

Development & Heritage Standing Committee Meeting

Date: August 2, 2022
Time: 4:30 o'clock p.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 By-law 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:

Ward 3 – Councillor Rino Bortolin (Chairperson)

Ward 4 – Councillor Chris Holt

Ward 5 – Councillor Ed Sleiman

Ward 7 – Councillor Jeewen Gill

Ward 10 – Councillor Jim Morrison

Lynn Baker

Andrew Foot

Joseph Fratangeli

Anthony Gyemi

John Miller

Dorian Moore

Jake Rondot

ORDER OF BUSINESS

Item #	Item Description
1.	CALL TO ORDER

READING OF LAND ACKNOWLEDGEMENT

We [] 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 Potawatomie. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2.	DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
----	-------------------------------------------------------------------------

3.	REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS
----	--------------------------------------------------------

4.	COMMUNICATIONS
----	-----------------------

5.	ADOPTION OF THE PLANNING ACT MINUTES
----	---------------------------------------------

5.1.	Development & Heritage Standing Committee Minutes (Planning Act Matters) from meeting held July 4, 2022 (SCM 207/2022)
------	---------------------------------------------------------------------------------------------------------------------------------

6.	PRESENTATION DELEGATIONS (<i>PLANNING ACT MATTERS</i>)
----	-----------------------------------------------------------------

7.	PLANNING ACT MATTERS
----	-----------------------------

7.1.	Amendments to the Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP (S 11/2022)
------	-----------------------------------------------------------------------------------------------------------------------------

8.	ADOPTION OF THE MINUTES
----	--------------------------------

9.	PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)
----	-------------------------------------------------------------------------

10. **HERITAGE ACT MATTERS**

11. **ADMINISTRATIVE ITEMS**

- 11.1. Closure n/s alley between Gratiot St and Nichols St, together with pt of w half of e/w alley between said alley and Second St **(S 80/2022)**
- 11.2. Amendment to CR485/2002 for the disposal of surplus walkways in the Little River Acres Subdivision (formerly Villages of Riverside) **(S 82/2022)**
- 11.3. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 1762643 Ontario Inc. for 669 Tuscarora Street (Ward 4) **(S 86/2022)**
- 11.4. Sandwich Town CIP Application, 3351 Bloomfield Road; Owner Jay Shanmugam (Windsor Essex Community Housing Corporation) **(S 89/2022)**
- 11.5. Bill 109, More Homes for Everyone Act, 2022, City Wide **(S 91/2022)**

12. **COMMITTEE MATTERS**

13. **QUESTION PERIOD**

14. **ADJOURNMENT**

Item 5.1



Committee Matters: SCM 207/2022

Subject: Development & Heritage Standing Committee Minutes (Planning Act Matters) from the meeting held July 4, 2022

**Development & Heritage Standing Committee
(Planning Act Matters)**

**Date: Monday, July 4, 2022
Time: 4:30 pm**

MEMBERS PRESENT:

Councillors:

Ward 3 - Councillor Bortolin (Chair)
Ward 4 - Councillor Holt
Ward 5 - Councillor Sleiman
Ward 7 - Councillor Gill
Ward 10 - Councillor Morrison

Members:

Member Gyemi
Member Rondot

Members Absent:

Member Moore

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Adam Szymczak, Planner III - Zoning
Greg Atkinson, Planner, III - Economic Development
Justina Nwaesei, Planner, III - Subdivisions
Frank Garardo, Senior Planner
Rob Perissinotti, Development Engineer
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Thom Hunt, City Planner
John Revell, Chief Building Official
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

MINUTES

Development & Heritage Standing Committee

Monday, July 4, 2022

Page 2 of 7

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 pm.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None

4. COMMUNICATIONS

None

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held June 6, 2022.

Moved by: Member Gyemi

Seconded by: Councillor Morrison

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held June 6, 2022 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 160/2022

MINUTES

Development & Heritage Standing Committee Monday, July 4, 2022

Page 3 of 7

6. PRESENTATION & DELEGATIONS (*PLANNING ACT MATTERS*)

Delegations—participating via video conference

- Item 7.1 Andi Shallvari, property owner
- Item 7.1, 7.2 & 7.4 Tracey Pillon-Abbs, Principal Planner
- Item 7.2 Mohammad Naserian, Applicant
- Item 7.2 Maureen Kelly & Kevin Peifer, area residents
- Item 7.4 Jeff Belanger, Jabe Inc.

Delegations—participating in Council Chambers

- Item 7.2 Lucian Smuczer, area resident
- Item 7.2 Lisa & Steve Murray, area residents

7. PLANNING ACT MATTERS

7.1 Z-024/21 [ZNG/6484] – 1731952 Ontario Ltd 987 & 1003 California Ave – Rezoning Ward 2

Greg Atkinson (author), Planner III – Economic Development

Ms Tracey Pillon-Abbs (agent) is available for questions.

Mr. Andi Shallvari (applicant) is available for questions.

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 408**

RECOMMENDATIONS

- I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of land described as Plan 50, Block D, Lots 2 to 10 and Lots 11 and 12 (known municipally as 987 and 1003 California Avenue; Roll No. 020-230-12500 and 020-230-12600) situated on the west side of California Avenue between Davis Street and Giradot Street by changing the district from Residential District 1.3 (RD 1.3) to Residential District 2.2 (RD 2.2) and adding the following site specific provision to Section 20(1):

“450 WEST SIDE OF CALIFORNIA AVENUE, BETWEEN DAVIS STREET AND GIRADOT STREET

1. For lands comprising Lots 2 to 10 and Lots 11 and 12 on Plan 50, Block D, for a *Townhome Dwelling* the following additional provisions shall apply:
 - a) Lot Width – minimum - 19.0 m

MINUTES

Development & Heritage Standing Committee Monday, July 4, 2022

Page 4 of 7

- b) Side Yard Width – minimum - 1.23 m
- c) A flat roof, a roof having a slope of less than 20.0 degrees, or a roof with at least two contiguous slopes, where the lowest slope is greater than the uppermost slope, are prohibited.

[ZDM 4; ZNG/6484]”; and,

- II. THAT the owner **BE REQUIRED**, prior to the issuance of a Building Permit, to contribute the sum of \$3,800.00 payable to the City of Windsor and deposited in the General Fund intended for the upkeep of alleys within the City of Windsor.

Motion CARRIED UNANIMOUSLY.

Report Number: S 28/2022
Clerk’s File: Z/14277

7.2 Z-013/22 [ZNG/6733] – Mohammad Naserian & Sara Etemad-Rad 940 Cousineau Rd – Rezoning Ward 1

Adam Szymczak (author) – Planner III – Zoning

Mr. Mohammad Naserian (applicant) and Tracey Pillon-Abbs (agent) are available for questions.

Neighbour is opposed to the proposed to the development citing the following:

- Will reduce value of the properties in the vicinity
- Previous tenants had police there constantly due to excess fighting
- Privacy will be lost due to building height
- Increase in traffic
- Lack of parking availability
- Driveway access very narrow – possibility of increased access
- Flooding will increase due to additional stress on community drain
- No assurances as to how many people will be living inside
- Concern that students will reside/rent and thus poorly kept yards and increased noise

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 409**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lot 80 & Part of Guppy Ave, Registered Plan 1478 (known municipally as 940 Cousineau Road; Roll No. 080-080-00200)

MINUTES

Development & Heritage Standing Committee

Monday, July 4, 2022

Page 5 of 7

situated on the north side of Cousineau Road, east of Casgrain Drive, by adding a site specific exception to Section 20(1) as follows:

446. NORTH SIDE OF COUSINEAU ROAD, EAST OF CASGRAIN DRIVE

For the lands comprising of Part of Lot 80 & Part of Guppy Ave, Registered Plan 1478, a *semi-detached dwelling* shall be an additional permitted use subject to the semi-detached dwelling provisions in Section 10.4.5.

[ZDM 9; ZNG/6733]

Motion CARRIED UNANIMOUSLY.

Report Number: S 72/2022

Clerk's File: Z/14376

7.3 Z-042/21 [ZNG/6625] – City of Windsor 542 Dougall Rd – Rezoning Ward 3

Frank Garardo (author), Planner III – Policy & Special Studies

Moved by: Councillor Gill

Seconded by: Councillor Morrison

Decision Number: **DHSC 410**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 5 Plan 82, (known municipally as 542 Dougall Avenue) Roll No. 040-070-00800;[PIN 01193-0164(LT)], situated on the east side of Dougall Avenue, (north of Wyandotte Street West) by adding a site specific exception to Section 20(1) as follows:

XX. EAST SIDE OF DOUGALL AVENUE, NORTH OF WYANDOTTE STREET WEST

For the lands comprising of Lot 5, Registered Plan 82, a single unit dwelling shall be an additional permitted use, and the following additional provisions shall apply

- a) Lot Width – minimum 9.0 m
- b) Lot Area – minimum 250.0 m²
- c) Lot Coverage – maximum 45.0%
- d) Side Yard Width – minimum 1.20 m

[ZDM 3; ZNG/6625]

Motion CARRIED UNANIMOUSLY.

MINUTES

Development & Heritage Standing Committee Monday, July 4, 2022

Page 6 of 7

Report Number: S 68/2022
Clerk's File: Z/14280

7.4 Z-005/22 [ZNG/6660] – JBM Capital Inc 2601 Lauzon Pkwy – Rezoning Ward 8

Justina Nwaesei (author), Planner III – Subdivisions

Ms Nwaesei gives a presentation of the application.

Tracey Pillon-Abbs (agent) is in support of the recommendations and is available for questions.

Committee members requested that staff recommendation be revised to include a statement that onsite sidewalk be prioritized, at site plan approval, to ensure pedestrian connection from proposed development to existing plaza and other northerly uses.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 411**

RECOMMENDATIONS

- I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the land located on the east side of Enterprise Way, north of Hawthorne Drive, described as Part of Block A, Registered Plan 1644, and designated as Part 3 and Part 4 on Reference Plan 12R27242, from Commercial District 3.3 (CD3.3) to Residential District 3.2 (RD3.2) in Zoning By-law 8600; subject to the following site specific zoning provisions:

“448. East side of Enterprise Way, north of Hawthorne Drive

For the lands comprising Part of Block A, Registered Plan 1644, designated as Part 3 and Part 4 on Reference Plan 12R27242,

1. Section 20(1)97(i) shall not apply to a *multiple dwelling*; and
2. The following additional provision shall apply to a *multiple dwelling*:
 - a) Front Yard Depth - minimum - 6 metres[ZDM 15; ZNG/6660]”;

- I. THAT Transportation Impact Statement and Servicing Study **BE SUBMITTED** by the applicant, along with any other required support studies, at Site Plan Control; and further,
- II. THAT Site Plan Approval Officer **BE DIRECTED** to incorporate the following in the site plan approval and site plan agreement for the proposed development on the subject land:
 - (a) Easement requests from Utility Companies, as noted in **Appendix D** to this report;
 - (b) Enbridge Gas minimum separation requirements, as noted in **Appendix D** to this report;

MINUTES

Development & Heritage Standing Committee

Monday, July 4, 2022

Page 7 of 7

- (c) Reciprocal Access and Services Agreement;
- (d) Preservation of two existing mature trees along the south boundary of the site;
- (e) Parkland Conveyance requirement; and
- (f) Record of Site Condition; and
- (g) Sidewalk(s) within the subject site for safe pedestrian connection to existing uses north of the subject development.

Motion CARRIED UNANIMOUSLY.

Report Number: S 77/2022
Clerk's File: Z/14313

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 5:16 p.m.

Ward 3 – Councillor Bortolin
(Chairperson)

Thom Hunt
(Secretary)

Subject: Amendments to the Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP

Reference:

Date to Council: August 2, 2022
Author: Kevin Alexander, Planner III, Special Projects
519-255-6453 ext. 6732
kalexander@citywindsor.ca
Planning & Building Services
Report Date: 2022-02-01
Clerk's File #: Z/13002

To: Mayor and Members of City Council

Recommendation:

- I. That the *City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan (CIP)* adopted January 8th, 2018, through By-Law 26-2018 **BE AMENDED** to include the following:
 - i. Minor changes to the Building Facade Improvement Program Grant as identified in Section 3.0 of the DRAFT amended *CIP* (See Appendix 'A') regarding the minimum amount of eligible work required for approval in Categories A (Beautification), B (Restoration), and C (Replacement) to ensure that facade improvements have a significant impact on meeting the goals and objectives of the CIP and the overall improvements have an impact on the building and Main Street area;
 - ii. The addition of the following economic incentive programs as identified in Section 3.0 of the DRAFT amended *CIP*:
 - Building/Property Improvement Tax Increment Grant Program
 - New Residential Development Grant Program; and
 - iii. The expanded areas within the vicinity of the following main street identified in Appendix 'B' (Schedules 'B', 'C', 'F', 'G' and 'H' of the Draft CIP):
 - Wyandotte Street East Improvement Area (Walkerville)
 - Ford City Business District (Ford City)

- Erie Street Improvement Area (Erie Street East)
 - Ottawa Street Improvement Area;
 - Ouellette Avenue (south of Erie Street and the Downtown)
- iv. The addition of new Urban Design Guidelines on vacant and underutilized property along the main street and areas within the vicinity of the main street identified in Section 5.4 and 5.5 of the DRAFT amended *CIP*;
- v. The addition of wording to the Monitoring Program in Section 7.0 of the *CIP* that will allow Administration and Council to make minor adjustments or revisions to the *CIP* in the future without a formal amendment to the *CIP*;
- II. **That** the *CIP* title “*Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP*” **BE AMENDED** and renamed “*Main Streets*” to reflect the new economic incentive programs that will encourage improvements to vacant and underutilized property along the main street and areas within the vicinity of the main street;
- III. **That** By-law 25-2018, being a by-law to Designate the Legal Boundaries of the City of Windsor as a Improvement Project Area for the creation of a Building Facade Improvement Program and Urban Design Guidelines for Main Streets **BE AMENDED** by deleting the reference to the *CIP* title “*Building Facade Improvement Program and Urban Design Guidelines for Main Streets*” and replacing it with “*Main Streets*”;
- IV. **That** By-law 26-2018, being a by-law to Adopt a Community Improvement Plan for the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets **BE AMENDED** by deleting Schedule “A” and substituting Schedule “A” with the amended *CIP* identified in Appendix ‘A’;
- V. **That** the “*Building Facade Improvement Program—Main Streets CIP*” Project Fund (Project #7219018) **BE RENAMED** as the “*Main Streets CIP*” Project Fund (Project #7219018) to reflect the amendments identified in Recommendation II; and
- VI. **That** the changes to the Building Facade Improvement Program Grant and new financial incentive programs identified in Section 3.0 of the “*Main Streets*” (former: *City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP*) dated July 2022 **BE ACTIVATED**, once the Community Improvement Plan amendments are in effect, and that the financial incentive programs other than the municipal tax increment grant

program be funded through the CIP Reserve Fund to the extent that funds are available for this purpose;

Executive Summary:

N/A

Background:

The *Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan (CIP)* was approved by City Council on January 8, 2018 (CR9/2018 PHED 533).

The CIP offers financial incentives to encourage property owners and businesses to make investments to improve the exterior appearance of their buildings and storefronts along Main Streets. Such improvements provide a benefit to the community as a whole, by reconnecting storefronts with the public realm, preserving heritage features, and protecting Main Streets. The CIP is applicable to the Main Streets within all the BIAs in the City of Windsor, except for the Sandwich Town, Downtown Windsor, and University Avenue-Wyandotte Street West BIAs, which are under separate CIPs.

How does the existing *Building Facade Improvement Program* Work?

The existing Building Facade Improvement Program Grant was designed to be comprehensive and flexible, giving applicant's options based on project scope, timing and affordability. The program allows for a phased or incremental approach to improving building facades. Applicants can choose from a range of improvements, provided that all of the projects are all completed within a two year time frame from when the original work started. Funding is broken down into the following categories with a minimum grant of \$3,000 for work identified in Category A to \$30,000 for work identified in Categories B and C.



Category A (Beautification) —designed for aesthetic improvements such as replacement of signage, lighting, awnings, cleaning and painting, removing security bars.



Category B (Restoration)—designed for aesthetic, functional and restoration purposes to encourage work that will restore key features of the building facade. Examples of eligible work include re-pointing of brick and stone, restoration of original windows and doors, accessibility improvements.



Category C (Replacement)--designed to encourage work that will replace or reinstate key features such as doors and windows that have been lost or deteriorated beyond repair or are of a style that is no longer consistent with the building design. The grant will also encourage functional improvements such as reinstating doors and windows that have been filled in or removed.

The program was designed to be corresponding in size and in proportion to a building's amount of street frontage, meaning larger buildings with multiple storefronts are eligible for more funding than smaller buildings with fewer storefronts. The City matches 50% of the costs for eligible building facade and storefront restoration improvements to commercial and mixed-use buildings within the designated Community Improvement Project Areas up to a maximum of \$30,000 per project for smaller buildings to a maximum of \$60,000 per project for larger buildings with multiple storefronts. The grant is also applicable to the side and rear of building facades provided that the building facade is visible from an adjacent street, public right-of-way or park and as long as the storefront/facade facing the Main Street is improved at the same time.

The examples below highlight the eligible amount based on the number of storefronts. Example 1 identifies a building with one storefront and a side visible from the street therefore the project is eligible for up to \$30,000 in grants. Example 2 identifies a building with four (4) storefronts with sides and rear visible from two streets and an adjacent laneway. In this example, each storefront is eligible for \$15,000 multiplied by four (4) which amounts to the maximum allowable grant of \$60,000.

Example 1



\$15,000 per building facade/storefront

plus \$15,000 for side and rear facades visible from public R.O.W./park as long as the storefront facing the Main Street is improved at the same time.

Example 2



\$15,000 per building facade/storefront X number of storefront. (4 X \$15,000 = \$60,000)

plus \$15,000 for side and rear facades visible from public R.O.W./park as long as the storefront facing the Main Street is improved at the same time. However, the applicant will only receive

Discussion:

Since the *Building Facade Improvement Program and Urban Design Guidelines CIP* was approved by Windsor City Council in 2018, many owners have taken advantage of the program and improved their storefronts and building façades throughout many of Windsor's Business Improvement Areas (BIAs), such as Old Riverside, Pilette Village, Ford City, Wyandotte Town Centre, and Ottawa Street.

In the meantime, City Council's approved *Traditional Commercial Street Policies*, a *Demolition Control By-law* for Windsor's Main Streets, and 'districting' plans for some main street neighbourhoods such as Walkerville. Other streetscape initiatives have also taken place in 'Ford City' and 'Sandwich Town'. These strategies were implemented to encourage the retention of main street buildings, preserve the unique character and walkability of these areas, to prohibit the creation (and expansion) of surface parking areas abutting traditional commercial streets, and to encourage improvement on vacant and underutilized property within these Main Street areas.

Given the success of other CIPs, recent municipal investment in infrastructure, public art, policy development and building facade improvement focused on supporting the main street and neighbourhoods, Administration felt that this was the right time to recommend amending the *Building Facade Improvement Program and Urban Design Guidelines CIP*.

Amendments to the existing *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP*

Currently, Downtown Windsor, Sandwich Town, Ford City, and the University Avenue-Wyandotte Street West CIPs include programs aimed at not only building facade improvement but also the creation of new residential units and the redevelopment of vacant or underutilized land that support both the main street and surrounding neighbourhood. The following amendments are consistent with the approach taken to encourage the redevelopment on Main Streets and neighbourhoods in other *CIP* areas of the City.

Amending the *Existing Building Facade Improvement Program*

Recommendation I. i. reflects minor amendments to the minimum amount of eligible work required for approval in Categories A (Beautification), B (Restoration), and C (Replacement) to ensure that facade improvements have a significant impact on meeting the goals and objectives of the CIP and the overall impact improvements have on the building and Main Street area. (See Sections 3.0 of the DRAFT Amended CIP).

Amending new Economic Incentive Programs to the existing CIP

Recommendation I. ii. of this report also suggests amending the existing *Building Facade Improvement Program and Urban Design Guidelines CIP* to include the following new programs (See Sections 3.0 of the DRAFT Amended CIP):

1. *Building/Property Improvement Tax Increment Grant Program*--intended to provide financial incentive for the physical improvements to properties along and within the vicinity of the Main Street Project area and to encourage the redevelopment of vacant or underutilized property. The Grant will be an economic catalyst for new investments in buildings and properties by providing a financial incentive that reduces the potential tax increase that can result when property and building improvements are made.

This program will provide an annual grant equal to 100% of the increase in municipal property taxes for ten years, after the project is completed and reassessed to help offset the costs of rehabilitating and redeveloping properties, as long as such development, redevelopment or rehabilitation results in an increase in municipal property taxes.

2. *New Residential Development Grant Program* -- intended to stimulate residential development above the first floor of storefronts in traditional Main Street buildings and on properties adjacent to them. The grant provides a financial incentive whereby property owners will be eligible to receive a grant of \$2,500 for every new residential unit, up to a maximum of \$50,000 per property. The creation of new residential units will further support the preservation and ongoing sustainability of the Main Street.

