



The Corporation of the City of Windsor

Mayoral Direction MD 05-2026

To Direct staff to undertake research and provide advice to the head of Council and City Council on policies and programs of the City

WHEREAS pursuant to Part V1 .1 (Special Powers and Duties of Head of Council) of the *Municipal Act, 2001, Sections 284.3 and 284.4* (Direction to Employees) the Mayor may direct staff to:

- a) undertake research and provide advice to the head of council and city council on policies and programs of the municipality or of the head of Council as they relate to the powers and duties under this Part; and
- b) carry out duties related to the exercise of the power or performance of the duty, including implementing any decisions made by the head of council under this Part; and

WHEREAS the City of Windsor is facing unprecedented times related to growth in the community as well as uncertainty involving its largest trading partner; and

In addition, inflationary impacts are causing significant escalation in the price of groceries and other goods including the cost of housing and rent; and

WHEREAS **affordability is a major issue in the City of Windsor today**; and

WHEREAS the primary pathway to lowering the cost of housing is to add more supply;

Unfortunately, in today's economic climate, the cost of land, labour and building materials makes construction of affordable housing almost impossible without government intervention;

Developers are sitting on the sidelines waiting for financial models to make sense; and

WHEREAS a primary tool available to the City of Windsor to incent development is the application of development charges which are used to fund infrastructure investments needed to realize growth; and

WHEREAS development charges support the common principle that 'growth should pay for growth';

This principle is sound and should remain the goal in the City of Windsor; and

WHEREAS as a result of the current economic circumstances, and in an effort to realize more multi-unit purpose built rental housing, the City of Windsor needs to examine how the City can be a part of supporting more housing supply;

The City of Windsor wants to help support increased construction activity which is also an important driver of overall community employment with construction work providing a significant spin-off of other jobs in a community; and

WHEREAS more supply will increase permit fees received by the City of Windsor as well as increase the overall property tax base;

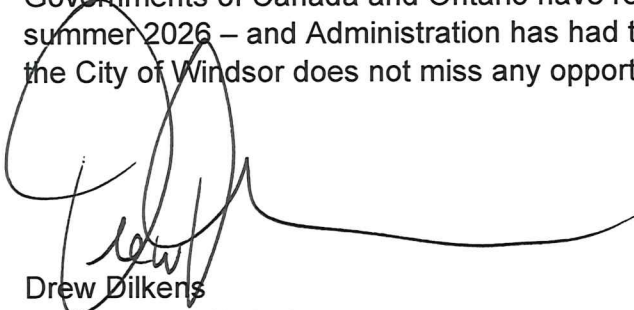
In addition, more supply will help the City of Windsor reach goals established by the Province of Ontario through the Building Faster Fund from which the City of Windsor received \$5.2 million in 2025; and

WHEREAS through Mayoral Direction MD 04-2026, I directed City Administration to report back to City Council in April 2026 with options that allow for consideration of partial or full exemption from development charges for multi-unit purpose-built development projects that receive building permits in 2026 in an effort to accelerate such developments located anywhere in the city except the Sandwich South planning district; and

WHEREAS the recent announcement by the Governments of Canada and Ontario that a program has been established to lower development charges by 50% and make cities whole in the process, will have implications for the City of Windsor and the report planned in response to MD 04-2026;

Therefore I, Drew Dilkens, Mayor of the City of Windsor direct as follows:

That City Administration defer the response to Mayoral Direction MD 04-2026 until the Governments of Canada and Ontario have released the program details – expected in early summer 2026 – and Administration has had the opportunity to review the details to ensure the City of Windsor does not miss any opportunity to fund the development charge reserve.



Drew Dilkens
Mayor, City of Windsor
Dated: April 24, 2026