(C 25/2025)**

12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed)

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Minutes of the Development Charges Task Force of its meeting held July 29, 2024 **(SCM 7/2025)**
- 12.3. Minutes of the Development Charges Task Force of its meeting held November 18, 2024 **(SCM 5/2025)**
- 12.4. Report No. 4 of the Roseland Board of Directors of its meeting held January 10, 2025 **(SCM 27/2025)**
Clerk's Note: Council direction requested, otherwise Note & File
- 12.5. Minutes of the Windsor Accessibility Advisory Committee of its meeting held October 17, 2024 **(SCM 354/2024)**
- 12.6. Minutes of the Age Friendly Windsor Working Group of its meeting held October 10, 2024 **(SCM 375/2024)**
- 12.7. Age Friendly Windsor Working Group - 2024 Annual Report **(SCM 3/2025)**
- 12.8. Community Public Art Working Group - 2024 Annual Report **(SCM 4/2025)**
- 12.9. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held November 13, 2024 **(SCM 8/2025)**
- 12.10. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held June 12, 2024. **(SCM 10/2025)**
- 12.11. Minutes of the Windsor Accessibility Advisory Committee of its meeting held December 3, 2024 **(SCM 29/2025)**
- 12.12. Report No. 55 of the International Relations Committee **(SCM 50/2025)**
- 12.13. Report of the special meeting of the Environment, Transportation & Public Safety Standing Committee Sitting as the Transit Windsor Board of Directors In-Camera of its meeting held January 29, 2025 **(SCM 55/2025)**

13. BY-LAWS (First and Second Reading) (previously distributed)

- 13.1 **By-law 21-2025** - A BY-LAW TO AUTHORIZE THE EXECUTION OF THE TRANSFER PAYMENT AGREEMENT FOR THE GREAT LAKES PROGRAM GRANT BETWEEN THE CORPORATION OF THE CITY OF WINDSOR AND HIS MAJESTY THE KING IN RIGHT OF ONTARIO, REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS, see Item 8.1.

- 13.2 **By-law 22-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR15/2025, dated January 13, 2025.
- 13.3 **By-law 23-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 190 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR17/2025, dated January 13, 2025.
- 13.4 **By-law 24-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR13/2025, dated January 13, 2025.
- 13.5 **By-law 25-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 188 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR14/2025, dated January 13, 2025.
- 13.6 **By-law 26-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR14/2025, dated January 13, 2025.
- 13.7 **By-law 27-2025** - A BY-LAW TO ASSUME KENT STREET FROM MALDEN ROAD TO A LINE DRAWN BETWEEN THE EASTERLY LIMITS OF LOTS 153 AND 230, REGISTERED PLAN 553, BEING SHOWN AS KENT STREET ON REGISTERED PLAN 553, IN THE CITY OF WINDSOR, authorized by M98/2012, dated February 21, 2012.
- 13.8 **By-law 28-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 10TH DAY OF FEBRUARY, 2025.

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

The following will be considered at the February 10, 2025 Council meeting:

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fabio Costante

That Given the significant challenges municipalities across Ontario including the City of Windsor, face in addressing Housing, Homelessness, Mental Health and Addiction in the communities we serve; and, Recognizing the major obstacles faced by municipalities including Windsor to provide supportive housing and the resulting Homelessness and Encampment crisis in municipalities across Ontario; and,

Noting that the Auditor General of Ontario has recently concluded that the Government of Ontario's Opioid Strategy does not have efficient, effective or adequate processes in place to address the crisis, an analysis accepted by the Ontario Ministry of Health; and, Given the comprehensive, robust, objective, inclusive and data-driven analysis undertaken by the Association of Municipalities of Ontario (AMO), representing over 400 municipalities across Ontario, on the full suite of issues cited above including the unprecedented proliferation of Encampments across the province of Ontario:

That Windsor City Council ENDORSE the AMO Policy Update on Encampments and the Opioid Crisis along with the supporting documents: Homeless Encampments in Ontario: A Municipal Perspective and The Opioid Crisis: A Municipal Perspective; and further,

That Council CALLS UPON the Government of Ontario TO ADDRESS the issues cited above by implementing the recommendation proposed by AMO in the documents referenced in this motion; and,

That Council DIRECT Administration to apprise through direct correspondence the Premier and all relevant Provincial Ministers, as well as, all local representatives elected to Senior Levels of Government, the County of Essex and the Municipal Councils in Essex County of the passing of this motion.

[Encampments and Opioid Crisis | AMO](#)
[Homeless Encampments in Ontario: A Municipal Perspective](#)
[The Opioid Crisis: A Municipal Perspective](#)

Clerk's Notes:

1. The above-referenced notice of motion was moved and seconded and was considered by City Council at its meeting held December 9, 2024. At that meeting, Council ultimately adopted the following:

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

Decision Number: CR539/2024

That consideration of the following Notice of Motion introduced by Councillor Kieran McKenzie at the December 9, 2024 meeting of Council, BE

REFERRED back to administration for a thorough report back to a future meeting of Council regarding the implications of supporting AMO's recommendations and the implications of using the notwithstanding clause and to allow for consultation with stakeholders.

Carried.

Councillors Kieran McKenzie, Fabio Costante and Fred Francis voting nay.

2. P&C Memo provided to Mayor and members of Council only.
3. The administrative report below is in response to Council's direction from December 9, 2024, as additional information:

7.5. AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide **(C 28/2025) (previously distributed)**

Delegations:

- a) Marion Overholt, Area Resident (in person)
- b) Bilal Nasser, Area Resident (in person)
- c) Janeen Auld, Area Resident (in person)
- d) Emily Kydd, Area Resident (in person)
- e) Meg Gregoire, Area Resident (in person)
- f) George Bozanich, Area Resident (in person)

Late:

- g) Kathy Moreland, Local Chapter President, Registered Nurses Association of Ontario (in person)

16. THIRD AND FINAL READING OF THE BY-LAWS

By-law 21-2025 through 28-2025 inclusive

17. PETITIONS

18. QUESTION PERIOD (previously distributed)

18.1. Summary of Outstanding Council Questions as of January 30, 2025 **(SCM 33/2025)**

18.2. Outstanding Council Directives as of January 13, 2025 **(SCM 32/2025)**

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

City Council Meeting
Monday, February 24, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT

Twin Oaks Proposed Traffic and Transit Plans

Item No. 7.2