The new programs identified above and in Section 3.0 of the updated DRAFT CIP document (see Appendix 'A') will be applied to the existing Main Streets identified in Schedules 'A' through 'G' and the expanded areas identified in this report.

Administration through Council will be able to apply these programs to additional Main Street areas when deemed appropriate through minor revisions to this CIP.

Expanding existing Main Street areas

To encourage improvement on vacant and underutilized properties in Main Street areas

Recommendation I. iii. of the report request that Council expand the areas eligible to take advantage of the CIP grants to areas adjacent some Main Streets where vacant and underutilized lands and buildings exists where redevelopment would have a positive impact on supporting the Main Street and surrounding neighbourhood.

Other Amendments to the CIP

- **Urban Design Guidelines**--the existing CIP includes urban design guidelines for building facade improvement to ensure improvements are enduring, consistent with the context of the Main Street, and protect heritage resources. With the new economic incentives proposed new urban design guidelines have been developed for vacant and underutilized property, to ensure that new development is consistent with the existing main street and neighbourhood context. (See Recommendation I. iv.).
- **Monitoring Program**—additions to the Monitoring Program found in Section 7.0 of the CIP will allow Administration and Council to make Minor adjustments or revisions to the CIP in the future without a formal amendment to the CIP (See Recommendation I. v.). Such minor adjustments include the terms and requirements of any of the programs, changing the boundaries of any of the targeted program boundaries or schedules (within the existing boundary of the designated CIP Project Area) including adding new BIAs/Main Streets within the CIP Project Area, or the discontinuation of any of the programs contained in the CIP. These changes will be undertaken through a report to Council for approval. Such minor changes or the discontinuation of programs will be provided to the Minister of Municipal Affairs and Housing for information purposes only.

The addition of any new programs, significant changes to eligibility criteria, changes to the CIP Project Area boundaries, or changes to the CIP that would substantially increase funding provided by existing financial incentives will require a formal amendment to the CIP in accordance with Section 28 of the Planning Act.

- **“Main Streets”**--with the addition of new economic incentive programs as suggested above the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* is now more than just a facade improvement program (with urban design guidelines), but the CIP also includes new economic incentives and urban design guidelines for the development of vacant and underutilized commercial/mixed-use and residential property. Recommendation II. Requests amending the CIP title from “*Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP*” to “*Main Streets*”.

Risk Analysis:

There is low financial risk associated with amending the CIP as recommended in this report because each grant application will be presented to Council for approval and the proposed amendments encourage property owners to reinvest in vacant and underutilized property in existing built up (Main Street) areas of the City. In addition, Administration will ensure that there are sufficient funds in the CIP reserve fund prior to applications being recommended for approval. The municipal tax increment program results in the payment of a grant which is equivalent to the increase in property taxes for a stated period of time. This is considered taxes that would otherwise not be received if the redevelopment did not occur.

However, if the public and stakeholders do not agree with amendments made to an existing Community Improvement Plan, the possibility exists that the CIP could be

appealed to the Ontario Land Tribunal. However, staff from the Planning division have followed the requirements of Section 28 of the *Planning Act* as it relates to Community Improvement and provided a statutory public notice and public consultation requirements.

Climate Change Risks

Climate Change Mitigation:

Amendments to the *Building Facade Improvement Program and Urban Design Guidelines CIP* will have a low impact on how the project affects climate change, because most improvements will be made to existing building and vacant land in existing built-up areas throughout the City which reduces the amount of CO² emitted during the construction process and requires fewer building materials.

The improvements to existing buildings and vacant property also contributes to the revitalization of Windsor's Main Street areas. The projects approved through the CIP will continue to promote a more walkable environment, thereby encouraging alternate forms of transportation.

Utilizing an existing building, vacant land, and infrastructure in built-up areas of the City also promotes efficiency on the existing infrastructure network by not promoting development on greenfield land.

Climate Change Adaptation:

As temperatures increase and when considering the Urban Heat Island effect for the City of Windsor, the properties eligible for the grants offered through the *CIP* are often located within a Heat Vulnerability area. However, the rehabilitation of existing buildings and the redevelopment of vacant sites will utilize modern building methods, which will conform to the Ontario Building Code concerning energy efficiency.

Financial Matters:

On February 22, 2021, Council approved the 2021 budget, which included a new reserve fund for all active CIPs in the City. As CIP grant applications are approved, the approved grant amount will be transferred to the capital project account to be kept as committed funds, until the grant is ready to be paid out.

If Council approves the amendments to the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* funding for all grants except the *Building/Property Improvement Tax Increment Grant* will continue to be transferred from the CIP reserve fund to the new Main Streets CIP project fund. Recommendation II. will request that Council change the name of the Building Facade Improvement – Main Streets CIP project fund to the Main Streets CIP project fund.

The *Building/Property Improvement Tax Increment Grant* would not come from the new Main Streets CIP project fund, but will be based upon the actual municipal tax increase after redevelopment has occurred. An estimate is provided by the Finance Department for purposes of application approval and is subject to the final property assessment value as determined by the Municipal Property Assessment Corporation (MPAC) once the project is completed.

The current uncommitted balance of the CIP reserve fund is \$1,198,602.76 however this balance does not account for other CIP grant requests that are currently being considered by the standing committee or have been endorsed by the standing committee and are not yet approved by City Council.

Administration continues to monitor funds committed from the CIP reserve fund through City Council's approval of grants for all CIPs. Through the operating budget, Administration will request that additional funds be dedicated and added to the CIP reserve fund to ensure that overall the total available funds is sufficient to meet projected future requests for all CIPs, including the Main Streets CIP.

Consultations:

Prior to City Council's 2018 approval of the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan (CIP)*, a public open house was held on May 25th, 2017 to gain public input regarding the program. The statutory meeting of the *Planning Act* was held on December 11th, 2017 at the meeting of the Planning, Heritage & Economic Development Standing Committee (PHEDSC).

On January 7th, 2022, the City of Windsor sent out a media release inviting the public to register for a Public Information Centre (PIC) held on January 12th, 2022, to discuss amendments to the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP*. An online SurveyMonkey was also made available through the City's website for the public to provide comments on the existing CIP and amendments to the program.

On January 12th, 2022, the Planning and Building Department hosted a virtual PIC from 4 p.m. to 5 p.m. and a second session from 6 p.m. to 7 p.m.

Twenty-six (26) people attended the 4 p.m. to 5 p.m. session and Thirteen (13) people attended the 6 p.m. to 7 p.m. session. The ten (10) minute presentation discussed the following:

- Expanding the existing program to other main street areas and property within the vicinity of existing BIA's (and main streets) where improvements would help strengthen and support the main street
- Amending the existing *CIP* to include programs that would encourage the redevelopment of vacant or underutilized buildings and property.

Following the presentation, the staff Planner was available for a question and answer period. Generally, questions concerned expanding the areas eligible for grants adjacent to existing Main Streets and when the new programs would be available. Presentation slides as identified in Appendix 'B' provided proposed expanded eligible areas. Other questions were related to providing the grants to property not within the existing or proposed expansion areas.

The SurveyMonkey was available on the City's website from January 7, 2022 through to January 26, 2022. Thirty (30) people responded to the SurveyMonkey, but not all answered every question. General questions related to ownership, condition, use, and location of the property that would be eligible for the existing and expanded programs. Other questions related to whether or not the participants would apply to such programs and if the programs would benefit the area. The following information was gained from the survey:

Location, Ownership, Use and condition of the Property

- Of those who responded most were within the vicinity of the Ford City Main Street.
- Nearly 80% owned a property within the vicinity of a BIA
- Of those who responded Residential (33%), Office (25%), and Mixed-use (25%) are the most common uses.
- Most respondents indicated that the facades are in poor (47%) or average (47%) condition

Applying to the Programs

- Of those who responded all felt that their area would benefit from the existing and proposed economic incentive programs
- Forty Four (44%) of respondents felt that they would apply to the existing Building Facade Improvement Program and new programs being proposed
- Of those who responded most felt that improvements would include new paint, lighting fixture, while others felt improvements would include restoration work.
- Of those who responded most were interested in the existing Building Facade Improvement Program (100%), followed by the Building Improvement Tax Increment Grant Program (57%), Commercial/Mixed-Use Building Improvement Loan Program (43%) and less were interested in the New Residential Development Grant Program (29%)

General Comments

- There were a couple comments related to expanding the areas (i.e. along Seminole Street East of Drouillard Road, and down part of Walker Road related to heritage buildings) but most appeared satisfied with the existing and proposed expanded areas identified.
- There were some references to the importance of heritage building facades that could use improvement
- Some comments were related to Sandwich Town yet this CIP is for the other BIAs and excludes Sandwich Town, Downtown and the University Ave.— Wyandotte Street West CIP areas

The August 3rd, 2022, meeting of the DHSC is considered the statutory public meeting in accordance with the *Planning Act*. The amendments to the CIP were also made available at least 20 days prior to the statutory public meeting as prescribed by the *Planning Act*.

Conclusion:

In 2018, Council approved the *Building Facade Improvement Program and Urban Design Guidelines CIP*. Since its approval several owners have taken advantage of the program and improved their storefronts and building façades throughout many of Windsor's Business Improvement Areas (BIAs).

Since 2018, City Council's has approved policies and strategies (identified in the discussion section of this report) to encourage the retention of main street buildings, preserve the unique character and walkability of these areas, to prohibit the creation (and expansion) of surface parking areas abutting traditional commercial streets, and to encourage improvement on vacant and underutilized property in these Main Street areas.

Given the success of other CIPs (Downtown, Ford City, and Sandwich) that include programs aimed at not only building facade improvement but also the creation of new residential units and the redevelopment of vacant or underutilized land that support both the main street and surrounding neighbourhood Administration felt that this was the right time to recommend amending the *Building Facade Improvement Program and Urban Design Guidelines CIP*.

There are sufficient funds in Reserve Fund 156 to provide funding for the proposed changes to the existing program, the new grant programs, and expanded eligible areas adjacent existing Main Streets as identified in Recommendation 1. i., ii., and iii, and in the discussion section of this report.

Currently, Downtown Windsor, Sandwich Town, Ford City, and the University Avenue-Wyandotte Street West CIPs include programs aimed at not only building facade improvement but also the creation of new residential units and the redevelopment of vacant or underutilized land that support both the main street and surrounding neighbourhood. The recommendations of this report are consistent with the approach taken to encourage the redevelopment on Main Streets and neighbourhoods in other CIP areas of the City.

Planning Act Matters:

Kevin Alexander, MCIP, RPP
Senior Planner—Special Projects

I concur with the above comments and opinion of the Registered Professional Planner.

Neil Robertson, MCIP, RPP

Manager of Urban Design / Deputy City Planner

Thom Hunt, MCIP, RPP

City Planner / Executive Director, Planning & Development Services

I am not a registered Planner and have reviewed as a Corporate Team Leader

JP OC

Approvals:

Name	Title
Josie Gualtieri	Financial Planning Administrator
Neil Robertson	Manager of Urban Design / Deputy City Planner
John Revell	Chief Building Official
Thom Hunt	City Planner / Executive Director, Planning & Development Services
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Janice Guthrie	Deputy Treasurer, Taxation & Financial Planning
Joe Mancina	Commissioner, Corporate Services Chief Financial Officer / City Treasurer
Onorio Colucci	Chief Administrative Officer

Notifications:

Name	Address	Email
Debi Croucher, Ex. Director, DWBIA		debi@downtownwindsor.ca
Pauline Sorokopas, Administrator, DWBIA		
Brian Yeomans, Chair, DWBIA		byeomans39@gmail.com
Shane Potvin, Chair, FORD CITY		shane@spotvin.com

Name	Address	Email
Bridget Scheuerman, Exec. Director, FORD CITY		Bscheuerman38@gmail.com
Kaitlyn Karns, FORD CITY		Kkams96@gmail.com
Howard Spinner, WALKERVILLE		infor@visitwalkerville.com monarchmattress@rogers.com
Bridget Scheuerman, Exec. Director, OLDE RIVERSIDE		Bscheuerman38@gmail.com
Mary Ann Cuderman, SANDWICH BIA		macuderman@hotmail.com
Thomas Coke, Coordinator, SANDWICH TOWN BIA		Tc_35@hotmail.com
Mike Osborne, OTTAWA STREET		mike@freeds.com
Terry Yaldo, PILLETTE VILLAGE		Mid-way@live.ca
Bridget Scheuerman, Exec. Director, PILLETTE VILLAGE		Bscheuerman38@gmail.com
Filip Rocca, ERIE STREET		filip@mezzo.ca
Brandi Myles, BIA Coordinator, ERIE STREET		info@viitalia.com
Wade Griffith, WYANDOTTE TOWN CENTRE		wadegriffith@thepatiolounge.ca
Chris Nepszy, Commissioner, Infrastructure Services		cnepszy@citywindsor.ca
Karen Kadour, Committee Coordinator		kkadour@citywindsor.ca

Appendices:

- 1 Appendix 'A' - Mains Streets CIP July 2022
- 2 Appendix 'B' - Expanded Areas
- 3 Appendix 'C' - By-Law to Amend Designating By-Law 25-2018
- 4 Appendix 'D' - By-Law to Amend Adopting By-Law 26-2018



MAIN STREETS

COMMUNITY IMPROVEMENT PLAN

DATE ADOPTED BY COUNCIL

Development & Heritage Standing Committee - August 2, 2022
Page 25 of 278

DRAFT



Building Facade Improvement Program and Urban Design Guidelines for Main Streets



PART A

Introduction does not constitute part of the Community Improvement Plan.

PART B

The Community Improvement Plan consists of the text, photos, tables, design guidelines, maps, recommendations and Schedules identified in Part C.

PART C

The Schedules consists of the Background and analysis, and recommendations for main streets included within the City of Windsor Building Facade Improvement Program for Main Streets

TABLE OF CONTENTS

PART A – Introduction

10 *A Brief History of Windsor's Main Streets*

11 **BACKGROUND**

PART B – The Community Improvement Plan

13 **1.0 RATIONALE FOR A COMMUNITY IMPROVEMENT PLAN**

1.1 Purpose of the Plan

1.2 Project Area

1.3 Expanding the Program to Other Main Streets: A Phased Approach

1.4 Criteria

20 **2.0 GOALS AND OBJECTIVES**

What is a Building Facade Improvement Program?

Benefits of a Building Facade Improvement Program

2.1 Defining the Main Street

2.2 Defining the Facade and Storefront

2.3 Elements of Main Street Buildings

2.4 Provisions

2.5 Public Input

2.6 Public Meetings and Notification

2.7 Scope of Plan

31 **3.0 THE FINANCIAL INCENTIVE PROGRAM**

34 **General Program Details**

52 **4.0 CONTEXT**

4.1 A Main Street Building's Architectural Features

59 **5.0 URBAN DESIGN GUIDELINES AND PRINCIPLES**

5.1 Purpose of Design Guidelines

5.2 Principles

5.3 Urban Design Guidelines

Case Study: Sandwich Micro Brewery

PART C – The Schedules

Schedule 'A'

Schedule 'B'

80 6.0 CONCLUSION AND RECOMMENDATIONS FROM THE CIP

81 7.0 MONITORING PROGRAM

83 8.0 FIGURES

8.1 Tables

8.2 Maps

87 9.0 REFERENCES

92 1.0 THE WYANDOTTE TOWNE CENTRE BUSINESS IMPROVEMENT AREA (BIA)

1.1 History

1.2 How does the BIA meet the Criteria Identified in Section 1.4 of the CIP?

1.3 Wyandotte Town Centre BIA

1.4 The Municipal Heritage Register and Main Street type buildings

1.5 Urban Design Analysis

1.6 Recommendations

103 2.0 THE WALKERVILLE 117 BUSINESS IMPROVEMENT AREA (BIA)

2.1 History

2.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?

2.3 Walkerville BIA

2.4 The Municipal Heritage Register and Main Street type buildings

2.5 Urban Design Analysis

2.6 Recommendations



PART C – The Schedules

Schedule ‘C’

- 3.0 THE FORD CITY BUSINESS DISTRICT IMPROVEMENT AREA (BIA)**
- 3.1 History
- 3.2 How does the BIA meet the Criteria Identified in Section 1.4 of the CIP?
- 3.3 Ford City BIA
- 3.4 The Municipal Heritage Register and Main Street type buildings
- 3.5 Urban Design Analysis
- 3.6 Recommendations

Schedule ‘D’

- 127 4.0 THE PILLETTE VILLAGE BUSINESS IMPROVEMENT AREA (BIA)**
- 4.1 History
- 4.2 How does the BIA meet the Criteria Identified in Section 1.4 of the CIP?
- 4.3 Pillette Village BIA
- 4.4 The Municipal Heritage Register and Main Street type buildings
- 4.5 Urban Design Analysis
- 4.6 Recommendations

Schedule ‘E’

- 137 5.0 THE OLDE RIVERSIDE TOWN CENTRE BUSINESS IMPROVEMENT AREA (BIA)**
- 5.1 History
- 5.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 5.3 Olde Riverside Town Centre BIA
- 5.4 The Municipal Heritage Register and Main Street type buildings
- 5.5 Urban Design Analysis
- 5.6 Recommendations

Schedule 'F'

147 6.0 THE ERIE STREET BUSINESS IMPROVEMENT AREA (BIA)

- 6.1 History
- 6.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 6.3 Erie Street BIA
- 6.4 The Municipal Heritage Register and Main Street type buildings
- 6.5 Urban Design Analysis
- 6.6 Recommendations

Schedule 'G'

157 7.0 THE OTTAWA STREET BUSINESS IMPROVEMENT AREA (BIA)

- 7.1 History
- 7.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 7.3 Ottawa Street BIA
- 7.4 The Municipal Heritage Register and Main Street type buildings
- 7.5 Urban Design Analysis
- 7.6 Recommendations

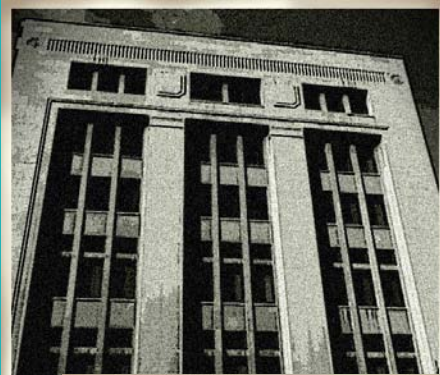
Schedule 'H'

167 8.0 OUELLETTE AVENUE: ERIE STREET TO TECUMSEH ROAD

- 8.1 History
- 8.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 8.3 Ouellette Avenue
- 8.4 The Municipal Heritage Register and Main Street type buildings
- 8.5 Urban Design Analysis
- 8.6 Recommendations



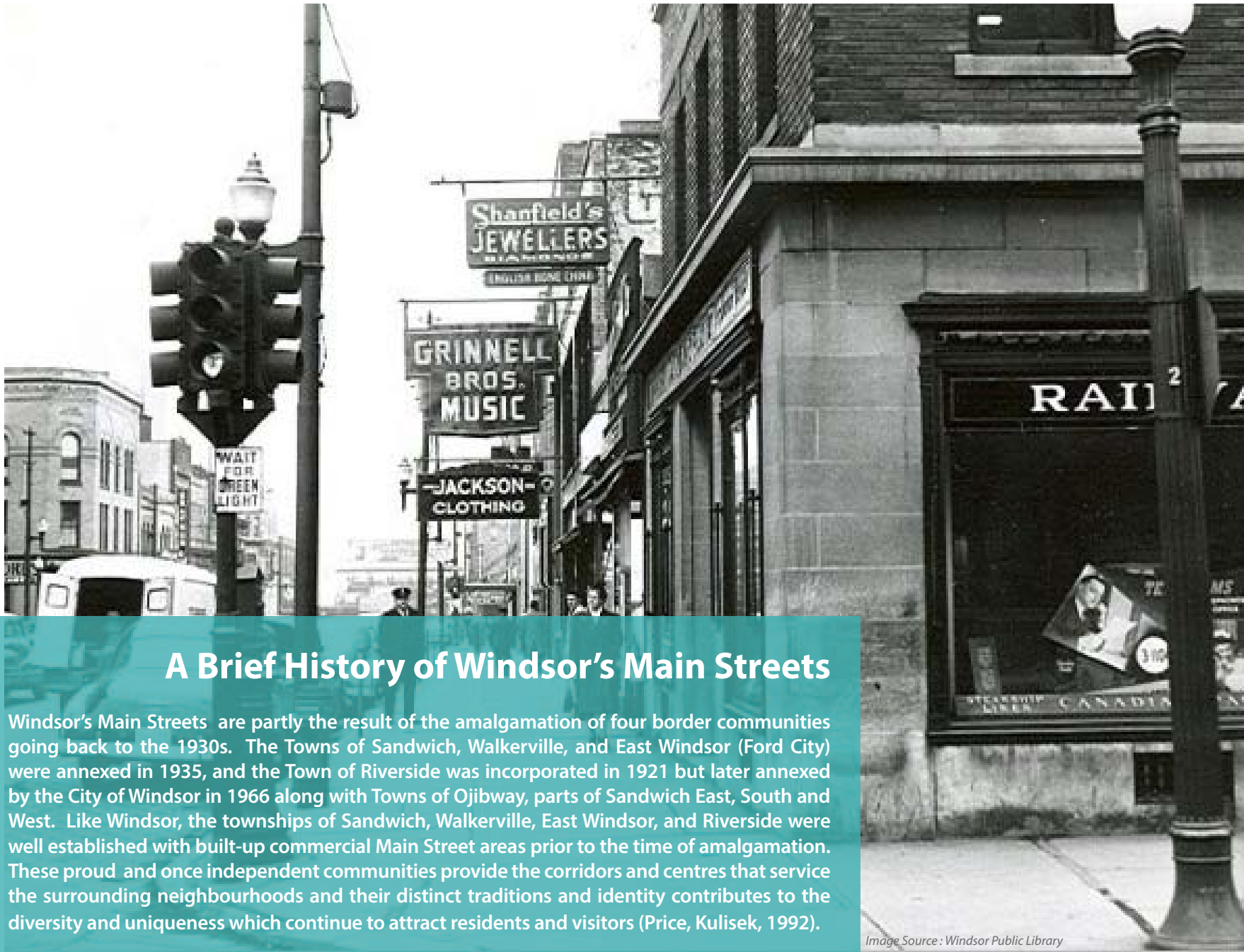
PART A



Introduction:

- 9 *A Brief History of Windsor's Main Streets*
- 10 **Background**





A Brief History of Windsor's Main Streets

Windsor's Main Streets are partly the result of the amalgamation of four border communities going back to the 1930s. The Towns of Sandwich, Walkerville, and East Windsor (Ford City) were annexed in 1935, and the Town of Riverside was incorporated in 1921 but later annexed by the City of Windsor in 1966 along with Towns of Ojibway, parts of Sandwich East, South and West. Like Windsor, the townships of Sandwich, Walkerville, East Windsor, and Riverside were well established with built-up commercial Main Street areas prior to the time of amalgamation. These proud and once independent communities provide the corridors and centres that service the surrounding neighbourhoods and their distinct traditions and identity contributes to the diversity and uniqueness which continue to attract residents and visitors (Price, Kulisek, 1992).

