

**AMENDMENT NO. 76**  
**TO THE**  
**OFFICIAL PLAN**  
**CITY OF WINDSOR**

Part C (Details of the Amendment) of the following text constitute Amendment No. 76.

Also included, but not constituting part of the Amendment, are explanations of Purpose, Background and Implementation of the Amendment and Appendix I (Results of Public Involvement).

**A. PURPOSE**

This amendment is the first part of the implementation of the Official Plan 5-Year Review. Subsequent amendments include the addition of an Urban Structure Plan, Official Plan Volume 1 and Volume 2 schedules, and updates to the Environment, Land Use, Infrastructure and Procedures chapters. The purpose of this amendment is to incorporate into the Official Plan certain policy modifications which are of a housekeeping nature. They involve no change in land use policy direction from what is contained in the current approved Official Plan. The housekeeping changes include:

- Updating of the text in Chapter 3 – Development Strategy and Chapter 4 – Healthy Community to reflect the 2007 City of Windsor Community Strategic Plan.
- Clarification of terms used and wording refinements to the text in Chapter 8 – Urban Design and Chapter 9 – Heritage Conservation.

**B. BACKGROUND**

The current City of Windsor Official Plan (Volume 1: The Primary Plan) was adopted by City Council on October 25, 1999 and approved in part by the Minister of Municipal Affairs and Housing on March 28, 2000 with the remainder being approved by the Ontario Municipal Board on November 1, 2002.

The Vision and Principles in Chapter 3 – Development Strategy and the Goals and Objectives in Chapter 4 – Healthy Community are based on the City of Windsor Community Strategic Plan entitled “*Our Vision: Our Future*”. In 2007 the City updated its community strategic plan through a document entitled “*Dream Dare Do*”. Those chapters need to be modified to reflect the wording in the updated Community Strategic Plan.

In Chapter 8 – Urban Design and Chapter 9 – Heritage Conservation some refinement in wording was necessary to provide more clarity to the policies.

**C. DETAILS OF THE AMENDMENT**

1. That Chapter 3, Development Strategy BE AMENDED by deleting Sections 3.0 to 3.2 and replacing them with the following:

**3.0 Preamble**

PLANNING FOR  
THE 21<sup>ST</sup>  
CENTURY

*As we enter the second decade of the 21<sup>st</sup> Century, Windsor has reconfirmed its strategic directions for the future as set out in its Community Strategic Plan, Official Plan and various master plan documents. These initiatives reflect community values to keep Windsor healthy, caring and prosperous. The*

*planning directions for Windsor are expressed in this Official Plan through a development strategy that consists of three main parts:*

- (a) A Vision statement that clearly expresses what Windsor wants to become and is the foundation for municipal decisions which will guide the planning of the community's future;*
- (b) The Principles which, as philosophical statements and values supporting the vision, establish the qualitative framework for land use planning decisions;*
- (c) The Growth Concept that embodies the Vision of the Community Strategic Plan.*

### **3.1 Vision**

*The planning of Windsor's future is guided by the following vision taken from Dream Dare Do - The City of Windsor Community Strategic Plan:*

VISION

*“Windsor is a quality city full of history and potential, with a diverse culture, a durable economy, and a healthy environment where citizens share a strong sense of belonging and a collective pride of place.”*

*The Community Strategic Plan also provides the following mission statement for achieving the vision:*

MISSION  
STATEMENT

*“Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive, and focused on the brightest future we can create together.”*

FOUR  
INTERRELATED  
PILLARS

*The Community's commitment to the vision is reflected in an action strategy centred around four interrelated pillars, namely:*

- (a) Our Economy: Cultivated and Competitive;*
- (b) Our Society: Diverse and Caring;*
- (c) Our Environment: Clean & Efficient; and*
- (d) Our Government: Responsive & Responsible.*



*The Four Pillars and the actions associated with each represent an integrated set of guiding principles that collectively establish the framework of the Official Plan.*

2. That Chapter 4, Healthy Community, BE AMENDED as follows:

(a) By deleting the word “safe” in the second sentence in the first paragraph of 4.0, Preamble, to read as follows:

*“The healthy community philosophy is rooted in the belief that people’s social, economic, cultural and psychological well-being is influenced by the physical environment in which they live, work and play. Building Windsor as a caring and diverse community is viewed as integral to providing all residents the opportunity and necessary supports to pursue their full potential.”*

