

Appendix B- City of Windsor Official Plan Volume 2 Proposed Special Policy Areas

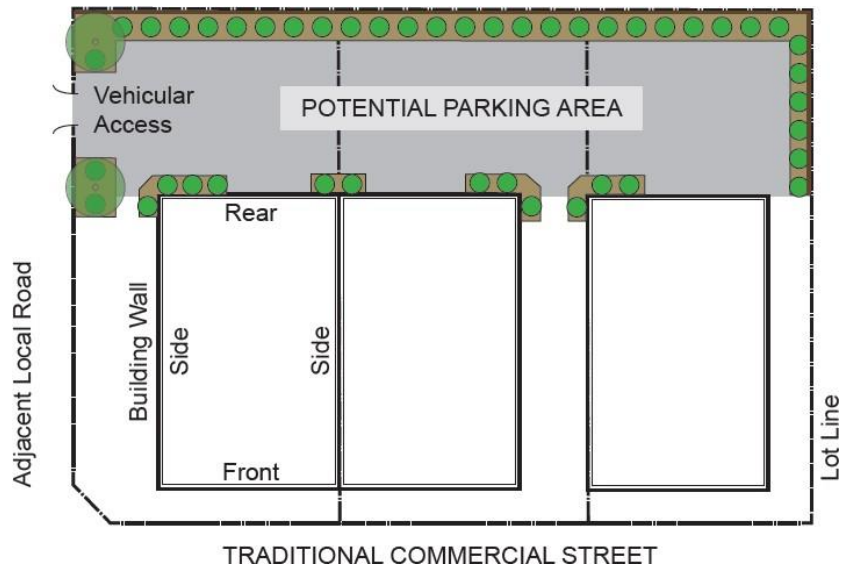
1.39 Off-Street Parking Areas in the Vicinity of Traditional Commercial Streets

<i>PURPOSE</i>	1.39.1	The intent of this policy is to allow for the retention of buildings on Traditional Commercial Streets to facilitate continuous building facades and provide a positive impact on the unique character and walkability of these areas. This policy also provides a policy framework for creating new or expanded off-street parking areas in the Vicinity of Traditional Commercial Streets—to the rear of commercial and mixed use buildings. This policy also prohibits the creation of new surface parking areas or the expansion of existing surface parking areas abutting Traditional Commercial Streets.
<i>TRADITIONAL COMMERCIAL STREETS</i>	1.39.2	‘Traditional Commercial Streets’ are public rights-of-way designated on Schedule A-1: Special Policy Areas in the Primary Plan. The location of Traditional Commercial Streets generally aligns with Business Improvement Areas and designated Mainstreets identified on Schedule G: Civic Image. Vicinity of Traditional Commercial Streets is conceptually shown on Schedule A-1: Special Policy Areas in the Primary Plan.
<i>POLICY APPLICATION</i>	1.39.3	This policy applies to: a) Property adjacent to Traditional Commercial Streets; and b) Property within a 100 metre perpendicular distance from the centreline of a Traditional Commercial Street.
<i>DROUILLARD ROAD</i>	1.39.4	Only Section 1.39.16 and the sections referenced within Section 1.39.16 applies to Drouillard Road Traditional Commercial Street Area.
<i>EXCEPTIONS</i>	1.39.5	This policy does not apply to: a) Bicycle parking areas
<i>SPECIAL POLICY PREVAILS</i>	1.39.6	Where there is conflict between this Section 1.39 and any other sections of the Official Plan related to parking areas, Section 1.39 shall prevail.
<i>SURFACE PARKING AREAS NOT PERMITTED</i>	1.39.7	A surface parking area abutting a Traditional Commercial Street identified on Schedule A.1 is prohibited. For clarity, this includes parking spaces encroaching in the public right-of-way.
<i>OTHER OFF-STREET PARKING AREAS</i>	1.39.8	Underground parking and parking structures with permitted use(s) on the ground floor abutting Traditional Commercial Streets and within the Vicinity described in Section 1.39.3 are permitted.
<i>PARKING AREA PERMITTED AS AN</i>	1.39.9	Surface parking areas may be permitted as an accessory use subject to the following criteria:

ACCESSORY USE

- (a) Where the front of the building is oriented to the Traditional Commercial Street, the parking area shall be located further from the Traditional Commercial Street than the rear wall of the building located on the same property.
- (b) Where the front of the building is not oriented toward the Traditional Commercial Street, the parking area shall be located further from the Traditional Commercial Street than any other main building wall of the building located on the same property.