Image Source : Windsor Public Library

Figure 1. Ouellette Avenue in 1951.

Background

Where there is an Official Plan in place containing provisions relating to community improvement Section 28 (2) of the *Planning Act* permits the City of Windsor to designate (through by-law) the whole or part of an area covered by the Official Plan as a community improvement project area. Section 11.8 of the City's Official Plan contains these provisions and the objectives (Section 11.8.1) for preparing and adopting a Community Improvement Plan.

Section 28(1) of the *Planning Act*, defines a "community improvement project area" as "*a municipality or an area within a municipality, where in the opinion of council the community improvement is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social, or community economic development reason*". For the purposes of carrying out a community improvement plan, a municipality may:

- Acquire, hold, clear, grade or otherwise prepare land for community improvement;
- Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan;
- Sell, lease or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan; and
- Make grants or loans to registered or assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of rehabilitating such lands and buildings in conformity with the community improvement plan.

Section 28 (7), of the *Planning Act* specifies that the eligible costs of a Community Improvement Plan (CIP) may include costs related environmental site assessment, environmental remediation, development or redevelopment of lands, construction and reconstruction of lands, and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements, or facilities.

Section 28 (7.3) of the *Planning Act* specifies that the total of the grants and loans made in respect of particular lands and buildings under subsections (7) and (7.2) and the tax assistance as defined in section 365.1 of the *Municipal Act*, 2001, in respect of the lands and buildings shall not exceed the eligible cost of the community improvement plan with respect to those lands and buildings.

PART B



The Community Improvement Plan:

13	1.0 RATIONALE FOR A COMMUNITY IMPROVEMENT PLAN				
	1.1 Purpose of the Plan		2.4 Provisions		76
	1.2 Project Area		2.5 Public Input		
	1.3 Expanding the Program to Other Main Streets: A Phased Approach		2.6 Public Meetings and Notification		
	1.4 Criteria	31	2.7 Scope of Plan		
20	2.0 GOALS AND OBJECTIVES	31	3.0 THE FINANCIAL INCENTIVE PROGRAM		6.0 CONCLUSION AND RECOMMENDATIONS FROM THE CIP
21	<i>What is a Building Facade Improvement Program?</i>	34	<i>General Program Details</i>		77
22	<i>Benefits of a Building Facade Improvement Program</i>	48	4.0 CONTEXT		7.0 MONITORING PROGRAM
	2.1 Defining the Main Street		4.1 A Main Street Building's Architectural Features		79
	2.2 Defining the Facade and Storefront	55	5.0 DESIGN GUIDELINES		8.0 FIGURES
	2.3 Elements of Main Street Buildings		5.1 Purpose of Design Guidelines		8.1 Maps
			5.2 Principles		8.2 Tables
		64	5.3 Urban Design Guidelines		84
			<i>Case Study: Sandwich Micro Brewery</i>		9.0 REFERENCES



1.0 Rationale for a Community Improvement Plan

A Community Improvement Plan (CIP) is a tool identified in Section 28 of the *Planning Act* that can be used for community improvement provided that a municipality has an Official Plan in place. The City of Windsor Official Plan (Volume 1: The Primary Plan) provides the criteria for designating a Community Improvement Project Area.

The CIP will permit the City to implement the objectives of the Official Plan as they relate to community improvement, particularly to provide grants through a Commercial/Mixed-Use Building Facade Improvement Program for Windsor’s Main Streets.

1.1 Purpose of the Plan

On August 24, 2015, at the regular meeting of Windsor City Council, Councillor Holt submitted CQ59-2015 that asks,

“Given the success of existing streetscape projects in Walkerville & Wyandotte Towne Centre BIAs, is there an opportunity to leverage the public investments made by the City by offering a facade grant program aimed at improving the appearance of existing buildings?”

Administration prepared a report based on CQ59-2015 regarding leveraging recent public investment spent on infrastructure improvements through a Commercial Building Facade Improvement Program. As a result of the report on January 4, 2016, through CR17/2016 Windsor City Council approved the following recommendations regarding the implementation of this CIP:

1. *That the Planning and Building Department BE DIRECTED to prepare a Community Improvement Plan and Urban Design Guidelines to implement a Building Facade Improvement Program for Main Streets under Section 28 of the Planning Act for the Wyandotte Towne Centre and Walkerville Business Improvement Areas (BIA);*
2. *That the Planning and Building Department BE DIRECTED to include the Wyandotte Towne Centre and Walkerville Business Improvement Areas as the first Main Streets to take advantage of funding through a Building Facade Improvement Program for Main Streets; and*
3. *That By-Law 42-1998 for the Commercial Area Facade Improvement Strategy Community Improvement Project Area Plan and By-Law 43-1998 for the Commercial Area Facade Improvement Strategy Community Improvement Plan for Wyandotte Towne Centre Community Improvement Project Area BE REPEALED.*



Figure 2. Overhead view of the Walkerville St. E. Main Street in the Walkerville BIA.

In addition to CR17/2016, there have been several requests from Business Improvement Areas (BIAs), some neighbourhood associations, and other Main Streets for financial incentives to assist owners with improving their storefronts. The preparation of a CIP for Commercial/Mixed-Use Building Facade Improvement Program for

Windsor's Main Streets not only assists in addressing the concerns of the Business Improvement Areas (BIAs) and neighbourhood associations, but it is also an expression of the City of Windsor's commitment to supporting local economic development, especially the small businesses located along these Main Streets.

On January 28, 2018, the Building Façade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan (CIP) was approved by Windsor City Council. Since its inception, several owners have taken advantage of the CIP program throughout the City's BIAs and traditional main street areas.

In 2019, Traditional Commercial Street Policies and Demolition Control By-laws were passed by Windsor City Council as a strategy to prevent the demolition of Main Street buildings along traditional commercial streets. The intent of the policy is to encourage the retention of main street buildings, to facilitate continuous building facades and provide a positive impact on the unique character and walkability of these areas, and to prohibit the creation (and expansion) of surface parking areas abutting traditional commercial streets.

Given the success of other CIP's which not only include a façade improvement program, but also programs to encourage interior renovations, tax increment financing grants, creation of new residential units, and development and building fee grant; Council and Administration felt that there was an opportunity to amend the existing CIP to include additional programs such as those identified above.

In 2019 and 2020 Council approved the idea of theming or 'Districting' in certain areas of the City such as Walkerville. Through these studies and Administration's analysis several properties were identified along the main street that are either vacant or underutilized. Administration suggests that it is appropriate to recommend an expanded economic incentive program that will encourage the development of vacant or underutilized sites that would support the main street.

Currently, Downtown Windsor, Sandwich Town, and Ford City have similar programs that include several programs aimed at not only building facade improvement but also the creation of new residential units and the redevelopment of vacant underutilized land that would support the main street and neighbourhood.

On ____, 2022 (CR ____, 2022) City Council amended the CIP to expand the following areas within the vicinity of Main Streets identified in Schedules 'B', 'C', 'F', 'G' and 'H'.

This CIP continues to apply to Schedules 'A', 'D', and 'E'.

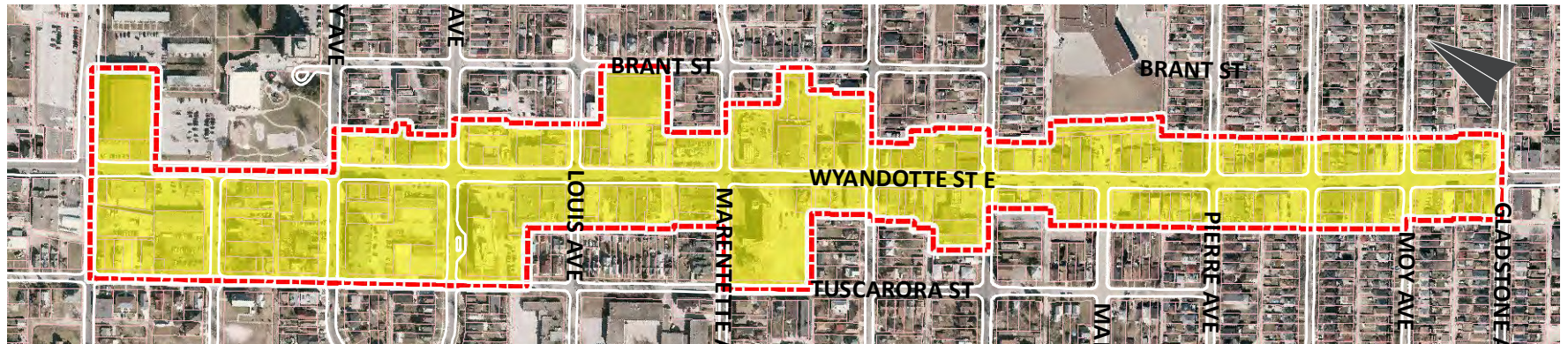


Figure 3 . Wyandotte Towne Centre BIA is one of the Main Street areas in the City to be approved by Council for the Building Facade Improvement Program

1.2 Project Area

The Community Improvement Project area is the City of Windsor. Main Streets meeting the criteria identified in Section 1.4 can be amended to this CIP by Schedule if directed by Council and when additional funding is available. As directed by Council (CR117/2016) Part C of this Plan includes Schedules 'A' through 'G' recommending that the following BIA's be the first Main Streets to take advantage of funding under the Building Facade Improvement Program and Urban Design Guidelines for Main

Streets CIP:

- Wyandotte Towne Centre Business Improvement Area (BIA)
- Walkerville Business Improvement Area (BIA)
- Ford City Business District Improvement Area (BIA)
- Pillette Village Business Improvement Area (BIA)
- Olde Riverside Town Centre Business Improvement Area (BIA)
- Erie Street Business Improvement Area (BIA)
- Ottawa Street Business Improvement

Area (BIA)

Council directed the Planning and Building Department to amend the Wyandotte Towne Centre and Walkerville BIAs by Schedule to the Program. However, since the program is for the entire City, traditional commercial Main Streets have been



Figure 4. Pillete Village BIA, Windsor



Figure 5. Ouellette Avenue, Windsor



Figure 6. Erie Street (Little Italy), Windsor

looked at from a city-wide level.

1.3 Expanding the Program to Other Main Streets: A Phased Approach

Since the beginning of the study Planning and Building Department Staff have acquired enough detailed information to feel comfortable with recommending that all BIAs, except the Windsor Downtown and Sandwich Town BIAs, be approved for the Program at this time.

Many of the Building Facades along these Main Streets are in a similar condition across all BIAs (See Schedules 'A' through 'G' for the detailed analysis). Several of the BIAs are also in a location where the municipality has made significant infrastructure investment in road rehabilitation and streetscape

improvements (Wyandotte Towne Centre, Walkerville, Erie, Ottawa). The program provides an opportunity to leverage the municipal investment made in public infrastructure and streetscape improvements thereby encouraging physical improvements to the building facades along these Main Streets.

The Windsor Downtown and Sandwich Town BIAs will not be included under this Program because they are in an area where recent Building Façade Improvement Programs have been approved under separate CIPS.

Based on the size of the program area, number of properties eligible to participate in the program, community input and calls the Planning and

Building Department received regarding the program, it is likely that future funding will be requested as part of the City's annual capital budget deliberations.

Administration is proposing a balanced approach and leverages some of the most recent municipal investments in public realm infrastructure, while allowing for the Facade Improvement Program to be expanded with relative ease to other areas of the City as Council directs in the future.

1.4 Criteria

The Main Streets CIP are applicable to the Main Streets within all the BIAs in the City of Windsor, except for the Sandwich Town and Downtown Windsor BIAs. Council will have the option of expanding the program to other Main Street areas by schedule if the need for municipal intervention is identified and these Main Street areas meet the following criteria:

- A *Main Street* as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- A Business Improvement Area (BIA);
- A Main Street area that is consistent with “Community Improvement” as identified in Section 11.8 of the City of Windsor Official Plan (Vol. 1: The Primary Plan) (See Table 1. Section

11.8 Policies);

- The Main Street or Business Improvement Area is consistent with the “*Criteria for Designation*” for a CIP Project Area;
- A Main Street or BIA where Council has directed a significant amount of municipal investment for improvements such as streetscape and infrastructure renovations; and
- Additional funding has been approved by Council to expand the program to other Main Streets within the city.
- Areas adjacent or in the vicinity of a Main Street or BIA where economic incentive programs could encourage the redevelopment of vacant land and buildings or the physical improvements to existing buildings.

Notwithstanding the criteria identified above, administration will also identify

the following elements when developing a schedule for an amendment to this program for Council’s consideration:

- All properties identified on the Windsor Municipal Heritage Register;
- All buildings of a Main Street “typology” that should be retained; and
- Condition of the existing facades includes the storefront, upper stories, sides and rear of the buildings.
- Consistent Design Elements such as:
 - Regulatory Lines;
 - Architectural style;
 - Rhythm and proportion of the facade;
 - Height of building; and
 - Door and window locations.

Section 11.8 Policies in the City’s Official Plan (Vol. 1: The Primary Plan)

In order for a BIA to meet the criteria identified in Section 1.4, it shall be consistent with “Community Improvement” as identified in Section 11.8 of the City’s Official Plan. The properties in the BIA shall relate to the following policies:

- **Section 11.8.1.1**
Encourage the renovation, repair, rehabilitation, development, redevelopment or other improvement of lands and/or buildings;
- **Section 11.8.1.2**
To provide standards for building and property maintenance and occupancy;
- **Section 11.8.1.3**
Maintain and improve the physical and aesthetic amenities of the streetscape;
- **Section 11.8.1.4**
Encourage the conservation, restoration, adaptive reuse and improvement of cultural heritage resources;
- **Section 11.8.1.5**
Strengthen residential areas and neighbourhoods, including where applicable, facilitating residential infill and intensification in residential areas and mixed use areas;
- **Section 11.8.1.7**
Encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, encourage physical improvements to minimize land use conflicts;
- **Section 11.8.1.8**
Encourage improvement activities which contribute to a strong economic base, strengthen employment, commercial and mixed use areas, and facilitate and promote community economic development;
- **Section 11.8.1.10**
To ensure the provision of energy efficient uses, buildings, structures, works, improvements or facilities;
- **Section 11.8.1.12**
Maintain and improve the transportation network, including pedestrian and bicycle trails, to ensure adequate traffic flow and pedestrian mobility and circulation;
- **Section 11.8.1.14**
Improve social conditions;
- **Section 11.8.1.15**
Promote cultural development; and
- **Section 11.8.1.16**
Improve community quality, safety, healthy and stability.

Table 1. Section 11.8 Policies in the City’s Official Plan (Vol. 1: The Primary Plan)



Figure 7. Traditional Main Street (Brantford, ON)



Figure 8. Traditional Main Street (Stratford, ON)



Figure 9. Main Street building (Brantford, ON)

2.0 Goals and Objectives

Generally, the goal of the Main Street CIP is to encourage new investment and assist in revitalization efforts aimed at the physical improvement of building facades (the exterior face of a building) within Main Street corridors. The Program also aims to leverage recent public investment spent on infrastructure improvements by

providing such a program. The goals and objectives of the Main Street CIP are consistent with the Development Strategy and the Growth Concept policies regarding Corridors identified in Section 3.3.2 of the City's Official Plan. They are also consistent with Section 28 of the *Planning Act* regarding Community Improvement and

the 2014 Provincial Policy Statements with respect to Section 1.0 of the PPS Building Strong Healthy Communities by supporting existing Settlement Areas.



Figure 10. Concept of Wyandotte Towne Centre. A perspective of what Wyandotte Street East may look like after improvements (Architecttura Inc. Architects)

GOALS

1. To improve the overall appearance and function of building facades in traditional Main Street areas.
2. To encourage private investment through the use of public funds to improve the overall appearance of main street areas.
3. To strengthen neighbourhoods by improving the main streets that provides services to these neighbourhoods.
4. To protect traditional Main Streets

OBJECTIVES

1. Increase business and retail sales in main street areas
2. Increase rental revenue and property value in main street areas
3. Promote Urban Design Guidelines

that ensure the use of high quality materials and improvements to the function of the building

4. Leverage public investment spent on recent infrastructure improvements (roads, sewers, sidewalks, streetscape) by providing public funds for building facade improvement in Main Street areas.
5. Offset building facade improvement costs by providing an Incentive Program.
6. Retain and attract new business to main street areas through the promotion of a Main Streets CIP.
7. Provide a Building Facade Improvement Program and Urban Design Guidelines for Main Streets that encourages the restoration of historic facades to their original style.

What is a Building Facade Improvement Program?

Facade Improvement Programs are financial incentive programs created to encourage property owners and businesses to make investments to improve the exterior appearance of their buildings and storefronts in a targeted area such as a commercial Main Street. Programs typically focus on commercial properties in historic or non-historic areas and provide financial incentives such as matching grants. In Ontario they can only be implemented through a Community Improvement Plan as identified in Section 28 of the Planning Act.

Benefits of a Building Facade Improvement Program

Improvements to one building such as repairing and cleaning brick, new paint or removal of non-historic materials, calls attention to a building's original architectural details signally positive change in the area and can often stimulate similar improvements to neighbouring buildings. Such improvements make residents and visitors feel safe and encourage walking and shopping for services in the neighbourhood. To help understand many of the benefits of a Facade Improvement Program, an article in the February 2015 Downtown Idea Exchange titled "Facade Improvement Programs Produce Real Economic Benefits" summarized a study that looked at the benefits over the past 15 years. The study revealed the following about facade improvement programs:

- More than 80 percent of business operators experience an increase in the number of first-time customers;
- Over 90 percent of existing businesses reported an increase in sales;

- Property owners typically generated an increase in rental revenue and previously unoccupied spaces were rented out;
- Properties were often repurposed to a perceived better use and other interior improvements were made to accommodate the new use;
- Most owners believe that their building value will increase;
- Nearby businesses often experience increased sales and initiated their own facade improvements; and
- Owners often wanted to restore their historic facades to their original style.

To further support these findings, another recent study (2013) from a report in the National Trust for Historic Preservation's Dollars & Sense Series found that:

- Commercial building improvements resulted in increased sales a year after the improvements were made;
- Sales improvements were sustained for several years;

- Sales increases exceeded increases in local taxes;
- Improvements attracted new businesses and shoppers to the area;
- Participants were often motivated to make more improvements (such as to interior spaces or product lines); and
- Owners/tenants of properties and businesses in surrounding areas were motivated to make improvements.

Windsor is beginning to see firsthand the success of Building Facade Improvement Programs through the implementation of the Incentive Program in Sandwich Town. There are currently three facade improvement projects either underway or about to begin that will have a significant positive impact on the surrounding area (Downtown Idea Exchange, 2015).