(b) By deleting the header “Safety” and replacing it with “Stay Safe” in Objective 4.1.7, to read as follows:

**STAY SAFE**            **4.1.7**            *A safe environment throughout Windsor.*

(c) By adding new objective 4.1.9 - Civic Image, to read as follows:

**CIVIC IMAGE**            **4.1.9**            *An attractive city.*

(d) By modifying Objective 4.2.1.2 to read as follows:

*ACTIVE LIFESTYLE*     **4.2.1.2**     *To provide for activities and facilities which will foster an active lifestyle to improve community health.*

(e) By adding new Objective 4.2.1.5 – Aging in Place and new Objective 4.2.1.6 – Pedestrian Scale to read as follows:

*AGING IN PLACE*     **4.2.1.5**     *To encourage a mix of housing types and services to allow people to remain in their neighbourhoods as they age.*

*PEDESTRIAN SCALE*     **4.2.1.6**     *To provide for pedestrian scale neighbourhood centres that serve the day-to-day needs of the local residents.*

(f) By adding new Objective 4.2.2.3 – Sustainable Development, re-numbering Compatible Development as 4.2.2.4 and adding new Objective 4.2.2.5 – Reduce Carbon Footprint, to read as follows:

*SUSTAINABLE DEVELOPMENT*     **4.2.2.3**     *To encourage community planning, design and development that is sustainable.*

*COMPATIBLE DEVELOPMENT*     **4.2.2.4**     *To promote development that meets human needs and is compatible with the natural environment.*

*REDUCE ENVIRONMENTAL IMPACTS*     **4.2.2.5**     *To reduce environmental impacts.*

(g) By deleting Objectives 4.2.3.1 to 4.2.3.5 and replacing them with new Objectives 4.2.3.1 to 4.2.3.6, to read as follows:

*MIX OF USES*     **4.2.3.1**     *To encourage a mix of uses.*

*PROXIMITY OF BASIC SERVICES*     **4.2.3.2**     *To encourage the location of basic goods and services close to where people live and work.*

*COMMUNITY NEEDS*     **4.2.3.3**     *To recognize the needs of the community in terms of shelter, support services, accessibility and mobility.*

*HOUSING MIX*     **4.2.3.4**     *To accommodate the appropriate range and mix of housing.*

*LOCATION OF COMMUNITY SERVICES*     **4.2.3.5**     *To encourage community services at appropriate locations throughout Windsor.*

*FIRST NATIONS*     **4.2.3.6**     *To recognize the needs of the First Nations communities for housing and support services.*

- (h) By deleting Objective 4.2.4.3 – Active Living and renumbering Adaptable Development accordingly.
- (i) By deleting Objective 4.2.4.4 – Integrated Facilities and replacing it with new Objective 4.2.4.4 – Community Facilities, to read as follows:

COMMUNITY FACILITIES      4.2.4.4      *To co-locate community facilities.*

3. That Chapter 8, Urban Design BE AMENDED as follows:

- (a) By adding “present and” and “and placemaking” in the second sentence of Section 8.0, Preamble, to read as follows:

*“A memorable, attractive and liveable city is one where people feel comfortable and are inspired by their surroundings. The physical systems and built form of the city are also designed to protect, maintain and improve the quality of life for present and future generations by integrating the principles of sustainability and place making. In order for Windsor to be such a city, Council is committed to urban design principles that enhance the enjoyment and image of Windsor and its people.”*

- (b) By adding “site” and “right-of-ways” to Goal 8.1.12, to read as follows:

DESIGN EXCELLENCE      8.1.12      *Excellence in exterior building design, site design and right-of-ways.*

- (c) By adding “that are integrated with the built form” to Goal 8.1.13, to read as follows:

RESOURCES AND ENERGY      8.1.13      *Efficient use of resources and energy that are integrated with the built form.*

- (d) By adding “of all ages and” to Goal 8.1.14, to read as follows:

DESIGN FOR ALL AGES AND ABILITIES      8.1.14      *Integrated design for the needs of persons of all ages and abilities.*

- (e) By deleting “active” and replacing it with “vibrant” in Policy 8.2.2.1(b) and Policy 8.2.2.1(c)(ii), to read as follows:

- (b) *the image of Windsor as a regional centre for southwestern Ontario as expressed by a vibrant City Centre;*
- (c) *the image of Windsor as an attractive and liveable city as expressed by:*
  - (i) *the interconnected landscape features, such as the Ganatchio Trail, waterfront parks, Riverside Drive and bikeways;*
  - (ii) *the distinctive neighbourhoods and vibrant commercial areas such as Walkerville, Sandwich, Erie Street, Ottawa Street and City Centre; and*

(f) By adding “(b) Heritage Conservation District”, replacing “Theme Street” with “Mainstreets” and adding new “(f) Future Community Nodes” in Policy 8.2.2.2, to read as follows:

- (b) *Heritage Conservation District;*
- (c) *Gateway;*
- (d) *Mainstreets (refer to section 8.11);*
- (e) *Civic Way (refer to section 8.11); and*
- (f) *Future Community Nodes.*

(g) By adding “and Heritage Conservation Districts” in Policy 8.2.2.4, to read as follows:

<i>HERITAGE AREAS AND HERITAGE CONSERVATION DISTRICTS</i>	<b>8.2.2.4</b>	<i>Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of Heritage Areas and Heritage Conservation Districts in accordance with the Heritage Conservation chapter of this Plan.</i>
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(h) By deleting “the creation of a secondary plan, guideline plan or other area specific study” and replacing it with “a development approval” in Policy 8.2.2.6, to read as follows:

*URBAN DESIGN STUDIES*      **8.2.2.6**      *Council may require an urban design study as a part of a development approval in accordance with section 10.2 of this Plan.*

- (i) By deleting “Theme Street” and replacing it with “Mainstreets” in Policy 8.3.2.4 - Lighting, Policy 8.7.2.5 – Continuous Building Facades, Policy 8.7.2.10(b) – Exterior Design, Policy 8.7.2.16 – Enhance Image, Policy 8.11.2.8 – Decorative Sidewalks, Policy 8.11.2.10 – Mainstreets Defined and Policy 8.11.2.11 – Mainstreets.
- (j) By deleting “through various guidelines that” and replacing it with “to” in Policy 8.5.2.5, to read as follows:

*LANDSCAPING*      **8.5.2.5**      *Council will encourage the use of landscaping to:*

- (k) By adding a new policy on landscaping standard as Policy 8.5.2.6 (and re-numbering the following policies), to read as follows:

*MINIMUM LANDSCAPING STANDARD*      **8.5.2.6**      *Council may establish:*

- (a) *a minimum standard for landscaping; and*
- (b) *a minimum landscaped area.*

- (l) By adding “Conservation and” to the header in Policy 8.5.2.7, to reads as “Tree Conservation and Protection”.
- (m) By deleting Policy 8.6.2.4 – Solar Energy (and re-numbering the following policies).

4. That Chapter 9, Heritage Conservation BE AMENDED as follows:

- (a) By adding “conservation” in Goal 9.1.1, to read as follows:

*RECOGNIZE CONSERVE & ENHANCE*      **9.1.1**      *The identification, recognition, protection, conservation, enhancement and proper management of heritage resources.*

- (b) By adding “conservation and” in Objective 9.2.3, to read as follows:



**LEADERSHIP BY EXAMPLE 9.2.3** *To lead the community in the protection, improvement, utilization and management of heritage resources by using municipally owned heritage properties as examples of proper conservation and stewardship.*

(c) By deleting Policy 9.3.1 and replacing it with a new General policy, to read as follows:

<b>9.3.1</b>	<b>General</b>
<b>CULTURAL HERITAGE RESOURCES DEFINITION</b>	<b>9.3.1.1</b> <i>For the purposes of the Plan, heritage resources include built heritage resources and cultural heritage landscapes that Council has identified as being important to the community.</i>
<b>BUILT HERITAGE RESOURCES DEFINITION</b>	<b>9.3.1.2</b> <i>Built heritage resources include buildings, structures, monuments, installations or remains associated with architectural, social, political, economic or military history.</i>
<b>CULTURAL HERITAGE LANDSCAPE DEFINITION</b>	<b>9.3.1.3</b> <i>Cultural heritage landscapes are defined geographical areas of heritage significance, which have been modified by human activities such as archaeological sites, heritage conservation districts, parks/gardens, golf courses, neighbourhoods, cemeteries, trail ways, streets, street patterns and industrial complexes of cultural heritage value.</i>
<b>HERITAGE AREA DEFINITION</b>	<b>9.3.1.4</b> <i>For the purpose of this Plan, a Heritage Area is an area or neighbourhood where there are collections of important heritage resources.</i>