FIGURE 1:
EXAMPLE PARKING
AREA



PARKING AREAS
PERMITTED IN
RESIDENTIAL
VICINITY
THROUGH
REZONING

1.39.10

Subject to Section 1.39.7 and 1.39.9, parking areas may be permitted through zoning by-law amendment within areas designated Residential within the Vicinity of Traditional Commercial Streets, subject to the following criteria:

- (a) The proposed parking area shall be located entirely within a perpendicular distance of 75m from the centerline of a Traditional Commercial Street.
- (b) *There are no low profile housing, small scale forms* of development located between the proposed parking area and a Traditional Commercial Street;
- (c) The subject property does not abut any Traditional Commercial Street; and
- (d) The subject property is not listed on the Municipal Heritage Register.

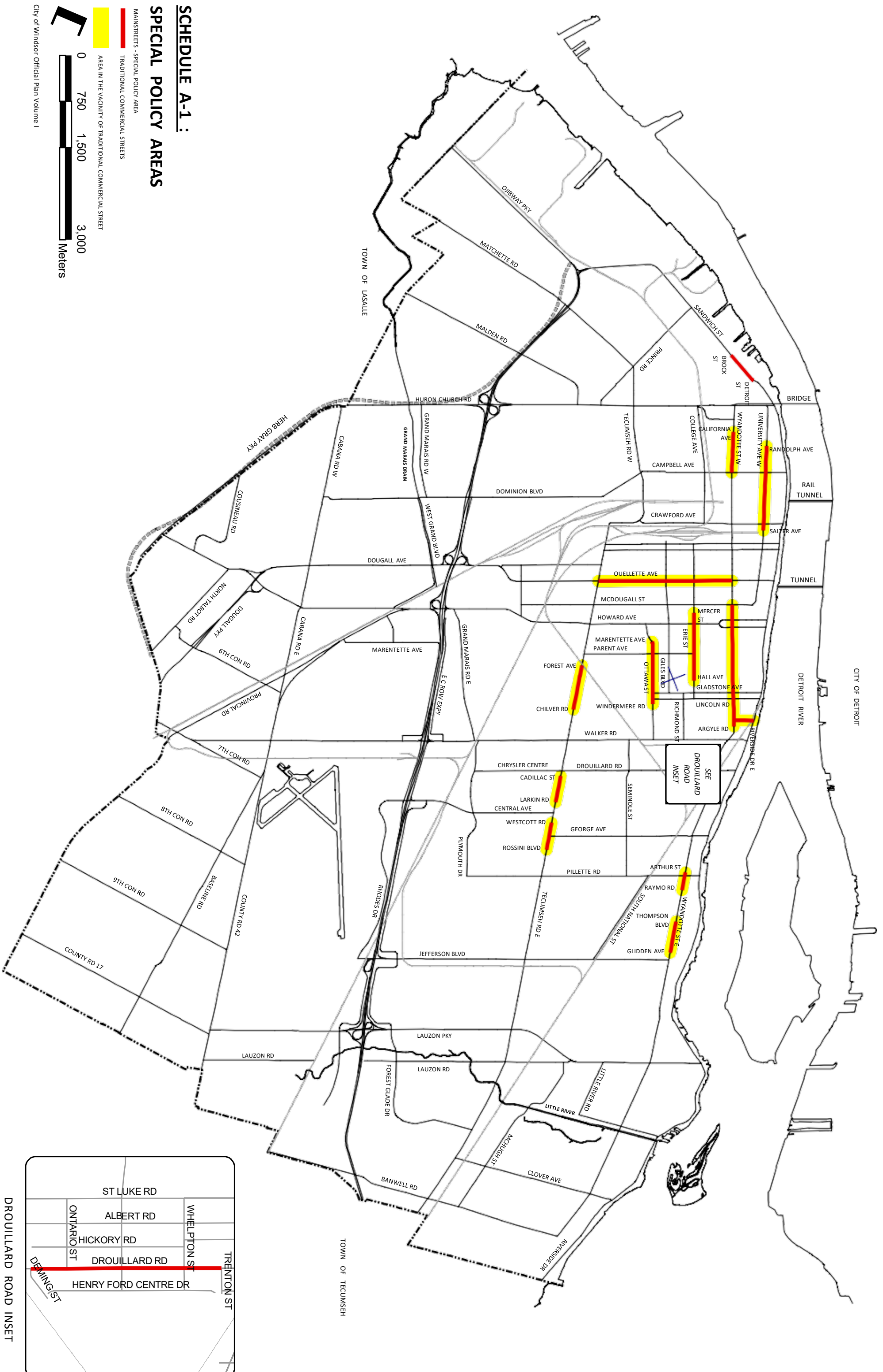
VEHICLE ACCESS
TO PARKING
AREAS

1.39.11.1

Vehicle access is not permitted from a Traditional Commercial Street as the access would interrupt the continuity of the pedestrian path and building facade/street wall, creating conflict between pedestrians and vehicles. Vehicle access may be provided from a local street or alley

that is not identified on Schedule A.1.

<i>EXCEPTION</i>	1.39.11.2	Policy 1.39.11.1 does not apply to any property with no access other than from a Traditional Commercial Street.
<i>DRIVEWAY EXCEPTIONS</i>	1.39.11.3	For properties where Section 1.39.11. 2 applies, or where the property is abutting the Drouillard Road area, driveway access from the Traditional Commercial Street shall be limited to one driveway access per property and to the maximum width of access permitted by zoning regulations.