2.1 Defining the Main Street

Main Streets are found along corridors and are identified in the Official Plan as the backbone of the urban network structure where residents in the surrounding neighbourhoods gravitate to for their everyday needs. These corridors provide day to day retail and other service needs; they create a sense of community by providing places for residents to walk such as local businesses which provide basic services and employment opportunities. These areas are transit supportive because they are typically along bus routes where bus stops are located. Section 8.15.1 of the City’s Official Plan defines the Main Street as:



Figure 11. Traditional Main Street building in Walkerville

“Main streets are pedestrian-oriented mixed use areas with small to medium scale buildings that are located close to the street, contributing to a strong street presence. The frontages of the buildings are of a scale that supports easy pedestrian movement within the Mainstreet areas. There are often commercial uses on the street level and some residential use on the upper floors. The broad range of mixed uses offered in Mainstreets cater to nearby residential neighbourhoods walkable from the Mainstreets, and specialty services and shopping for customers from the larger community. Many Mainstreets areas are also Business Improvement Areas. The Main street policies apply to all public right-of-way locations identified on Schedule G: Civic Image, and generally one lot abutting the public right-of-way.”

2.2 Defining the Facade and Storefront

The name facade comes from the French word for “frontage” or “face” and is generally defined as one exterior side of a building. For the purpose of this program, the facade of a building is defined as the face of a building including sides and rears of buildings

that can be viewed from the street. This includes an ancillary appendage, which may not enclose the building but forms part of the facade or part of the face of the building. Ancillary appendages examples include seat walls or extensions of the facade because this element would form part of the face expression of the building.

The first 1 to 4 stories of a building is generally the maximum distance the average person can comprehend details of a building; created by the degree of enclosure—sense of space—which we feel through our normal frontal field of view at the street level. The first floor or pedestrian level is where there is a direct interaction between the building and the public realm.

The storefront or shop front of the facade is the entryway of a retail store or office building located on the ground floor or street level of a commercial building. Typically, it has one or more display windows. A storefront functions to attract visual attention to a business and its merchandise. The storefront is the most important part of the facade linking the customer and pedestrian with the public realm.

2.3 Elements of Main Street Buildings

Buildings located along traditional Main Streets tend to have the following design elements. These elements of a Main Street building design should be taken into consideration when making improvements to a facade:

2.3.1 Building Height

Typically minimum two to a maximum of four story buildings with each story being approximately 10 to 12 feet (3.05 to 3.7 metres) in ceiling height. Typically the commercial first floor of Main Street Buildings are approximately 14 feet.

2.3.2 Components of a Building

Components include the base, middle, and top (See Figure 32).

TOP	Consists of the roof and cornice treatment and the mechanical penthouse. This section should integrate the base and the middle to provide a visually coherent building.
MIDDLE	Should complement the architectural features of the base and the top by including windows and material that is visually cohesive with the base and top and maintains the overall scale of the street.
BASE	The pedestrian level where the greatest opportunity lies to contribute to the quality of the public realm, having active frontages (windows with transparent glass that provide views to the interior), porches, awnings, lighting and high quality materials.

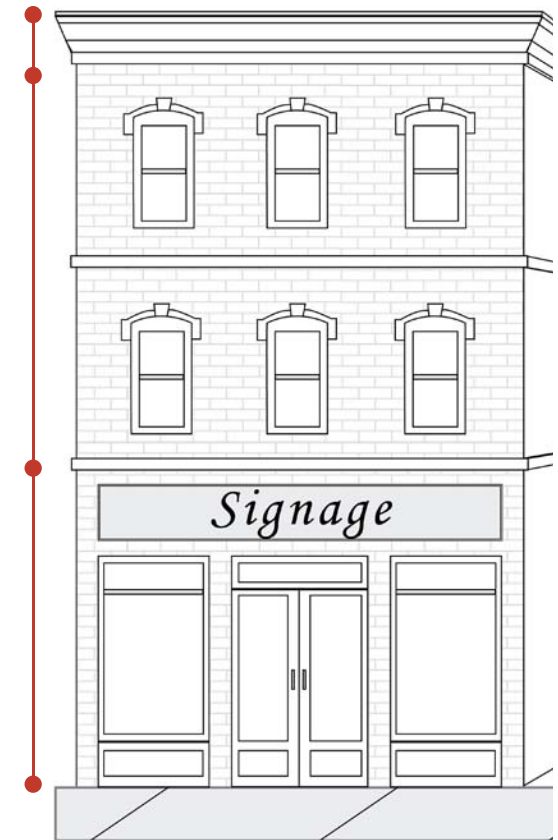


Figure 12. General elements of a facade

BUILDING CAP (ENTABLATURE/PARAPET)
 MATERIALS: Stone, wood, composite
 NOTES: High level of detail

BUILDING BODY
 MATERIALS: Various (Stone, brick, stucco, parging, wood)
 NOTES: Less detail than the base, vertical emphasis, vertical elements align, symmetrical evaluation

BUILDING BASE/STORE FRONT
 MATERIALS: Various (Stone, brick, stucco, parging, wood)
 NOTES: Lit from above, vertical, demarcation, high amount of glazing, clear glazing, transom windows)

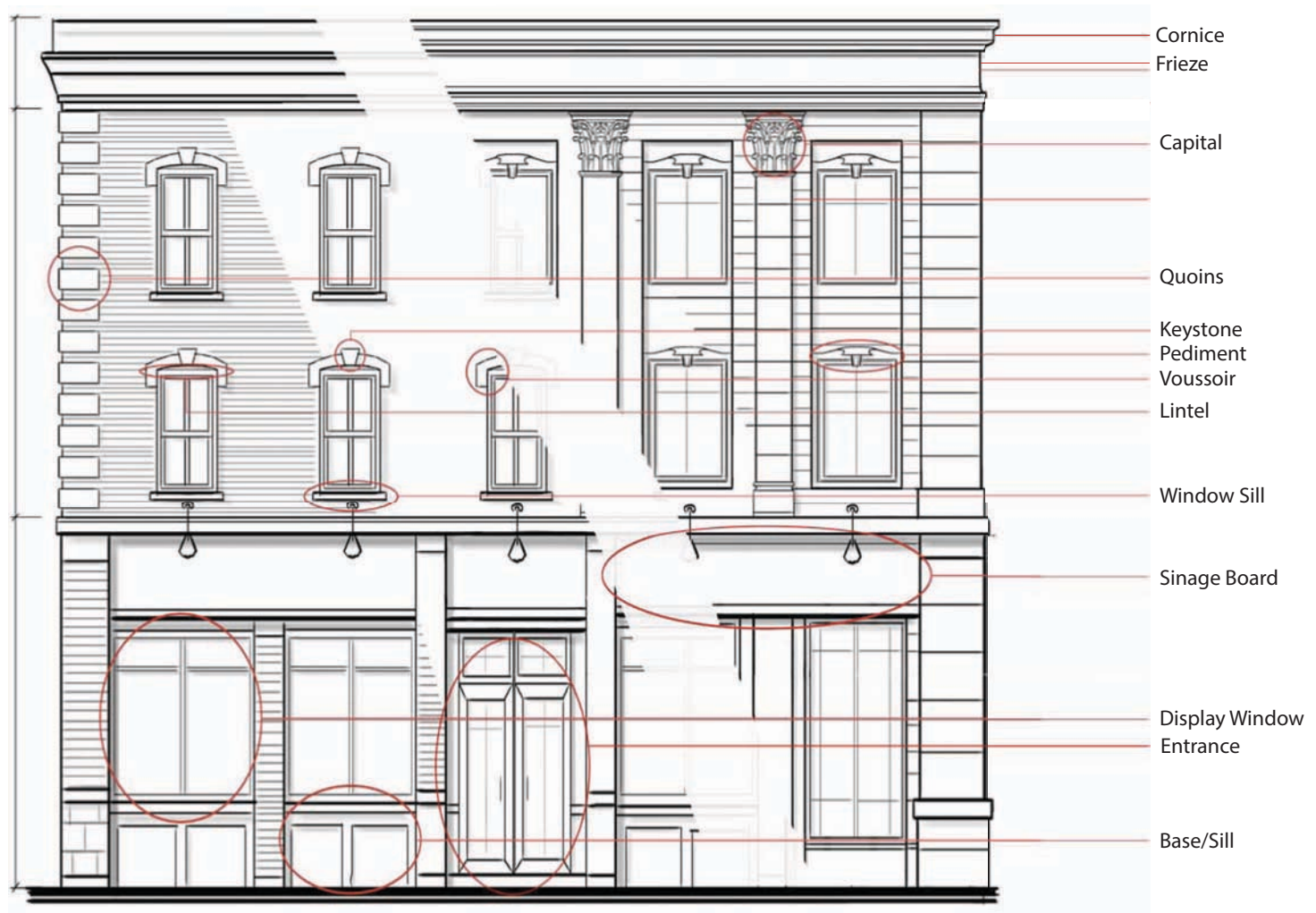


Figure 13. Elements of a Main Street building

2.4 Provisions

The Main Streets CIP will provide grants for Main Street areas meeting the criteria outlined in Section 1.4 and consistent with the following *Criteria For Designation* for a CIP Project Area:

- Properties including buildings, building facades, structures and lands in need of maintenance, repair, restoration, rehabilitation or redevelopment;
- Commercial area with high vacancy rates/or poor overall visual quality of the built environment, including but not limited to building facades, streetscapes, public amenity areas and urban design;
- Presence of cultural heritage resources; and
- Areas that have the potential to be new employment areas.

2.5 Public Input

Public input was sought in accordance with the *Planning Act* and Section 10.6 of the City's Official Plan. Sections 28(5) identifies the relevant Section of the *Planning Act* and Ontario Regulation 543/06 identifies appropriate notification for approval authorities, public notification, and public meetings aimed at seeing public input.

2.6 Public Meetings and Notification

On May 25, 2017, a public open house was held and a survey distributed (also available online) regarding a Building Facade Improvement Program for Main Streets for the Wyandotte Towne Centre and Walkerville BIA's. Information regarding the time and location of the meeting was posted on the City Website and in the Windsor Star on May 20, 2017.

Thirteen (13) people responded to the survey and eight (8) of the respondents owned or rented within the Wyandotte Towne Centre or Walkerville BIAs. The majority of respondents owned, leased or lived in the Wyandotte Towne Centre BIA. Generally, building facades were perceived to be within poor to average condition which is consistent with the

staffs' analysis of the Main Streets. Almost all respondents felt that a Building Façade Improvement Program would benefit the BIAs and that they would take advantage of such a program. Many of the respondents felt that they would use the program for the following:

- Restoration work to exterior building wall(s) (i.e. re-pointing of brick, stone, and other architectural elements of the building)
- Restoration or replacement of windows and/or doors
- Building Code and structural improvements to the building wall(s)
- Functional improvements to the Building Facade (i.e. reinstate windows and door openings)
- Signage and lighting
- Awnings or canopies
- Beautification elements

Other general comments which were consistent with the 2014 staff survey pointed to an inconsistent design approach regarding materials used on building facades, upkeep of facades, the

need for historic preservation, inconsistent addressing and a need for guidelines for the BIAs. These comments can be addressed through a Building Facade Improvement Program with Urban Design Guidelines to ensure a consistent design approach.

Other comments related to neighbourhood pride and public safety, increasing foot traffic and encouraging small business owners to buy or lease through improvements to the buildings is consistent with the goals and objectives of the CIP.

The public meeting was held to determine how likely business owners would apply for a Building Facade Improvement Program and to try and gauge the level of improvement based on their response to the survey. This information informed staff on how to design the program, such as what level of funding should be available, what types of improvements should be made, and how we can encourage uptake in the program to improve the condition of each Main Street.

The report recommending approval of the Windsor Building Facade Improvement Program for Main Streets

CIP was reviewed at the Planning, Heritage and Economic Development Standing Committee (PHEDSC) on December 11, 2017. The meeting of the PHEDSC is the statutory public meeting as prescribed under the Ontario *Planning Act*. A notice was placed in the Windsor Star informing the Public about the meeting on November 24, 2017. The appropriate approval authorities as prescribed by Ontario Regulation 543/06 were also notified.

On January 8, 2018 the Building Facade Improvement Program and Urban Design Guidelines for Main Streets was approved by Windsor City Council.



Figure 14. Public meeting
Development & Heritage Standing Committee - August 2, 2022
Page 52 of 278

On January 7th, 2022, the City of Windsor sent out a media release inviting the public to register for a Public Information Centre (PIC) held on January 12th, 2022, to discuss amendment to the Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP. An online SurveyMonkey was also made available through the City's website for the public to provide comments on the existing CIP and amendments to the program.

On January 12th, 2022 the Planning and Building Department hosted a virtual PIC from 4 p.m. to 5 p.m. and a second session from 6 p.m. to 7 p.m.

Twenty-six (26) people attended the 4 p.m. to 5 p.m. session and Thirteen (13) people attended the 6 p.m. to 7 p.m. session. The ten (10) minute presentation discussed the following:

- Expanding the existing program to other main street areas and property within the vicinity of existing BIA's (and main streets) where improvements would help strengthen and support the main street

- Amending the existing CIP to include programs that would encourage the redevelopment of vacant or underutilized buildings and property.

Following the presentation, the staff Planner was available for a question and answer period. Generally questions concerned expanding the areas eligible for grants adjacent existing Main Streets and when the new programs would be available. Presentation slides as identified in Schedules 'B', 'C', 'F', and 'G' provided proposed expanded eligible areas. Other questions were related to providing the grants to property not within the existing or proposed expansion areas.

The SurveyMonkey was available on the City's website from January 7, 2022 through to January 26, 2022. Thirty (30) people responded to the SurveyMonkey, but not all answered every question. General questions related to ownership, condition, use, and location of the property that would be eligible for the existing and expanded programs. Other questions related to whether or not the participants would apply to such

programs and if they would benefit the area. The following information was gained from the survey:

Location, Ownership, Use and condition of the Property

- Of those who responded most were within the vicinity of the Ford City Main Street.
- Nearly 80% owned a property within the vicinity of a BIA
- Of those who responded Residential (33%), Office (25%), and Mixed-use (25%) are the most common uses.
- Most respondents indicated that the facades are in poor (47%) or average (47%) condition

Applying to the Programs

- Of those who responded all felt that their area would benefit from the existing and proposed economic incentive programs.
- Forty Four (44%) of respondents felt that they would apply to the existing Building Facade Improvement Program and new programs being proposed
- Of those who responded most felt

that improvements would include new paint, lighting fixture, while others felt improvements would include restoration work.

- Of those who responded most were interested in the existing Building Facade Improvement Program (100%), followed by the Building Improvement Tax Increment Grant Program (57%), Commercial/ Mixed-Use Building Improvement Loan Program (43%) and less were interested in the New Residential Development Grant Program (29%)

General Comments

- There were a couple comments related to expanding the areas (i.e. along Seminole Street East of Drouillard Road, and down part of Walker Road related to heritage buildings) but most appeared satisfied with the existing and proposed expanded areas identified.
- Some references to the importance of Heritage Building facades that could use improvement
- Some comments were related to Sandwich Town yet this CIP is for the other BIAs and excludes Sandwich

Town, Downtown and the University Ave.—Wyandotte Street West CIP areas

On August 2, 2022 a Council Report was included on the Development and Heritage Standing Committee (DHSC) Agenda recommending amendments to the existing Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP. The meeting of the DHSC is considered the statutory public meeting in accordance with the Planning Act. The amendments to the CIP were also made available at least 20 days prior to the statutory public meeting as prescribed by the Planning Act.

2.7 Scope of Plan

The Municipality will work with the community to prepare a CIP and Design Guidelines to implement a building facade improvement program for Main Streets. The first Main Streets amended to the program by schedule as identified in Schedules 'A' through 'G' are consistent with the provisions identified in this plan. One of the objectives is to provide an equitable grant.

Current Building Facade Improvement Programs such as the *Sandwich Town CIP Facade Improvement Program* provide a grant equal to 70% of the cost of improvements to a maximum of \$15,000 per facade/project. At the discretion of Council the maximum grant can be increased up to \$10,000 for properties/projects that require side and/or rear facade improvement/restoration work where the side and/or rear facade is visible from the Main Street.

An inventory of building facades in the seven BIAs recommended for this Program (See Schedules 'A' through 'G') identified large properties that could be improved, that would receive a disproportionate amount of incentive when compared to smaller building facades. To ensure that all applications receive a proportionate amount of funding the amount per property/project will be based on the number of storefronts and at the discretion of Planning & Building Department. For example, Figure 15 would be considered one storefront and project. Figure 16 would be considered four storefronts under one project.

Projects undertaken for building facades that are in need of maintenance, repair, restoration, rehabilitation will be guided by Urban Design Guidelines where by a design study is undertaken and Design Guidelines will be prepared to enhance the character of the BIA/Main Street area and achieve the following:

Preserve and Restore Heritage Resources

The study will identify any heritage resources and the Design Guidelines will include policies to restore, maintain and enhance these elements.

Revitalization

The study will identify issues that deter revitalization efforts (i.e. inconsistent use of signage, addressing, lighting, parking) and provide Design Guidelines for beautification of the existing facades, provide a consistent approach to signage and lighting.

Business Retention and Attraction

The Urban Design Guidelines will identify opportunities and methods to improve the function and appearance of storefronts. The incentives program will encourage business owners to improve the area which will attract customers and new businesses.

Housing

The CIP recognizes the need for a residential component and will provide guidelines that encourage residential on the second floor of "Combined Use Buildings".



Figure 15. A typical storefront located on Wyandotte Street East



Figure 16. Strathcona Building with several storefronts identified for the purpose of the program (Walkerville BIA)



Figure 17. Chilver Road, Windsor



Figure 18. Bartlett Building (University Street W), Windsor

3.0 The Financial Incentive Program

Purpose

The Main Streets CIP is intended to encourage reinvestment and assist in revitalization efforts aimed at the physical improvements of building facades along traditional Main Streets. The program is intended to achieve the goals and objectives identified in Section 2.0 of the CIP.

Description and Applicability

The Building Facade Improvement Grant Program is designed to be comprehensive and flexible, giving applicant's options based on project scope, timing and affordability. The program allows for a phased or incremental approach at improving building facades. Applicants can choose from a range of improvements, provided that the projects are all completed within a two year time frame from the original work being started.

The program is designed to be equitable making larger buildings with multiple

storefronts eligible for more funding than smaller buildings with fewer storefronts. The City will match 50% of the costs for eligible building facade and storefront restoration improvements to commercial and mixed use buildings within the designated Community Improvement Project Areas up to a maximum of \$30,000 per project to a maximum of \$60,000 per project for larger buildings with multiple storefronts. The grant is also applicable to the side and rear of building facades provided that the building facade is visible from an adjacent street or public right-of-way or park and as long as the storefront/facade facing the main street is improved at the same time.

The recommended grant amount(s) are determined at the discretion of the City Planner and will be based on the following:

- The overall impact the improvements have on the building

- The overall impact the improvements have on the Main Street area
- How the improvements meet the goals and objectives identified in Section 2.0 of the CIP
- Adhering to the urban design guidelines identified in the CIP
- How improvements address structural and long term maintenance issues of all facades

Grants range from a Minimum grant of \$3,000 for work identified in Category A to \$30,000 for work identified in Categories B and C.

Categories will also include the following grants as part of the program:

- **Building and Development Fees** reduction/exemption of fees such as building permit, signage permit, site plan application fees, for example

- **Encroachment Agreement Application and Annual Fees** will be exempted for projects eligible for the program to encourage the use of awnings and other architectural elements that may encroach over the sidewalk.

City Council has delegated the authority to approve the following minor improvements up to \$5,000 to staff:

- All improvements identified in Category A except murals and public art Restoration work to exterior building wall(s) (i.e. re-pointing of brick, stone, and other architectural elements of the building);
- Brick & Mortar Testing*;
- Minor building code issues and structural improvements



Figure 19. Wyandotte Street East, Windsor



Figure 20. Erie Street and Parent Avenue, Windsor



Category A—Beautification

Category A—Beautification facade improvement types are aesthetic and minor functional improvements aimed at making the building facade and storefront more attractive and welcoming to tenants and customers. A minimum grant of \$3,000 to a maximum of \$5000 administered through the Planning and Building Department with grant approvals delegated by City Council to professional Planning staff.

- Signage
- Lighting*
- Awnings or canopies
- Cleaning and painting*
- Removal of security bars*
- Murals and public art (as long as important elements of the building are not impacted)**

** Indicates that murals and public art will be approved through the City's Public Art Advisory Committee



Category B—Restoration

The Category B—Restoration items are aesthetic, functional and restoration improvements made to restore key features of the building facade and protect the prominent building typology of the area for future generations, while making them more appealing to customers. They will also assist owners in improving structural aspects of the facade and making the building more accessible to customers.