(d) By deleting Policy 9.3.2.1(d) – Heritage Inventory and Policy 9.3.2.1(e) – Heritage Areas and re-numbering the following Policy 9.3.2.1(f) – Public Assistance as Policy 9.3.2.1(d).

(e) By deleting Policy 9.3.3.2 - Heritage Property Designation Criteria and replacing it with a new policy, to read as follows:

**HERITAGE PROPERTY DESIGNATION CRITERIA 9.3.3.2** *In order to be considered for designation under the Ontario Heritage Act, the property needs to meet the requirements set out in Ontario Regulation 9/06.*

(f) By deleting Policy 9.3.3.4 and replacing it with a new policy, to read as follows:

IDENTIFY  
HERITAGE  
RESOURCES

9.3.3.4 Council will identify heritage resources by:

HERITAGE  
REGISTER

(a) maintaining and updating the list of built heritage resources known as the Windsor Municipal Heritage Register; and

HERITAGE  
AREAS AND  
HERITAGE  
CONSERVATION  
DISTRICTS

(b) identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule G: Civic Image.

(g) By deleting Policy 9.3.4.1(e) – Protection of Heritage Resources, and substitute the following, and adding a new policy 9.3.4.1(f), and renumbering (f) through (i) as (g) through (j):

EASEMENTS

(e) entering into heritage easement agreements with the owners of designated heritage properties who are recipients of municipal heritage grants and/or loans;

PROPERTY  
STANDARDS

(f) requiring that heritage properties are maintained, in order to retain their heritage values, attributes, and integrity;

(h) By deleting Policy 9.3.5.1(a) – Heritage Areas and replacing it with a new policy, to read as follows:

9.3.5.1 Council will enhance heritage resources by:

HERITAGE  
AREAS AND  
HERITAGE  
CONSERVATION  
DISTRICTS

(a) ensuring that within any Heritage Area or Heritage Conservation District that:

INFRASTRUCTURE

(i) infrastructure undertakings respect and enhance the historic character of the area.

DEVELOPMENT

(ii) development be of compatible height, massing, scale, setback and architectural style;

(i) By deleting “Windsor Architectural Advisory Committee” and replacing it with “Windsor Heritage Committee” in Policy 9.3.6.1(a), to read as follows:

9.3.6.1 Council will manage heritage resources by:

WINDSOR  
HERITAGE  
COMMITTEE

- (a) *seeking the advice of the Windsor Heritage Committee on matters associated with heritage conservation;*

(j) By adding “conserving” to Policy 9.3.6.1(b), to read as follows:

LEADERSHIP

- (b) *protecting, conserving and managing Municipally owned heritage resources in a manner which furthers the objectives and policies of this Plan and which sets an example of leadership for the community in the conservation of heritage resources;*

(k) By adding a new Policy 9.3.7.1(c) - Built Heritage Impact Study (with the following policies being re-numbered), to read as follows:

BUILT  
HERITAGE  
IMPACT STUDY

- (c) *To ensure that properties designated under sections IV, V, or VI of the Ontario Heritage Act (designated properties) are conserved, development of any adjacent property shall be required to:*
- i) *prepare a Built Heritage Impact Study to identify potential adverse impacts on the designated property, and*
  - ii) *in the event any adverse impacts are identified in the Built Heritage Impact Study, then the development shall be subject to the Site Plan Control process to ensure appropriate mitigation measures are implemented*

(l) By re-wording Policy 9.3.7.1(d) – Approval Process, to read as follows:

APPROVAL  
PROCESS

- (d) *utilizing the planning approval process (subdivisions/condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the retention of heritage resources, and to ensure any proposed development is compatible with heritage resources;*

**D. IMPLEMENTATION:**

This housekeeping amendment clarifies terminology and refines wording in the existing Official Plan and will be read and implemented in conjunction with the overall policies in the plan.