<i>SCREENING OF PARKING AREAS</i>	1.39.12	Parking areas described in Sections 1.39.3 and 1.39.4 shall be subject to the provisions of the zoning by-law and site plan control by-law. Appropriate screening through the use of decorative fencing, decorative walls or living walls, tree planting, low berms and other landscape elements will be required, to the satisfaction of the City Planner. Screening of parked vehicles shall also consider safety of users by permitting views to adjacent rights-of-way or access ways for orientation and safety.
<i>DEMOLITION BUFFER FOR RESIDENTIAL PROPERTY IN VICINITY</i>	1.39.13	<p>To encourage orderly development , residential properties located within a 100m perpendicular distance from the centerline of a Traditional Commercial Streets shall be subject to demolition control unless:</p> <ul style="list-style-type: none">a) A parking area has been approved in accordance with Section 1.39.9; orb) Explicitly exempted in the Demolition Control By-law.
<i>APPROVAL OF DEMOLITION REQUEST</i>	1.39.14	Council may approve a request for demolition within the area set out in 1.39.12 where redevelopment of the site is proposed. Council may also impose conditions to ensure redevelopment is completed within the proposed timeframe.
<i>REDEVELOPMENT POLICIES NOT APPLICABLE</i>	1.39.15	The policies regarding Redevelopment Plans, in Section 11.11 of the Primary Plan shall not apply to the properties described in Section 1.39.13.
<i>DROUILLARD ROAD</i>	1.39.16	<p>The Drouillard Road area shown on Schedule A.1 inset is not subject to policies 1.39.7, 1.39.9 to 1.39.11.2 (inclusive) and 1.39.13 to 1.39.15. Surface parking areas are permitted on properties abutting Drouillard Road subject to the following criteria:</p> <ul style="list-style-type: none">(a) The parking area shall be located further from the Traditional Commercial Street than the front main wall of a building located on the same property.



SCHEDULE A-1:

SPECIAL POLICY AREAS

MAINSTREETS - SPECIAL POLICY AREA

TRADITIONAL COMMERCIAL STREETS

AREA IN THE VICINITY OF TRADITIONAL COMMERCIAL STREET



SEE DROUILLARD ROAD INSET