- Restoration work to exterior building wall(s) (i.e. re-pointing of brick, stone, and other architectural elements of the building);
- Brick & Mortar Testing*;
- Removal of material inconsistent with the design of the building*;
- Restoration of windows and/or doors*;
- Building Code and structural improvements to the building facade*;
- and
- Accessibility and barrier-free design improvements*.



Category C—Replacement

The Category C – Replacement items describe work that will replace or reinstate key features such as doors and windows that have been lost or deteriorated beyond repair or are of a style that is no longer consistent with the building design. The grant will also encourage functional improvements such as reinstating doors and windows that have been filled in. Such improvements will preserve and protect these Main Street Buildings over time.

- Functional improvements to the Building Facade such (i.e. reinstating window and door openings);
- Replacement of doors and windows that have deteriorated beyond repair or are inconsistent with the design of the building*;
- and
- Replacement of architectural features that have deteriorated beyond repair (i.e. coping and cornice replacement, stone work such as quoins, and keystone replacement).

Note: See Figure 24. Architectural Features of a Main Street Building for a more comprehensive list of eligible Building Facade Features.

* Indicates facade improvements that must be done in conjunction with 1 or more of the other listed facade improvements from any of the categories.

Existing Economic Incentives

In addition to the Building Facade Program identified in Section 3, the following section identifies additional city-wide CIPs that can also be accessed. This section also identifies administrative efforts aimed at assisting applicants with maneuvering through the development review process and providing assistance with various applications.

Reduced Development Charges

Under the current Development Charges Act, municipalities can apply Development Charges to best suit their local growth related needs and priorities. Strategic Development Charges reductions have been adopted by Council to help support the City's growth management goals, including the Official Plan policies promoting "selective residential redevelopment, infill and intensification initiatives".

On August 2, 2016 the City-wide Development Charge By-law #60-2015 was implemented to reduce Development Charges in the core areas of the city as a way to encourage infill and intensification within the city core and around existing Business Improvement Areas.

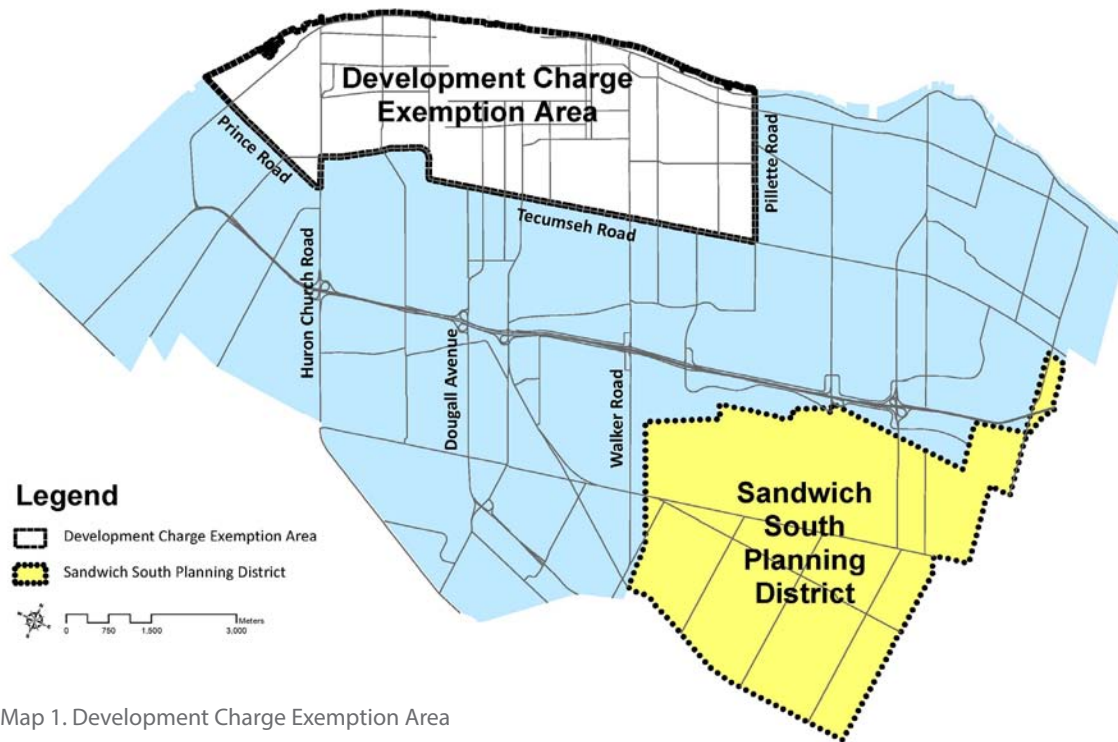
This policy significantly reduces or exempts the Development Charges owing for new residential and commercial development occurring in most BIAs and Main Street areas identified on Schedules 'A' through 'G'. The 'Development Charge Exemption Area' is identified on Map 15. Exceptions to this include the Olde Riverside Town Centre BIA and the area east of Pillette Road in the Pillette Village BIA, because the property is not within 'The Development Charge Exemption Area'.

Economic Revitalization Community Improvement Plan (CIP)

The adoption of the Local Economic Revitalization CIP has created supportive planning policies, financial incentive programs, and a municipal leadership strategy that has the City taking a leadership role in local economic development, diversification, and job creation.

Through the CIP, the City offers annual grants (i.e. for up to 10 years) equivalent to up to 100% of the municipal property tax increase created by investments that retain or create jobs in the following industry sectors:

- Manufacturing (all types) and Warehousing/Logistics
- Tourism (i.e. Tourist Attraction)
- Professional Services (which includes: Business Incubator, Computer Programming Services, Computer Systems Design Services, Industrial Design Services, Research and Development, and Testing Laboratories)
- Renewable and Alternative Energy (which includes: Manufacturing, Research and Development, Cogeneration Facilities, and Renewable Energy Power Generation)
- Creative Industries (which includes: Performing Arts Facilities, Museums, Computer Software Developer, and Digital/Media Studios)
- Health & Life Sciences (which includes: Manufacturing, Research & Development, and Physician Recruitment)
- Management of Companies and Enterprises (i.e. Corporate Office and Head Offices)



Map 1. Development Charge Exemption Area

City of Windsor Brownfield Redevelopment Community Improvement Plan (CIP)

Brownfields are often characterized as underutilized, derelict or vacant property and buildings. This characterization has further been refined to mean any property that is located in the city that exceeds the Ministry of Environment standards for the proposed use of the property.

Windsor’s brownfields are the legacy of its industrial past dating back to the turn of the 20th century. They are the properties where previous use(s) has caused environmental contamination which will need to be properly addressed before redevelopment can occur. However, there are many barriers to brownfield redevelopment, including it being more expensive, time consuming and complex than traditional forms of development.

Council adopted the City of Windsor Brownfield Redevelopment Community Improvement Plan on April 26, 2010. Through the CIP, the City offers the following incentive programs designed to promote brownfield redevelopment throughout the city.

- The Feasibility Study Grant Program offers up to \$7,500 (50% of the total study costs) for an eligible feasibility study (e.g. structural analysis, evaluation of mechanical/electrical systems, concept plans, market analysis).
- The Environmental Site Assessment Grant Program offers up to \$15,000 (50% of the total study cost) toward a Phase 2 Environmental Site Assessment, designated substances and hazardous materials survey, remedial action plan, or risk assessment. If two studies are required the program can offer up to \$25,000.
- The Brownfields Tax Assistance and Rehabilitation Grant Program offers annual grants equivalent to 70% of the municipal property tax increase (or 100% for a LEED certified project) created by investment in the project for up to 13 years after project

completion. Successful projects must file a record of site condition in order to participate; and,

- Properties approved to participate under the Rehabilitation Grant Program also receive a 60% Development Charge reduction (see below for additional information on development charges).

Community Heritage Fund

The Community Heritage Fund is available to assist in the conservation of heritage properties. It provides direct financial assistance to owners wishing to acquire and/or conserve designated heritage properties. The Fund offers grants and loans for the ongoing preservation and maintenance of designated heritage properties to help offset some of the higher costs associated with owning and maintaining a historic property.

Main Street areas found within the City of Windsor include many buildings listed on the Municipal Heritage Register. As such, the Community Heritage Fund could prove to be a useful tool in encourage the conservation, and possibly the adaptive reuse, of heritage properties, provided that the owner is willing to pursue “designation”

under Section IV of the Ontario Heritage Act. The use of the Community Heritage Fund will not preclude someone from accessing additional financial incentives offered through an approved Community Improvement Plan.

Heritage Property Tax Reduction Program

Similar to the Community Heritage Fund above, the Heritage Property Tax Reduction Program is available to properties that are individually designated under Part IV of the Ontario Heritage Act. The Heritage Property Tax Reduction Program allows owners of eligible heritage property to apply for a 30% tax rebate (portion of municipal and school levies) for a period of up to 3 years to a maximum of eligible costs conducted on the property. This program can also be included as part of a larger incentive package (along with CIP incentives) to make the conservation and adaptive reuse of heritage properties more attractive.

Financial Incentive Programs

As identified in Section 3.0 of this CIP a Building Facade Improvement Program has previously been approved for BIAs and Main Streets within the areas

identified through Schedules ‘A’ through ‘G’. The following additional programs will be applied to Main Street areas undergoing to help leverage existing Investment in the area. Administration through council will be able to apply these programs to additional Main Street areas when deemed appropriate through minor revisions to this CIP.



Figure 21. Wyandotte Street E, Windsor



Figure 22. Wyandotte Street E, Windsor



Figure 23. Sandwich Street, Windsor

Building Facade Improvement Program

General Program Details

Applicants are eligible to apply for funding under this program subject to meeting the following program requirements, and the availability of Council approved funding:

Eligible Costs

Building Facade Improvement Program Grants are only available for the “eligible costs” specified below:

- repair or replacement of storefront, including repair or replacement of storefront doors and windows;
- exterior and entrance modifications to provide barrier free accessibility;
- repair or repointing of facade masonry and brickwork;
- repair or replacement of cornices, parapets, eaves, soffits and other architectural details;
- repair or replacement of awnings or canopies;
- facade painting and cleaning/ treatments;
- addition of new lighting/upgrading of existing fixtures on exterior facade and in entrance and storefront display areas;
- installation/improvement of signage (as permitted by the Sign By-law);
- architectural/design fees required for eligible works (to maximum of 10% of the grant amount);
- Other improvements and repairs that may be necessary to implement the approved Community Improvement Plan also may be undertaken subject to the appropriate By-laws of the Corporation of the City of Windsor, as determined by the City Planner.
- works that conserve or enhance elements specified in the Reasons for Designation accompanying the designating by-law under the Ontario Heritage Act;
- original siding and roofing materials including repair and replacement where necessary of wood clapboard or board-and-batten, repair and repointing of masonry buildings, stucco repair, repair or replacement of original roofing materials (slate, wood shingles, tile, etc.);
- removal of modern materials and replacement with documented original materials;
- reconstruction or construction of former and significant architectural features for which the appearance can be clearly determined from documentary sources (photographs, drawings, etc.);
- cleaning of masonry buildings if it is necessary for the building's preservation;
- all final finishes, such as paint and masonry are eligible for funding subject to approval; and,

- works required to maintain or preserve significant architectural features.

Financial Incentives

1. The total of all grants provided in respect of the particular lands and buildings of an applicant under the programs contained in the CIP shall not exceed eligible costs with respect to these lands and buildings.
2. The program encourages the restoration of façades to their original state using authentic or original materials. Products used in the restoration of a façade should contain materials that match the texture, colour, size, shape and detail of the original material where possible.
3. This program encourages removal of materials such as vinyl or aluminum siding and the restoration of original brick, block or wood façades. Where it is not possible to restore the original materials of a façade, the use of natural materials is encouraged where the form and scale of the original façade is maintained.
4. Other compatible design elements and or proposed as part of an addition to the facade may be considered
5. Fees for architectural drawings associated with the facade improvements are an eligible cost. Labour contributed by the applicant is not an eligible cost.
6. Pre-consultation with the property owner and staff from the Planning Department to discuss the proposed improvements is recommended prior to submitting an application.
7. Windsor City Council is the sole approval authority for all applications submitted under the financial incentive programs included in this CIP. Council may delegate to either a committee of the council or to an appointed officer of the municipality by position occupied the council's authority to approve financial incentive applications subject to the requirements of the individual financial incentive programs.
8. The applicant will be required to complete and provide the following application materials to the Office of the City Planner prior to commencement of any work to which the financial incentive program will apply and prior to an application for a building permit:
 - A completed application form;
 - Detailed plans/drawings of the improvements to be undertaken;
 - Three estimates of the cost of undertaking the proposed improvements; and,
9. Reports and other details as required by the City with respect to costs of the project and conformity of the project with the CIP.
9. All work must be consistent with the CIP. Furthermore, the evaluation of the applicant's proposal will be based on the extent to which the project enhances building aesthetics and functionality with regard for the interface between building and adjacent street(s) and/or public spaces, and adheres to the Urban Design Guidelines.
10. Design advice and technical assistance may be offered through the Planning Department to assess the property and suggest facade improvements that are consistent with the CIP and Urban Design Guidelines.
11. As a condition of approval of an application for any of the financial incentive programs contained within this CIP, the applicant must enter into an agreement with the City. The Agreement will be registered against the land to which it applies and will specify the terms, duration and default provisions of the grant.

12. The City reserves the right to audit the cost of any and all works that have been approved under the financial incentive programs, at the expense of the applicant;

13. The City is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant;

14. If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the City may delay, reduce or cancel the approved grant, and require repayment of the approved grant;

15. The City may discontinue any of the programs contained in this CIP at any time, but applicants with approved grants will still receive said grant subject to meeting the general and program specific requirements.

16. All eligible works approved under the financial incentive programs and associated improvements to facades must conform to the following:

- Main Streets CIP Design Guidelines
- Any additional Urban Design Guidelines as identified for the areas identified on Schedule 'A' as amended from time to time;

- Other City guidelines, by-laws, policies, procedures, and standards;
- The City Official Plan and Zoning By-law; and,
- Appropriate reference material as determined by City staff.

17. All works completed must comply with the description of the works as provided in the application form and contained in the program agreement, with any amendments as approved by the City;

18. All improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals;

19. When required by the City, outstanding work orders, and/or orders or requests to comply, and/or other charges from the City must be satisfactorily addressed prior to grant approval/payment;

20. Property taxes must be in good standing at the time of program application and throughout the entire length of the grant commitment;

21. City staff, officials, and/or agents of the City may inspect any property that is

the subject of an application for any the financial incentive program offered by the City;

22. The total of all grants provided in respect of the particular property for which an applicant is making application under the programs contained in this CIP and any other CIPs shall not exceed the eligible cost of the improvements to that property under all applicable CIPs.

23. All improvements must be maintained during the term of the Community Improvement Plan and all improvements must be completed within 24 months (2 years) of the date on the signed agreement.

Default Provisions

The default provisions are contained in the Grant Agreement. Payment of the grant may be cancelled if:

- property taxes are more than three (3) months in arrears;
- the building is demolished or any of the heritage features are altered in any way that would compromise the reason for designation;
- the applicant declares bankruptcy;
- If there is a grant for a study and the applicant uses the grant for studies that are not eligible for this program;
- the applicant is in default of any of the provisions of the Grant Agreement;

- the applicant fails to maintain the improvements as required in the grant agreement; and,
- If improvements are being made and the applicant uses the grant for improvements of works that are not eligible for this program.

Eligibility Main Street Areas

The Building Facade Improvement Program for Commercial/ Mixed Use properties is applicable to the entire Community Improvement Project Area for projects for Main Street Areas that have been approved by Windsor City Council and amended by Schedule to the CIP.

Who Can Apply?

Owners of properties (and tenants with written authorization from owners) within the City of Windsor in Main Street areas as approved by Windsor City Council by Schedule and amended to the Main Streets CIP.

Grant Calculation

The amount of the grant will be determined based on the Costs provided by the applicant and through RSMeans Data. RSMeans Data provides accurate and up-to-date cost

information to help owners, developers, architects, engineers, contractors and others carefully and precisely project and control the cost of both new building construction and renovation projects.

Grant Payment

Payment of the CIP Grant will be made to the grant recipient upon the City being satisfied that the grant recipient has complied with all terms and conditions of the application procedure, inspection procedures, development procedures, and completion of work within the prescribed time frame.

Other CIPs

Projects that are eligible for the Main Streets CIP are permitted to combine the incentives from any other City of Windsor approved Community Improvement Plan provided that the total of all property tax assistance, grants and loans provided by the City in relation to this, or any other CIP, cannot exceed the approved eligible costs for all approved incentive programs.

Other BIA Administered Grants

Projects that are participating in other Business Improvement Areas (BIAs) Grant Programs are also eligible to participate in the Main Streets CIP. Furthermore, the funds contributed by the applicant to meet the required matching contribution for the other BIA Grant Programs can also be used to meet required matching contribution for the Main Streets CIP.

Other City Administered Grants Projects

Projects that are participating in other City administered grants such as public art programs through Recreation & Culture and City Heritage grants and tax rebates are also eligible participate in Building Facade Improvement Program for Commercial/ Mixed Use properties.

Expanded Financial Incentive Programs

Urban Design Guidelines

All improvements and development must adhere to the Urban Design Guidelines identified in this Plan and any other Council approved Urban Design Guidelines and policies identified for the area where the development will take place.

BUILDING/PROPERTY IMPROVEMENT TAX INCREMENT GRANT PROGRAM

Purpose

The Building/Property Improvement Tax Increment Grant Program is intended to provide financial incentive for the physical improvements to properties along and within the vicinity of the Main Street project area and to encourage the redevelopment of vacant or underutilized property.

The Building/Property Improvement Tax Increment Grant Program will be an economic catalyst for new investments in buildings and properties by providing a financial incentive that reduces the

potential tax increase that can result when property and building improvements are made. The purpose of the program is to encourage the redevelopment/repurposing of vacant and under-utilized buildings and sites that through improvement will help support the sustainability of the Main Street.

Description

This program will provide an annual grant equal to 100% of the increase in municipal property taxes for ten (10) years, after the project is completed and reassessed to help offset the costs of rehabilitating and redeveloping properties, as long as such development, redevelopment or rehabilitation results in an increase in municipal property taxes.

Program Details

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding as approved by Council:

1. The following types of projects are considered eligible for the Building/Development & Heritage Standing Committee - August 2, 2022
Page 66 of 278

Property Improvement Tax Increment Grant Program:

Existing commercial, residential, industrial and mixed use buildings, and vacant properties where the development, redevelopment or rehabilitation project results in an increase in the assessed value and taxes on the property.

2. The Building/Property Improvement Grant Program will consist of a grant program, whereby registered property owners and/or assignees will be eligible to receive a grant for 100% of the municipal portion of the tax increment generated from the improvements made to the building or property for a defined period of time.
3. The amount of the grant will be determined based upon the incremental increase in the municipal taxes that results from the work being completed and the project being reassessed by MPAC.
4. The applicant will be required to

submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include reports, conceptual site plans, business plans, estimates, contracts and other details as may be required to satisfy the City with respect to and conformity of the project with the CIP. The application must be submitted to the City prior to City Council's approval of financial incentives for the project.

5. The development, redevelopment, adaptive reuse or rehabilitation of the building and/or property must result in an annual grant (or tax increment) of at least \$500 for properties that are taxed at the "residential" tax rate, or \$1000 for all other tax categories.

6. Building/Property Improvement Grants are only available for the "eligible costs" specified below:

- (a) Any portion of the eligible costs that were not reimbursed as part of another CIP program;
- (b) Demolishing buildings for the purpose of preparing the site for development or redevelopment that is

- approved by the City (only an eligible cost as part of a redevelopment of the property) provided that the building is not eligible for inclusion on the Municipal Heritage Register;
- (c) Development or redevelopment of a building or property, including improvements and expansion to an existing building;
- (d) Adaptive reuse, building rehabilitation and retrofit works;
- (e) Development Feasibility and Support Studies;
- (f) Development application fees and building permit fees (includes application for Official Plan Amendment, Zoning By-law Amendment, Minor Variance or Permission, Consent, Site Plan Approval/Amendment/Modification, Plan of Subdivision/ Condominium, Condominium Conversion, Part Lot Control Exemption, Removal of the "H" Holding Symbol, Demolition Permit, and Building Permit);
- (g) Upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities; and
- (h) Constructing/upgrading of any off-site improvement that is required to fulfill any condition of a development/

planning approval (including Site Plan Control) for the development, redevelopment, adaptive reuse or rehabilitation of the building and/or property.

- 7. Determination of compliance with the requirements of this program and the amount of the property's grant (within the permitted terms of this program) is at the discretion of and subject to City Council approval.
- 8. City Council, at its sole discretion, may evaluate an incentive application and decide on a case-by-case basis to adjust the level of the incentives or provide for an alternative payment schedule to pay the Building/Property Improvement Grant Program. Projects must still meet the eligibility requirements of the Building/Property Improvement Grant Program and Council modified grants will not exceed the eligible costs of the development, redevelopment, adaptive reuse or rehabilitation.
- 9. Grants will be made upon successful completion of the approved work and documentation of the eligible costs

associated with the work. The City may undertake an audit of work done and eligible costs if it is deemed necessary, at the expense of the applicant.

