



THE CORPORATION OF THE CITY OF WINDSOR
PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

Thom Hunt, MCIP, RPP
City Planner/Executive Director

May 5, 2017

Dear Property and Business Owners:

RE : NOTICE OF LAND USE STUDY RELATED TO OFF-STREET PARKING AREAS WITHIN BUSINESS IMPROVEMENT AREAS AND OTHER 'MAINSTREET' AREAS

Interim Control Bylaws to temporarily prohibit the creation of new off-street parking areas in Business Improvement Areas (BIAs) were adopted by Council in 2015 and will remain in effect until September 8, 2017. Since the Bylaws were adopted, City Administration has been working on a land use study of off-street parking areas within BIAs and Mainstreets areas (i.e. older, mixed use areas where buildings are located close to the street). The study will conclude with recommend policy and regulatory changes for Council's consideration prior to September 6, 2017. You are being notified of the study because your property and/or business is located within or adjacent to the study area.

You are encouraged to review study materials, provide feedback, and participate in the study process in one or all of the following ways:

1. City Administration has conducted research and prepared a 'Phase 1' report that will serve as background information for 'Phase 2'—recommended policy and regulatory changes. The Phase 1 report is scheduled to be considered by the Planning, Heritage & Economic Development Standing Committee (PHEDSC) at its meeting on May 15, 2017. Copies of the report will be available on the City's website (citywindsor.ca) or by phoning 311 anytime after Friday, May 5, 2015. The PHEDSC meeting will be located in Council Chambers at 350 City Hall Square West, beginning at 4:30 pm.
2. You are also invited to attend a public Open House. Study background information will be displayed and available for review at the Open House. Planning staff will be present to answer any questions you may have. Details for the Open House are as follows:
Date : Wednesday, May 24, 2017
Time : 4:00pm to 7:00pm (Drop-in at any time)
Location : 400 City Hall Square East, Suite 404
3. You can provide your comments at the Open House or through the City of Windsor's webpage on "Off-Street Parking in Traditional Commercial Streets". If you wish to be included on the mailing list for updates on this project, please sign up through the same comment form. Updates on the project will continue to be posted here : <http://citywindsor.ca/residents/planning/Plans-and-Community-Information/Major-Projects/Pages/Off-Street-Parking-in-Traditional-Commercial-Streets.aspx>

If you have any further questions or comments, please phone 311 or contact:

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FREQUENTLY ASKED QUESTIONS:

1. How will the proposed changes affect me as a resident living in the area?

The majority of residents living near Business Improvement Areas and Mainstreets will not be directly impacted by the proposed changes. Residential homes will continue to exist without any changes. Residential properties that are directly behind commercial businesses could be redeveloped in the future to provide for additional parking areas only if the owners are interested pursuing that option.

2. What are Business Improvement Areas (BIAs) and Mainstreets?

There are nine BIAs (i.e. Sandwich Towne, Downtown, Wyandotte Towne Centre, Erie Street, Ottawa Street, Walkerville, Ford City, Pillette Village, and Olde Riverside) and other Mainstreet areas (i.e. University Avenue West, Wyandotte Street West, and Tecumseh Road East) in Windsor. These areas were largely established before the widespread use of automobiles and thus designed for walking. They feature compact mixed use commercial areas, with buildings close together and entrances facing the street.

3. Why is the City studying Off-Street Parking in BIAs and Mainstreets?

Off-street parking was not considered in the original design of these areas and as a result, buildings along these streets have been demolished to make space for surface parking. While parking is important to the modern-day success of these areas—the cumulative loss of buildings has a negative effect on the unique built form, walkability, and character of BIAs and Mainstreets. The study aims to provide off-street parking solutions to accommodate parking within the area while reducing the negative effects.

4. Where can I park if I am attending the Open House?

The new city hall building is under construction. However, there are still municipal lots available for public parking on the north side of 400 City Hall Square Building and at Goyeau and Park Streets.