10. The Building/Property Improvement Grant Program may be passed on to subsequent owners, including individual residential unit owners, for the amount and time left in the original grant payback period with City Council's approval. Subsequent owners will be required to enter into an agreement with the City that outlines the details of the remaining grant amount, eligibility and financial obligations.
11. The grant will be forfeited and repaid to the City if the property is demolished or altered in a manner that does not comply with the CIP before the grant period elapses.

Geographic Eligibility

The Building/Property Improvement Tax Increment Grant Program is applicable to the BIA or Main Street identified schedule within the Community Improvement Project Area for projects that meet the

program requirements outlined above.

Grant Calculation

The amount of the grant will be determined based upon the incremental increase in the municipal taxes that result from the eligible work being completed. The tax increment will be established after the final inspection of the improvements in accordance with the Ontario Building Code and when MPAC has established a new assessment value. The total amount of the grant provided cannot exceed the value of the eligible work that resulted in the reassessment.

The payment schedule for the Building/Property Improvement Grant Program will be as follows, or until the total of all grants that are provided in respect of the lands and buildings are equal to the approved eligible costs:

The amount of the grant will be recalculated every year based on the tax increment for that particular year. City Council, at its sole discretion, may approve any alternative payment schedule for the grant pursuant to the General Incentive Program Provisions.

For development or redevelopment

occurring in a mixed use building, the Building/Property Improvement Grant will be calculated using MPAC's method of apportioning the assessed value of mixed-use properties into different classes.

Grant Payment

The applicant will be required to pay the full amount of property taxes owing for each year of the program's applicability and will receive a Building/Property Improvement Grant for the amount of the municipal tax increment after the final tax bills for each year have been collected, provided all other eligibility criteria and conditions continue to be met. Grants will not be applied as tax credits against property tax accounts. If the tax bill is not paid in full, the City may cancel all future grants and collect past grants made as part of this program.

In case of an assessment appeal, the City reserves the right to withhold any forthcoming Building/Property Improvement Grant payments pending final disposition of the appeal. If necessary, the grant will be adjusted and paid once a decision regarding the appeal is rendered.

This program does not exempt property

owners from an increase in municipal taxes due to a general tax rate increase or a change in assessment for any other reason after the eligible work has been completed.

Grant Adjustments

The City of Windsor reserves the right to adjust the amount of the Building/Property Improvement Grant:

- If it ceases to meet the objectives outlined in this CIP;
- To recover grant payments that were made under one or more of the other programs contained within this CIP where the development or redevelopment no longer complies with the Purpose or Program Details of the program for which the grant was made;
- To reflect the amount of all reductions to municipal taxes paid to the applicant following the commencement of the grant program, including property tax rebates to reflect vacancy, charitable status, heritage status, etc; and,
- To account for a reduction of municipal taxes payable resulting from a successful assessment appeal.

Grant Agreement

As a condition of approval of an application for a Building/Property Improvement Tax Increment Grant, the applicant must enter into an agreement with the City. The Agreement will be registered against the land to which it applies and will specify the terms, duration and default provisions of the grant.

Other Funding

Projects that are eligible for the Building/Property Improvement Grant Program are permitted to combine the incentives from any other City of Windsor approved Community Improvement Plan provided that the total of all property tax assistance, grants and loans provided by the City in relation to this, or any other CIP, cannot exceed the approved eligible costs for all approved incentive programs.

In no instances can the application of this, or any other CIP program, exceed 100% of the Municipal tax increment generated by the approved development or redevelopment.

NEW RESIDENTIAL DEVELOPMENT GRANT PROGRAM (CREATION OF RESIDENTIAL UNITS)

Purpose

The New Residential Development Grant Program is intended to stimulate residential development above the first floor of the retail storefront of traditional Main Street buildings and on property adjacent the Main Street designated through this CIP by providing a financial incentive to stimulate the construction of new residential units, including creating new residential units on vacant land, and/or the expansion to an existing building. The grant includes the conversion of other second storey uses to residential units. The creation of new residential units will further support the preservation and ongoing sustainability of the Main Street (also identified as Traditional Commercial Street in Section 1.39 Vol. II of the City’s Official Plan).

Description

The New Residential Development Grant Program will consist of a grant program, whereby property owners will be eligible to receive a grant of \$2,500 for every

new residential unit, up to a maximum of \$50,000 per property.

Program Details

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding as approved by Council:

1. The New Residential Development Grant is a grant of \$2,500 for every new residential unit, up to a maximum of \$50,000 per property.
2. The development or redevelopment must result in a minimum of two (2) new residential units.
3. Any unit or space that was already configured and/or used for a residential use is not eligible.
4. The conversion of other second storey uses to a minimum of two (2) residential units is also eligible.

5. New residential units must be created above storefronts when along the main street or within the BIA.
6. The applicant will be required to submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include floor plans, conceptual site plans, reports, business plans, estimates, contracts and other details as may be required to satisfy the City with respect to conformity of the project with the CIP. The application must be submitted to the City prior to City Council’s approval of financial incentives for the project.
7. Prior to the approval of a New Residential Development Grant, City staff may need to inspect the building to review its condition and the proposed conversion plans;
8. New Residential Development Grants are only available for the “eligible costs” specified below:

Construct new residential units that are in compliance with the Ontario

Building Code, Property Standards By-law and the Fire Code, including, but not limited to the following:

- (a) Construction of the foundation, building shell (walls), and roof of a building housing new residential units;
- (b) Installation of safety and fire protection systems such as carbon monoxide detectors, smoke alarms, fire alarms, exit signs, etc.;
- (c) Installation of fire escapes;
- (d) Installation of new floors, ceilings and/or walls;
- (e) Installation to electrical, ventilation, heating and plumbing supply systems;
- (f) Improvements for barrier-free accessibility;
- (g) Construction of stairs, guard rails and / or hand rails;
- (h) Installation or alteration of required window openings and windows for upper storey residential units (of a new building addition);
- (i) Other improvements, at the discretion of the City Planner, related to construction of new residential units;

- (j) Development application fees and building permit fees (includes application for Official Plan Amendment, Zoning By-law Amendment, Minor Variance or Permission, Consent, Site Plan Approval/Amendment/Modification/Termination, Plan of Subdivision/Condominium, Condominium Conversion, Part Lot Control Exemption, Removal of the "H" Holding Symbol, Demolition Permit, and Building Permit). Any other permit issued by the City that is not listed above, but in the opinion of the City Planner, advances the objectives of this CIP;
- (k) Upgrading on-site infrastructure including water services, sanitary sewers and storm water management facilities; and,
- (l) Constructing/upgrading of any off-site improvement that is required to fulfill any condition of a development/planning approval (including Site Plan Control) for the development, redevelopment, adaptive reuse or rehabilitation of the building and/or property.

- 9. Only one New Residential Development Grant will be available per property.
- 10. For projects that involve an existing building, only the residential units that are constructed as part of an addition to the existing building will be eligible for a New Residential Development Grant.
- 11. Determination of compliance with the requirements of this program and the amount of the property's grant (within the permitted terms of this program) is at the discretion of and subject to City Council approval.

Geographic Eligibility

The New Residential Development Grant Program is applicable to the BIA or Main Streets identified by schedule within the entire Community Improvement Project Area for projects that meet the program requirements outlined above.

Grant Calculation

The amount of the grant will be determined based upon the number of new residential units created as a result of the development or redevelopment of a building or property. The grant will be

for the amount of \$2,500 for every new residential unit created, up to a maximum of \$50,000 per property.

Grant Payment

Payment of the grant is made to the grant recipient upon the City being satisfied that the grant recipient has complied with all terms and conditions of the application procedure, inspection procedures, development procedures, and completion of work within the required time frame.

In accordance with the Planning Act, the total of the New Residential Development Grant Program will not exceed the approved eligible costs for the New Residential Development Grant Program.

Grant Agreement

As a condition of approval of an application for a New Residential Development Grant, the applicant may be required to enter into an agreement with the City. The Agreement may be registered against the land to which it applies and will specify the terms, duration and default provisions of the grant.

Other Funding

Projects that are eligible for the New Residential Development Grant Program are permitted to combine the incentives from any other City of Windsor approved Community Improvement Plan, provided that the total of all property tax assistance, grants and loans provided by the City in relation to this, or any other CIP, cannot exceed the approved eligible costs for all approved incentive programs.

4.0 Context

SETTING THE STAGE: CONTEXTUAL ANALYSIS OF THE MAIN STREET

Traditional Main Streets were designed for people and are human scaled, this means that the buildings and spaces are based on the proportion of the human body and all elements are in context with each other and with people. Scale in architecture or urban design is a quality that relates buildings to our human ability of comprehension and keeps the component parts in the same context. At the larger end of the

spectrum scale refers to the height of the building and at the smaller end of the spectrum scale refers to the human body and people sized elements. For example, the size of parts of the building such as facade material like brick and stone, doors windows, etc., particularly in relation to the size of a person (Spreiregen, 1965; Hedman & Jaszewski, 1984; City of London, 2010).

Many modern suburban commercial developments have been typically

designed for the needs and proportions of automobile users. As a result, sight lines, buildings and other elements of the development are typically designed to be visible to people driving in automobiles. Although not exhaustive, a list of the characteristics of a Main Street are shown on Table 2.







4.1 A Main Street Building's Architectural Features

Aspects of a Main Street building are shown below in Diagram 1. When improving the facade of a Main Street building, consider the architectural elements presented in the diagram. It shows two versions of the same building, the one on the right being more ornate. Both only show an approach to creating an appealing facade, not a method to do so.






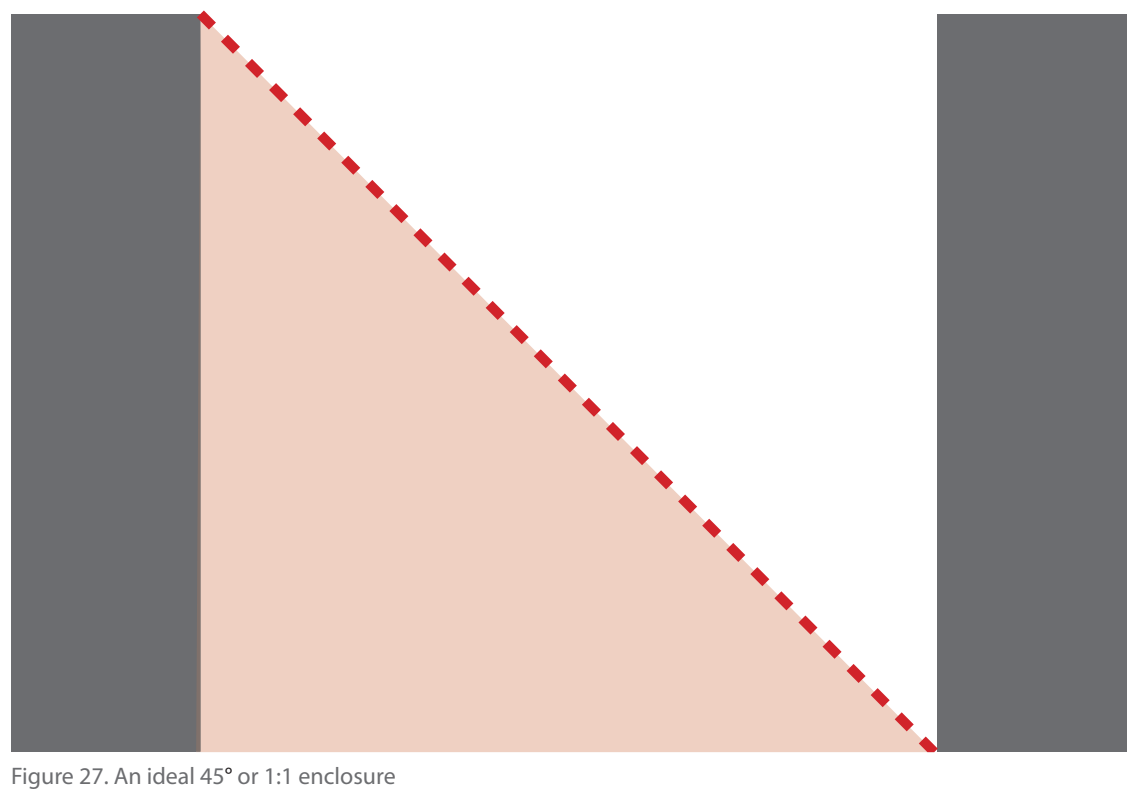
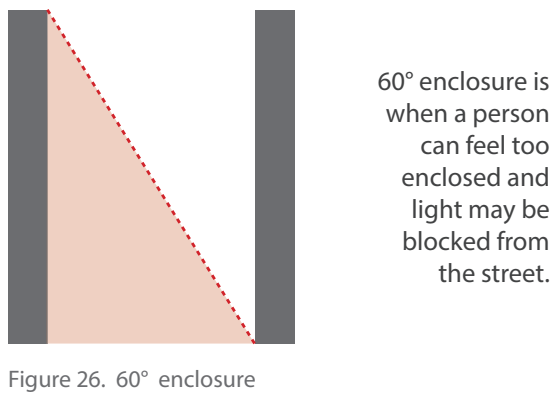
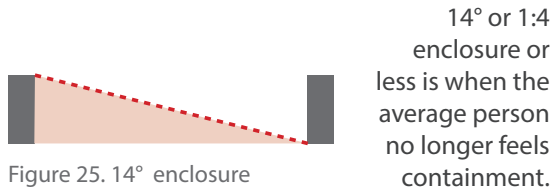
Figure 24. Architectural features of a Main Street building

Table 2. Characteristics of Typical Main Streets

CHARACTERISTICS OF TYPICAL MAIN STREETS		
CHARACTERISTIC	FEATURES	PHOTO EXAMPLE
A typical Main Street is primarily designed for pedestrians, with large side walks rather than motor vehicles.	<ul style="list-style-type: none"> • Large sidewalks • Streetscape amenities (benches) • On-street parking and bike lanes act as a buffer against vehicle traffic 	
Development in the area that surrounds the Main Street is typically more compact than modern suburbs.	<ul style="list-style-type: none"> • Residential homes that surround Main Streets typically are designed to fit small lots • Houses may have more storeys than modern homes • Historic Main Streets are often surrounded by homes of a similar era 	
Main Streets often support a greater nightlife than purely residential areas.	<ul style="list-style-type: none"> • Commercial buildings operate with later hours than in suburban areas • More entertainment and social activities are available throughout the night (bars, clubs, etc.) 	
Uses on a Main Street are normally both vertically and horizontally mixed use. This means that uses on higher and lower levels can be different (vertical mixed use) and the uses on a block can be diverse (horizontal mixed use).	<ul style="list-style-type: none"> • Typically Main Streets consist of terraced/row houses with a commercial or institutional use on the first storey and residential uses on the upper storeys • Streets typically have a range of stores and other uses 	

CHARACTERISTICS OF TYPICAL MAIN STREETS

CHARACTERISTIC	FEATURES	PHOTO EXAMPLE
Buildings normally line the sidewalk of typical Main Streets, so the facade of the building directly abuts the pedestrian realm.	<ul style="list-style-type: none"> • Doors are directly accessible from the sidewalk • Normally, Main Streets do not have large boulevards or lawns that separate buildings from the sidewalk 	
The building front lining the sidewalk should “fall” to the street’s centre line (other stories should be set back from sidewalk).	<ul style="list-style-type: none"> • Buildings are normally proportional to the street to create a sense of enclosure for pedestrians 	
Many Main Streets were created before the automobile was common place, so parking is typically accommodated in through various arrangements other than large parking lots.	<p>Parking configuration options from most to least preferred:</p> <ol style="list-style-type: none"> 1. Above/below grade 2. Rear of building 3. Side of building 4. Continuously ‘screened’ to waist height 	



In the context of Main Street areas, how does scale affect space and mass?

Scale and Space
 The height of the buildings and size of the space that surround them all play a role in creating a sense of containment or enclosure on a Main Street. Containment is important in terms of human scale because it is what allows the human mind to comprehend a space or feel comfortable within it. For this reason a building height to street width ratio of 1:1 is considered perfect containment and the perfect distance relationship for seeing facade

details. In other words, generally the height of buildings should be equal to the width of the Right-Of-Way (R.O.W.). The R.O.W. includes the street, boulevard and sidewalk area or the space between the buildings. It is important to maintain continuous facades and building height because spatial enclosure is weakened when too many gaps in building walls, drastic variations among the facades, and abrupt changes in cornice lines are allowed to take place overtime (Spreiregen, 1965).



Figure 28. A cool hued (grey stone) building



Figure 29. A warm hued (red brick) building



Figure 30. An optical illusion of figures advancing or receding based on colour and background

Mass and Colour

Massing is the combined arrangement of the ground surface, buildings, and other objects, such as trees and street furniture, that make up a streetscape. When considering the facade of the building, the mass pertains to detailed design elements such as windows, ornamentation, colour, materials and visual bulk (City of London, 2010). The mass of an area can direct how it is used and the way that people perceive it (Spreiregen, 1965).

Our eyes and light conditions govern the way we see masses, so it is important that consideration is given to these elements. For example, a dark object placed against a light background will appear to recede; while a light object seen against a dark background will advance visually.

Similarly, buildings clad in warm colours will appear to advance, whereas buildings clad in cool colours will recede and seem less solid. Warm-hued

buildings illuminated with a cool light source or cool-hued buildings lit with a warm light source will seem awkwardly discoloured and out of place with the surrounding environment. Furthermore, rough surfaces often seem thicker than a smooth surface, which appear thin. These phenomena can be thought of as optical illusions, which alter a viewer's perception of a building based on differing conditions the building appears in (Spreiregen, 1965).



Figure 31. Former Windsor Star building showing a repeated “A” rhythm pattern



Figure 32. Pasadena Block showing a repeated “A” pattern with a break of a “B” pattern

4.1.1 Mass, Scale, and the Public Realm

When considering elements of a Main Street facade (top, middle, bottom) and architectural features, mass and scale play an important role in breaking up components of the facade into visibly digestible parts that are easy for the human eye to comprehend. This is called ‘human scale’ which help to enhance the pedestrian environment or public realm. For this reason the building should be designed at a human scale and integrate with the street. Facade articulation can bring large buildings down to human scale, and give small ones more importance. A long facade can be subdivided periodically into more digestible elements. A very small facade

can be more assertive by exaggerating the sizes of its component parts (Spreiregen, 1965; City of London, 2010).

4.1.2 Proportion and Regulating Lines

All buildings have certain proportions and along traditional Main Streets there are typically common regulating lines throughout each building facade along the Main Street. These inherent regulating lines (see Figure 46) occur from similar floor-to-floor relationships, window spacing, heights as well as load bearing supports and help to understand the historical rhythm and general building proportional spacing of facades to ensure that any infill

development or facade improvement fits within the context of the Main Street.

4.1.3 Rhythm

In design, rhythm is also referred to as repetition. It creates a consistency amongst the different building facades along the street through establishing a repeating pattern of architectural elements, such as window designs. Many buildings have a usual “A” pattern, while some others may have a various patterns such as “A-B-A” (M. Gerwing Architects, 2011).

4.1.4 Placement

Buildings are sited on the exterior property lines face and connect with the sidewalk and street Right-of-Way.

Mass, scale, proportions, and siting discussed in Sections 4.1.1 to 4.1.3 are often overlooked during building facade repair and improvements. Over time key design features and elements that gave these buildings interest and a human scale are often covered up and lost, detracting from the public realm and pedestrian experience. Encouraging owners through the Facade Improvement Program to uncover key features of a facade or consider these principles is consistent with the goals and objectives of this CIP.

5.0 Urban Design Guidelines and Principles

The City's Official Plan

The City's Official Plan provides over arching general policies pertaining to Windsor's Main Street areas with regards to urban design such as built form, streetscape and parking. Notwithstanding these policies the Urban Design Guidelines identified in Main Streets CIP will provide more detail on how to implement the policies found in the Official Plan.

5.1 Purpose of Urban Design Guidelines

The purpose of urban design guidelines is to ensure that building facade improvements and infill development protect and enhance these unique Main Streets; and they continue to be a viable source of employment while continuing to service surrounding neighbourhoods and visitors to the area. One way to achieve this is to ensure that building modifications respect significant features of buildings, and ensure that improvements are compatible with the context (look and feel) the Main Street. Another way to achieve this is to create great storefronts which are critical to a vibrant street environment because they engage people passing by and contribute to an active street life. The following principles provide a framework for the Design Guidelines to do just that, "Create a great storefront".

Through a consistent design approach a greater vision can be achieved that will help convey a unique and distinctive character and branding that will attract residents and visitors to the area.



Figure 33. Past vs. present 1277 Ottawa Street



Figure 34. Present vs. past 182 Drouillard Road



Figure 35. Present vs. Past 1629 Howard Avenue



Figure 36. Window on the left is open whereas on the right it is blocked with signs



Figure 37. Bars over windows give the impression that the area is unsafe



Figure 38. Site mechanical equipment at rear if possible instead of along the front facade

5.2 Principles (Storefront Science)

1. Protection of the Main Street

Many key architectural elements of heritage buildings and buildings of a traditional Main Street typology have been covered, unsympathetically altered or neglected. These buildings that enhance the pedestrian realm and provide a sense of enclosure because there is a continuous street wall along the Main Street are often threatened by demolition for surface parking areas. Preservation of heritage resources and buildings of a Main Street typology is essential, and it will ensure that these unique Main Street buildings are protected for future generations. Design guidelines help to ensure that

building modifications respect heritage resources or significant features of buildings on the Main Street. Through a consistent design approach, a greater vision can be achieved that will help convey a distinctive character and branding that will attract residents and visitors to the area. Often these unique Main Street buildings also offer something that can help market a new business and the product they are trying to sell.

2. Maintain Transparency

Transparent storefronts can help drive retail sales. Transparent storefronts invite customers inside with products and

services on display. It also discourages crime by providing “eyes on the street”. Transparent storefronts allow for full visual exchange between the indoor and outdoor space. Customers and shop keepers in the store see what is happening on the street and pedestrians outside see products offered for sale inside. It is important that once facade improvements are made, business owners do not cover their storefront windows with sales signs and posters, so as not to block the visual connection with the street. If a customer cannot see inside a store it is unlikely that they will go in.

3. Maintain Connection with the Street

It is important to maintain connections between the storefront and street by minimizing barriers and keeping the public realm pedestrian oriented. This can be accomplished through well-illuminated street frontages that provide safety for retailers and residents and reduces the need for security bars.

Security bars should not be permitted because they give the impression that the area is unsafe. As part of a building facade improvement program, security gates are strongly discouraged. Alternative solutions can be a security system with an alarm or video surveillance. If security gates are used they should be decorative and removeable during the day.

Air conditioning units and other mechanical elements of the building can also create obstacles and block the view of storefront. Avoid placing them in windows especially along the front facade. Mechanical equipment should be sited at the rear of the building or preferably on the roof and screened from street view. Storefront visibility has a significant impact on retail sales, as it is

one reason why businesses owners pay more for corner locations.

Effective signage can also play a role in improving visibility. Signage that projects from a building offers pedestrians strong visual cues that there are businesses in the vicinity.

4. Keep the Street Wall Continuous

As suggested earlier, gaps in the street facade not only create a loss of enclosure because they interrupt the continuity of the street wall which is key to benefiting pedestrian space, they also tend to make the area unattractive and less interesting. In retail avoiding gaps also has to do with the presence of an empty storefront not just the physical loss of a building. The facade improvement program will help encourage a new business owner to move in. However, building owners and/or the BIA may also need to explore other ways to encourage leasing of a vacant storefront. It is also important that investment is focused by clustering facade improvements and/or creating a continuous street wall of improved storefronts. In this way the program can have a greater impact.



Figure 39. A continuous street wall is desirable such as this example along Wyandotte Street East in Olde Riverside



Figure 40. Avoid large breaks in the street wall such as this example along Ouellette Avenue



Figure 41. All store fronts are unique and are clearly distinctive through building material and architectural features

5. Storefronts Should be Distinctive

Ensure that retail entrances are clearly marked and distinct at street level. Awnings, signs and other architectural elements can help clearly define a retailer’s main entrance. Traditional Main Street buildings are already distinctive because of key architectural elements that were often incorporated as part of the design in the past. All the more reason to preserve these key heritage resources along the Main Street.

6. Leverage Municipal Investment and Appropriate use of Municipal Funds

One of the reasons City Council directed the Main Streets CIP was to leverage public investment made through municipal infrastructure improvements. Particularly, in Main Street areas such as the Walkerville and Wyandotte Towne Centre BIA, where work was recently completed. The Design Guidelines will help ensure

that funds from the CIP are being used appropriately and the City is receiving good value for the public investment made.

5.3 Urban Design Guidelines

5.3.1 Preservation - Restoring Key Elements of the Building Facade

One of the first principles of urban design is to protect structures of merit and when considering the Main Street retaining heritage buildings and buildings of a Main Street typology is key to the long term vitality of the Main Street. Unsympathetic alterations to buildings and the demolition of Main Street buildings have negatively impacted the economic vitality of these once successful retail districts. These Main Street type buildings help to provide a sense of continuity and can be an irreplaceable record of the vision and values of a community over time (Hedman & Jaszewski, 1984).

To protect buildings of a Main Street typology or heritage significance, the following guidelines will be addressed:

- Identify if the building/structure is on the Municipal Heritage Register and what key features and elements should be preserved or restored;



Figure 42. Traditional Main Street building on Park Street, Windsor



Figure 43. Traditional Main Street building on Wyandotte Street E, Windsor



Figure 44. Traditional Main Street building on Erie Street W, Windsor

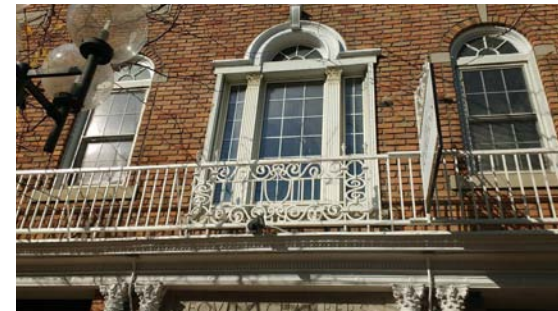


Figure 45. Traditional Main Street building on Chatham Street W, Windsor

- If the building is not on the Municipal Heritage Register, but of a Main Street typology, determine what key features and elements should be maintained;
- Research property insurance maps, archival records and historic photos to determine original features of the building. Reinstall original architectural detailing and character;
- Identify regulating lines of the existing facade to determine the appropriate proportion of the facade proposed to be improved and distinguish the proportions of the original street wall;
- Retain and preserve the proportions and scale of the building, such as the proportions of doors, windows, and first and second storey regulating



Figure 46. Regulating lines along Sandwich Street, Windsor used to inform design of the new microbrewery (Studio g + G Inc. Architect, 2014)

- lines. All new development should also respect the existing proportion and scale of surrounding buildings;
- Traditional Main Street buildings were typically somewhat ornate with architectural elements such as cornice, columns, and brick details around windows. Restoring and preserving these elements can improve architectural quality;
 - Restore traditional building materials like stone, brick or clapboard, which are often covered with paint and signs, or materials such as siding. This practice impacts the ornate beauty and also the scale of these buildings and their relationship with the street;
 - Retain and preserve architectural elements of these buildings such as original doors, windows, cornice, brick, stone, and metal work;
- New building materials will be compatible with existing stone, brick, clapboard siding, and metal work found along the Main Street area;
 - Retain and restore original masonry work (brick and stone) for buildings identified on the Municipal Heritage Register and buildings of a Main Street typology; and
 - Brick and mortar testing is recommended to ensure the proper mortar type is used during repointing so as not to damage the brick. These tests can identify the following:
 - The brickyard and supplier
 - What the brick is made of/ porosity and mortar mix; and
 - Where the stone was quarried and the supplier



Figure 47. Fire insurance maps, photos, and other archival materials can be used to determine and reinstate original building (Church Street, Windsor, 1890)



Figure 48. Equity Chambers building retains traditional brick cladding and architectural details

5.3.2 The Storefront and Public Realm

In keeping with the principles of maintaining transparency and a connection with the street, it is important that windows and doors especially on the first floor (storefront) of the building remain transparent and are reinstated if they have been bricked in or boarded up in the past. Often windows have been boarded up or bricked in, but to maintain transparency and a connection with the public realm it is important to reinstate windows to the original opening size.

All improvements should follow these same guidelines to help create a good indoor/outdoor connection between people on the street and inside the building.

The storefront area should predominantly comprise of display windows to attract the pedestrian's attention and to create an interesting visual environment.

To achieve a positive relationship between the storefront and the public realm, the following points are recommended:



Figure 49. Avoid covering windows with wood or other materials (567 Pelissier Street)



Figure 50. The store front in Figure 49 is enhanced by constructing open glass windows making the storefront more inviting to the public by creating a visual connection with the public realm.

- Avoid modifying, covering up, or removing original doors and windows;
- The storefront area should predominantly consist of glass display windows to discourage crime by providing more visibility and creating a connection to the public realm;
- Reinstate original door and window openings and restore original doors and windows when possible;
- To maximize transparency, a target of 70% of the facade surface should be completely transparent;
- Site all rooftop mechanical equipment so that they are setback from the roof edge and/or screened from views along the street; and
- Locate new or relocate existing service areas out of view from pedestrians (the public-right-of-way). Ensure that these areas are accessed from secondary streets or rear lanes to reduce driveway cuts on the Main Street, which breaks the street wall. If existing service areas cannot be relocated, screen them with landscaping, decorative fencing, or architectural building material.

5.3.3 Elements of the Facade

The preceding principles and guidelines in Sections 4.0 and 2.0 for facades and storefronts are general in nature whereby the following are more detailed:

5.3.3.1 Signage

Signage can take up a significant portion of the facade, and can have both a positive and negative impact on the pedestrian environment, which is why it is so important. Businesses should consider installing both storefront signs for motorists and smaller pedestrian signs. Storefront signs or fascia signs are located on the building facade and are directed at passing vehicles whereas

pedestrian signs are perpendicular to the building and directed to pedestrians on the sidewalk (Plan by Design, 201) The following guidelines apply to signage for Main Streets:

- All signage should be compatible with the scale of the building and it should be located within the traditional signage board of the building;
- Use fascia and projecting signage to enhance the unique identity along the Main Street;

- Repair and maintain building signage that is in poor condition if it meets the intent of these guidelines;
- Backlit signs are not permitted and;
- Signage should adhere to the City’s Signage By-law.



Figure 51. Storefront on Ouellette Avenue using traditional materials like wood or metal for signs



Figure 52. Locate signage in the traditional signage area



Figure 53. Wooden A-frame signs are desirable

5.3.3.2 Doors & Entrance Ways

The main door or entranceway is important to the success of a business and attractiveness of a storefront. The main door is also a key identifying element of the Main Street building and retail storefront. It is an important articulating element of the facade that when designed appropriately can draw potential customers toward the building entrance. Main entrances should be street oriented and clearly visible from principle pedestrian approaches to be consistent with the Urban Design Section of the City’s Official.

Regarding doors and entrance ways, the following is recommended:

- Entrances should be fully accessible from the street the building facade faces. Older buildings and those on the Municipal Heritage Register may not be fully accessible. If accessibility improvements to heritage buildings will impact key elements of the building, these alterations may not be permitted;

- Research photos, fire insurance maps and other historical documents and reinstate main entrances of buildings if it is feasible and makes functional sense;
- Design new building entrances and improve existing entrances to be prominent features that are clearly defined through the use of architectural features and materials, lighting, canopies and signage. Generally, new building entrances should be proportionally located in the middle of the storefront; and
- Reinststate and design new building entrances at the corner of all buildings that are sited at the intersection of two streets.



Figure 54. Distinct doors can make a business more visible and improve the overall appearance of the storefront



Figure 55. 3236 Sandwich Street before renovations



Figure 56. 3236 Sandwich Street during renovations



Figure 57. 3236 Sandwich Street at completion

Case Study: Sandwich Brewing Company

The property located at 3236 Sandwich Street applied for a facade improvement grant through the program that was developed with the implementation of the Old Sandwich Towne CIP. Through researching fire insurance maps and excavation of the interior, it was confirmed that there were originally two storefronts. It was also discovered that a porch once extended over the sidewalk and the

brick used throughout the building was a brick from a former Sandwich brick yard (the Robinet Brickyard).

Although most of the original facade no longer exists, new elements were interpreted in a modern sense using materials found in the heritage district while adhering to the urban design guidelines and heritage conservation district policies.

The Sandwich Brewing Company provides a positive example of combining existing and introducing

new architectural features to rehabilitate and revitalize a historic building, creating a modern usable space. In particular, the discovery of and reinstating of the second entranceway positively impacted the historic quality and overall appearance of the facade. *(Studio g+G Inc., Architect, 2014)*



Figure 58. Awnings add a three dimensional quality



Figure 59. Align awnings with architectural details



Figure 60. Choose colours that complement the building

5.3.3.3 Awnings

Awnings not only provide protection from inclement weather and shade they can also provide a relatively inexpensive design element that creates unity and visual coherence while animating the street and providing an additional three dimensional quality to the building, helping to extend the business into the side walk area. Awnings can accentuate the entrance door, or can span a full building facade. When selecting an awning choose an appropriate form of awning to suite the window and door arrangement.

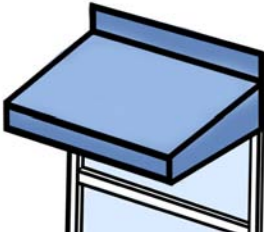





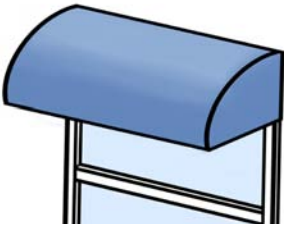


The following should also be considered:

- Align awnings on a building, particularly the bottom edge of the awning. Fit the awning(s) to the dimension of the storefront openings to emphasize these proportions;
- Ensure awnings do not cover or detract or obscure from important architectural elements of the building or cover window areas;
- Provide a minimum of 2.4 metres (8 feet) clearance from the sidewalk to the awning;

- Coordinate the colour of the awning with the colour scheme of the building. If using the awning to accent the colour scheme of the building ensure that the accent colour is not too contrasting; and
- Select awning materials that are durable and ensures the preservation of the awning colour.

Table 3 provides examples of basic types and variations of awnings.

Table 3. Example Awning Types

TYPES OF AWNINGS			
TYPES		VARIATIONS	
Standard Type		Open	
		Closed	
Dome Type		Open with Valance	
		Fixed Valance	
Waterfall Type		Fixed Valance	
		Free Valance	

*Adapted from the 2010 Minto , Ontario Facade Improvement Guideline (SKA Stempski Kelly Associates Inc., 2010).
 Development & Heritage Standing Committee - August 2, 2022
 Page 91 of 278

5.3.3.4 Colour

Many elements of facades benefit from the appropriate use of colour. It can help to make the details of the building facade more noticeable, giving it a better connection with the street by creating interest for pedestrians and motorists.

When using colour, consider the following:

- Use only 3 to 4 colours;
- Highlight door frames and windows with a single trim colour;
- Highlight awning(s), signage boards and front door(s) in accent colour; and
- The existing colour of original facade materials should be used to select a colour scheme.

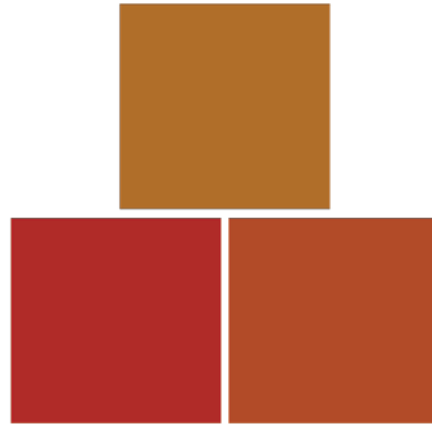


Figure 61. Example analogous warm colour scheme

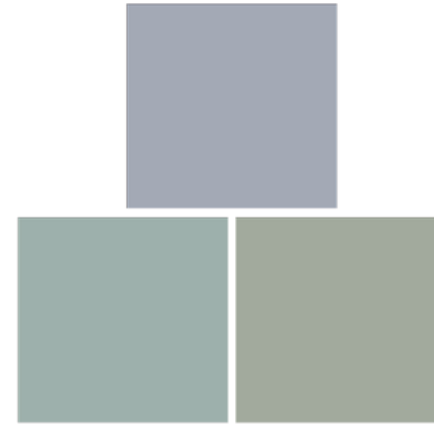


Figure 62. Example analogous cool colour scheme

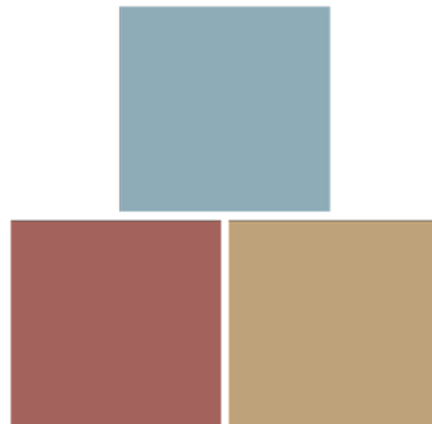


Figure 63. Example triadic warm-cool colour scheme



Figure 64. Example triadic warm-cool colour scheme



Figure 65. Brick and stone are timeless and durable building materials that are less likely to deteriorate quickly



Figure 66. EIFS is an undesirable building material that is often used to cover brick

5.3.3.5 Building Materials

The selection of building material is important helping to give the facade a human scale. The scale of certain materials such as brick and traditional clapboard siding provide a source of measurement to the human eye and help to break up the facade in comprehensible parts giving off a sense of dimension (length, height, width, and depth).

Often brick is covered with EIFS which diminishes the scaling quality of the building. It has become a popular material because it is less expensive than other more timeless (not based on fashion or trend) materials. It is important to select materials that are durable like brick, stone, metal, and wood. These materials have a human quality and natural feel that will stand the test of time.

The following should be taken into account when selecting building material or when improving existing facades:

- Use the buildings original brick, stone, wood siding, and aluminum, copper, or composite panel building material where possible;
- Materials that have become trendy but are not timeless or long lasting such as vinyl siding corrugated metal panels, reflective (tinted or shaded) glass, cultured stone, and Exterior Insulation and Finish Systems (EIFS) are not permitted;
- Materials selected should complement surrounding buildings;
- Stone, brick or concrete surfaces that have been painted should be reinstated to their natural colour;
- Masonry work should be re-pointed if necessary;
- The surfaces of buildings identified on the Municipal Heritage Register or buildings of a Main Street typology should be left in their original state;

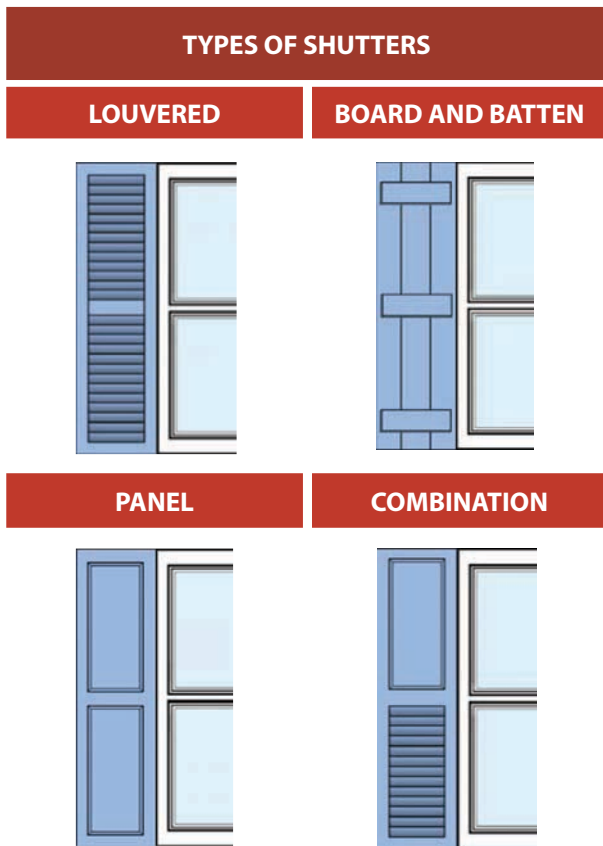


Table 4. Example Shutter Types

5.3.3.6 Shutters

Although no longer used for their original purpose of protecting windows, shutters can still be used as a relatively inexpensive design element that can provide visual interest to a building facade. If painted in a colour to match other trim, shutters can animate a facade that might otherwise be considered stark, boring, and uninteresting. Typical styles include: Louvered, Panel, Board and Batten, and Combination Shutters.

When utilizing shutters for a facade, it is important to consider:

- If original shutters exist they should be restored and retained;
- If original shutters no longer exist use shutters that match the shape of the inside of the window. For example, for arched windows use arched shutters;

- The width of the shutter should be in keeping with the width of the window. The total size of both shutters should be the size of the inside of the window frame;
- Shutters should be mounted on the inside edge of the window frame to give the appearance that they can be closed. Use hinges if possible, even if shutters are not meant to be closed;
- Shutters will be in keeping with the style of the building and made out of wood or vinyl; and,
- Shutters should also be painted or of the same colour as other trim.

5.4 Commercial/Mixed-Use Infill Development Design Guidelines

The design of new commercial/mixed-use infill developments should seek to enhance the character of the existing built form and streetscape. In addition to the urban design guidelines identified earlier in Section 5.2 and 5.3 for existing commercial/mixed-use buildings, infill development should be consistent with the existing built form within the main street areas, the following urban design guidelines apply:

1. Site and scale new buildings to be consistent with established setbacks, building heights, mass, widths, and proportions;
2. Orient buildings and entrances to the street rights-of-way and site buildings along the exterior property line so that new construction frames and strengthens the street edge;
3. Design new buildings to a height consistent with surrounding buildings. New infill buildings

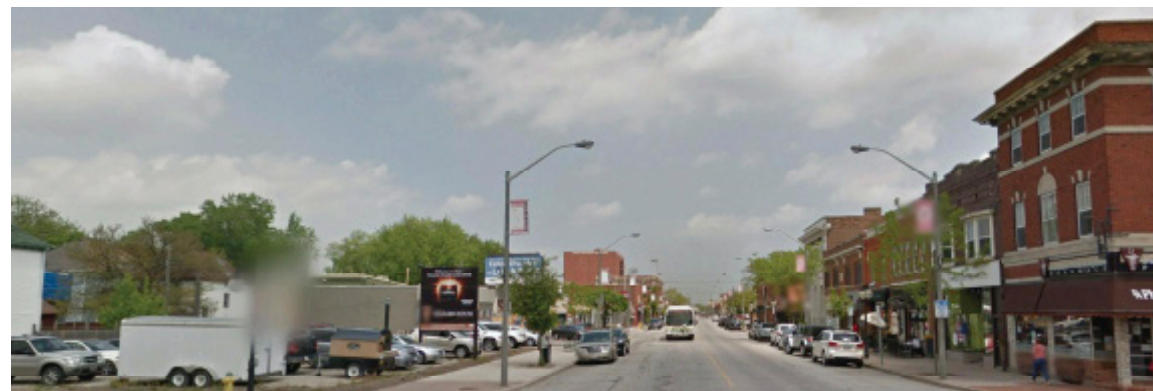


Figure 67. Commercial/Mixed-Use Infill Design Example located at the corner of Wyandotte St. E., and Windermere Rd. where a vacant site currently exists.

beyond the height of neighbouring buildings may be permitted and constructed as long as the additional storey is set back to a minimum of 2.0 metres from the front building facade;

4. Design all at-grade entrances to face and be accessed from the main street. Entrances should be prominent and defined through architectural features, materials, and signage;

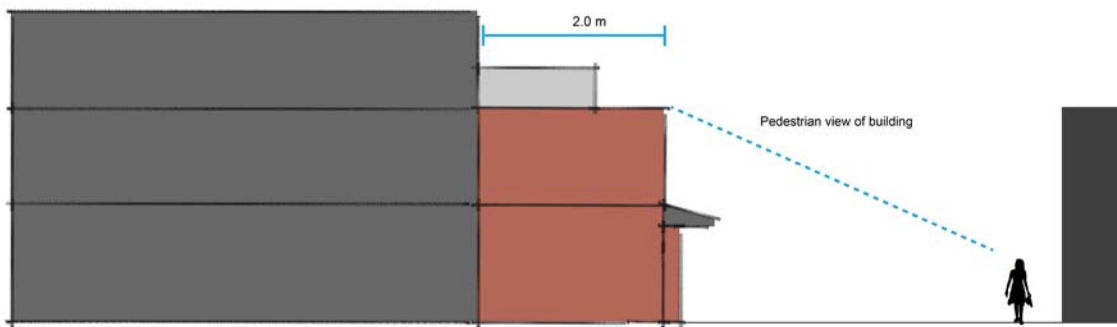


Figure 68. Demonstrates urban design guidelines 1, 2, 3, and 4

5. Design new buildings with materials that are consistent and proportional to quality and enduring building material found within the area;
6. When choosing materials and selecting colours, choose a colour palette that is compatible with existing buildings in the area.
7. Design new buildings with large ground floor display windows at grade (to maximize transparency, a target of 70% of the building facade should be completely transparent at the street level);
8. Design new buildings so that service areas are located at the rear of the building;
9. Design buildings so that mechanical equipment is located on the roof, setback and screened from view at the street level; and,
10. Refer to Section 5.2 and 5.3 for additional guidelines on the use of materials, colour, signage, awnings, and shutters.

5.5 Residential Area Design Guidelines

Homes within specific neighbourhoods in close proximity to main streets have been observed to have similar characteristics. Generally, homes within the community improvement project area are one to three storeys and have similar design traits such as a red brick exterior, clapboard or vinyl/aluminum siding, stairs leading up to porches, entranceways, and windows facing the streets.

These features preserve the character of the neighbourhood, create good connections with the public realm, and encourage walking and interaction between neighbours. The following design guidelines apply to residential areas:

1. Site and scale new residential structures to be consistent with established setbacks, heights, mass, widths, and proportions of existing residential structures found on the block;
2. Provide a transition in building height if the new development



Figure 69. Demonstrates Residential Design Guidelines 1, 2, 3, and 4

3. Orient principal building entrances so that they face the public street and are a prominent feature in the building elevation;
4. Use precedents for roof profiles, windows, entrances and porches from the existing built form and streetscape as a guide for the design of new buildings;
5. Locate garages in rear yard of property with access from the rear of the property, whenever possible; and,
6. Select materials for new construction based on the variety of materials found within the existing neighbourhood.



Figure 70. Demonstrates Residential Design Guidelines 3, 4, 5, and 6

5.6 Design Guidelines for Vacant and Underutilized Properties

Vacant and underutilized properties have been identified in locations along the main streets and within the surrounding neighbourhoods. Any new proposal for these properties would likely include a rezoning for a new use or at the minimum be subject to site plan control once the property is remediated. In keeping with the vision of pedestrian centered neighbourhoods, connectivity, and when considering the existing residential and commercial/mixed-use context, it is important to encourage development proposals that are pedestrian oriented. Through the development review process (i.e. rezoning and Site Plan Control), the following design guidelines apply:

1. Site and scale new buildings to be consistent with established setbacks, building heights, mass, widths, and proportions;
2. Orient buildings and entrances to the street rights-of-way and site buildings along the exterior property line so that new construction frames and strengthens the street edge;
3. Design all at-grade entrances to face and be accessed from the main street. Entrances should be prominent and defined through architectural features, materials, and signage;
4. Design new buildings with materials that are consistent and proportional to quality and enduring building material found within the area;
5. When choosing materials and selecting colours, choose a colour palate that is compatible with existing buildings in the neighbourhood.
6. Design new buildings to a height consistent with surrounding buildings. New infill buildings beyond the height of neighbouring buildings may be permitted and constructed as long as the additional storey is set back to a minimum of 2.0 metres from the front building facade;
7. Design new buildings so that service areas are located at the rear of the building; and,
8. Design buildings so that mechanical equipment is located on the roof, setback, and screened from view at the street level.



Figure 70. Example of Design Concept for Vacant and Underutilized Property at the intersection of Walker Rd. and Wyandotte St. E. (Sophia Symons)

6.0 Conclusion and Recommendations from the CIP

The Economic Incentives offered in this CIP will encourage the physical improvement of Main Street Buildings throughout the City and encourage the redevelopment of vacant and underutilized property within the vicinity of the Main Street helping to protect the Main Street by providing additional services and residential units that will suggest these traditional Main Street areas.

The design guidelines included in this program will ensure that City money is used to assist with improvements that are consistent with the character of Windsor's Main Streets and adjacent neighbourhoods through the restoration of existing and selection of new materials that are considered "timeless" and "durable".

The economic incentives offered in this CIP will provide the tools to not only protect the Main Street areas that service the City's surrounding neighbourhoods, but also enhance

these areas. As acknowledged by the Council Question (CQ59-2015), the City of Windsor has made significant public investments in infrastructure improvements, such as road rehabilitation and streetscape projects along the portions of Wyandotte Street East between the Wyandotte Towne Centre BIA and the Walkerville BIA.

A significant amount of investment has been made to improve the function and aesthetics of the public realm in these two BIA's. Given the success and positive feedback being received for these projects, it is the most opportune time to continue to build on the positive momentum gained through these projects, by directing municipal efforts towards the improvement and enhancement of the adjacent private properties.

One of the purposes of the Main Streets CIP is that it be City-wide for this reason the program is flexible and allows Windsor City Council to amend other main street areas to the program if it is determined that there is need for municipal intervention and the criteria identified in Section 1.4 is

followed.

In accordance with Section 28, Community Improvement of the Planning Act and Section 11.8 of the City of Windsor Official Plan the following recommendations apply to the implementation of the Main Streets CIP:

1. That the boundary established for the City of Windsor BE DESIGNATED the Community Improvement Plan Project Area
2. That the Main Streets Community Improvement Plan (CIP) for the City of Windsor Project Area be approved by Windsor City Council and adopted by by-law; and,
3. That the Economic Incentive Program and General Program Requirements identified in Section 3.0 be Activated by Windsor City Council.

7.0 Monitoring Program

The performance and impact of the Façade Improvement Program and other incentive programs will be monitored to ensure that the purpose and objectives of this CIP are successfully being met.

Purpose of the Monitoring Program

The collection and analysis of information is intended to monitor:

- Funds which are dispersed through the various CIP incentive programs by program type in order to determine which programs are being most utilized;
- The revitalization and economic impact associated with projects that are taking advantage of the façade improvement program and other CIP incentive programs in order to determine the ratio of private sector investment being leveraged by public sector investment;
- The percentage of façade grant applications versus the number of facades improvements and facades that need improvement in the area to determine those who have not applied for the program and why have they not applied;

- The amount of private sector investment made in the main streets by sector (e.g. residential, retail, office, etc.); and,
- Feedback from users of the incentive programs so that adjustments can be made to the incentive programs over time as it is deemed necessary.

Data Collection

The following program-specific information should be collected on an ongoing basis:

Façade Improvement Program for Main Streets:

- Number and location of applications;
- Number of façade improvements needed in the area;
- Number of owners and number of renters (as agents of the owner) applying for the program;
- Value of façade improvements;
- Increase in assessment value of the building; and,
- Estimated and actual amount of grants provided.

CIP Review and Program Adjustments

Progress on implementation and the monitoring results of the incentive programs described above will be reported to City Council on an ongoing basis.

A comprehensive analysis of information collected will be presented to City Council at the five-year anniversary of the CIP coming into effect. This analysis will be accompanied by recommendations relating to the following matters (at a minimum):

- Continuation or repeal of the entire CIP;
- Discontinuation or addition of programs contained within the CIP; and,
- Minor adjustments to the program details, terms or requirements of programs contained within the CIP

Requirement for CIP Amendment

Minor adjustments or revisions to the CIP, including the adjustment of terms and requirements of any of the programs, changing the boundaries of any of the targeted program boundaries or schedules (within the existing boundary

of the CIP Project Area) including adding new BIAs/Main Streets within the CIP Project Area , or discontinuation of any of the programs contained in the CIP, may be undertaken without amendment to the CIP. Such minor changes or discontinuation of programs will be provided to the Minister of Municipal Affairs and Housing for information purposes only.

The addition of any new programs, significant changes to eligibility criteria, changes to the CIP Project Area boundaries, or changes to the CIP that would substantially increase funding provided by existing financial incentives will require a formal amendment to the CIP in accordance with Section 28 of the Planning Act.

8.0 Figures

Figure 1. *Ouellette Avenue in 1951*

Figure 2. *Overhead view of Windsor's Walkerville district*

Figure 3. *Wyandotte Towne Centre BIA*

Figure 4. *Pillete Village BIA, Windsor*

Figure 5. *Ouellette Avenue, Windsor*

Figure 6. *Erie Street (Little Italy), Windsor*

Figure 7. *Traditional Main Street (Brantford, ON)*

Figure 8. *Traditional Main Street (Stratford, ON)*

Figure 9. *Modern Main Street building (Brantford, ON)*

Figure 10. *Concept of Wyandotte Towne Centre (Architecttura Inc. Architects)*

Figure 11. *Traditional Main Street building in Walkerville*

Figure 12. *General elements of a facade*

Figure 13. *Elements of a Main Street building*

Figure 14. *Public Meeting*

Figure 15. *A typical storefront located on Wyandotte Street East*

Figure 16. *Strathcona Building with several storefronts*

Figure 17. *Chilver Road, Windsor*

Figure 18. *Bartlett Building (University Street W), Windsor*

Figure 19. *Wyandotte Street East, Windsor*

Figure 20. *Erie Street and Parent Avenue, Windsor*

Figure 21. *Wyandotte Street E, Windsor*

Figure 22. *Wyandotte Street E, Windsor*

Figure 23. *Sandwich Street, Windsor*

Figure 24. *Architectural features of a Main Street building*

Figure 25. *14° enclosure*

Figure 26. *60° enclosure*

Figure 27. *An ideal 45° or 1:1 enclosure*

Figure 28. *A cool hued (grey stone) building*

Figure 29. *A warm hued (red brick) building*

Figure 30. *An optical illusion of figures*

Figure 31. *A building showing a repeated "A" pattern*

Figure 32. *Pasadena Block showing a repeated "A" pattern with a break of a "B" pattern*

Figure 33. *Past vs. present 1277 Ottawa Street*

Figure 34. *Present vs. past 182 Drouillard Road*

Figure 35. *Present vs. Past 1629 Howard Avenue*

Figure 36. *Window on the left is open whereas on the right it is blocked with*

signs

Figure 37. *Bars over windows give a negative connotation to the area*

Figure 38. *Site mechanical equipment at rear if possible*

Figure 39. *A continuous street wall is desirable*

Figure 40. *Avoid large breaks in the street wall*

Figure 41. *All store fronts are unique and are clearly distinctive*

Figure 42. *Traditional Main Street building on Park Street, Windsor*

Figure 43. *Traditional Main Street building on Wyandotte Street E, Windsor*

Figure 44. *Traditional Main Street building on Erie Street W, Windsor*

Figure 45. *Traditional Main Street building on Chatham Street W, Windsor*

Figure 46. *Regulating lines along Sandwich Street, Windsor*

Figure 47. *Fire insurance maps and other archival materials*

Figure 48. *Equity Chambers, building which retains traditional brick cladding and architectural details*

Figure 49. *Avoid covering windows with wood or other materials*

Figure 50. *The store front in Figure 49 is Store enhanced*

Figure 51. *Storefront on Ouellette Avenue using traditional materials like wood/metal for signs*

Figure 52. *Locate signage in the traditional signage area*

Figure 53. *Wooden A-frame signs*

Figure 54. *Distinct doors*

Figure 55. *3230-3232 Sandwich Street*

Figure 56. *3230-3232 Sandwich Street*

Figure 57. *3230-3232 Sandwich Street*

Figure 58. *Awnings add a three dimensional quality*

Figure 59. *Align awnings with architectural details*

Figure 60. *Choose colours that complement the building*

Figure 61. *Example analogous warm colour scheme*

Figure 62. *Example analogous cool colour scheme*

Figure 63. *Example triadic warm-cool colour scheme*

Figure 64. *Example triadic warm-cool colour scheme*

Figure 65. *Brick and stone are timeless and durable building materials*

Figure 66. *EFIS covers details of brick facades*

Figure: 67. *Example Mixed-Use Design*

Figure: 68. *Example xxx*

Figure: 69. *Example Residential Design*

Figure: 70. *Example Vacant Land Design*

Wyandotte Towne Centre BIA

Figure 67. *Leatherdale Block (1960)*

Figure 68. *Leatherdale Block*

Figure 69. *1412 Wyandotte Street East*

Figure 70. *Pasadena Block*

Figure 71. *Holy Family Chaldean Church*

Figure 72. *A panorama of buildings within the Wyandotte Towne Centre BIA*

Figure 73. *Langlois Street, Windsor*

Figure 74. *Wyandotte Street Windsor*

Figure 75. *Building with public art*

Figure 76. *Regulating lines*

Figure 77. *Buildings along Wyandotte Towne Centre BIA*

Figure 78. *Buildings along Wyandotte Towne Centre BIA*

Walkerville BIA

Figure 79. *A fire insurance map from 1890 showing some of Walkerville's building at the time*

Figure 80. *Wyandotte Street looking west*

Figure 81. *A view of building facades along the south side of Wyandotte Street East in the Walkerville BIA*

Figure 82. *Gap in the street facade along Wyandotte Street East, Windsor*

Figure 83. *Security bars on windows make the area feel unsafe*

Figure 84. *Regulating lines and building proportions*

Figure 85. *Imperial Building*

Figure 86. *Wyandotte Street East between Gladstone Avenue and Lincoln Road*

Figure 87. *Wyandotte Street East between Lincoln Road and Windermere Road*

Figure 88. *Wyandotte Street East between Chilver Road and Kildare Road*

Figure 89. *Wyandotte Street East between Kildare Road and Devonshire Road*

Figure 90. *Exchange Hotel (Victoria Tavern) c. 1910*

Figure 91. *Victoria Tavern in 2011*

Figure 92. *Bird's Eye View*

Figure 93. *Devonshire/Assumption concept*

Figure 94. *Bird's Eye View*

Figure 95. *Wyandotte Street East / Walker Road Gateway concept*

Ford City BIA

Figure 96. *Drouillard Road at Whelpton Street, 1924.* Courtesy of the University of Windsor.

Figure 97. *Drouillard Road in December 1950.* Courtesy of the Windsor Star Files

Figure 98. *Drouillard Road at Whelpton Street looking South*

Figure 99. *Mid-Drouillard Road*

Figure 100. *A building facade*

Figure 101. *Gap in the street facade along Drouillard Road, Windsor*

Figure 102. *Example of a building in Ford City where storefront doors and windows have been boarded up*

Figure 103. *Regulating lines and building proportions*

Figure 104. *Example of varying setbacks from the sidewalk*

Figure 105. *Example of a traditional commercial building that has been covered with brick and had doors and windows replaced*

Figure 106. *Example of a hodge-podge of building types and materials*

Figure 107. *Provincial Bank of Canada Building, 1924.*

Figure 108. *The New Song Church*

Pillette Village BIA

Figure 109. *Wyandotte Street East, December 1952.* Courtesy of Chris Edwards and Elaine Weeks.

Figure 110. *Fire insurance map from 1953*

Figure 111. *Awnings, landscaping, and patio space animate the sidewalk and storefronts*

Figure 112. *Signage and branding create a sense of identity within the BIA*

Figure 113. *Building facades*

Figure 114. *Gap in the street facade along Wyandotte Street East, Windsor*

Figure 115. *Example of a building where original brick has been covered*

Figure 116. *Regulating lines and building proportions*

Figure 117. *Bars and merchandise covering the windows*

Figure 118. *Example of where original building materials have been covered up*

Figure 119. *A traditional storefront has been covered with non-traditional cladding and windows have been covered*

Figure 120. *East Windsor Hardware, June 1964.* Courtesy of Chris Edwards and Elaine Weeks.

Figure 121. *Windows have been removed.*

Olde Riverside Town Centre BIA

Figure 122. *The Essex Scottish march along Wyandotte Street East*

Figure 123. *Traditional Main Street facades along Wyandotte Street East*

Figure 124. *Variety in storefronts*

Figure 125. *Building facades along the north side of Wyandotte Street East*

Figure 126. *Gap in the street facade along Wyandotte Street East, Windsor*

Figure 127. *Windows are barred over and cluttered*

Figure 128. *Regulating lines and building proportions*

Figure 129. *Original brick material has been painted over*

Figure 130. *Non-traditional commercial built form*

Figure 131. *Original brick has been painted over*

Figure 132. *Imperial Bank of Canada, 1950-51.* Courtesy of the CIBC Archives.

Figure 133. *CIBC Banking Centre*

Erie Street BIA

Figure 134. *Erie Street East looking west*

from Gladstone Avenue, October 1951

Figure 135. *Erie Street East during the Bike Race c.1973. Photo source: Aldo Sfalcin*

Figure 136. *Erie Street East looking east from Louis Avenue*

Figure 137. *Building facades*

Figure 138. *A blank side wall visible from Erie Street East*

Figure 139. *This traditional Main Street building has been covered with non-traditional materials*

Figure 140. *Regulating lines and building proportions*

Figure 141. *A variety of storefronts along a continuous building facade*

Figure 142. *A residential dwelling nestled between two Main Street type buildings*

Figure 143. *Residential buildings fronting onto Erie Street East, at Pierre Avenue intersection*

Figure 144. *Pop's Confectionery, 1406 Erie Street East, June 1958*

Figure 145. *Former Pop's Confectionery, 1406 Erie Street East, November 2017*

Ottawa Street BIA

Figure 146. *Intersection of Ottawa Street and Pierre Avenue looking east, June 1960*

Figure 147. *Blank walls and unarticulated storefronts*

Figure 148. *Building facades*

Figure 149. *A traditional Main Street building facade that is covered with non-traditional materials and is missing signage*

Figure 150. *Windows are barred and non-traditional material covers the facade*

Figure 151. *Regulating lines*

Figure 152. *Continuous first storey facades at Ottawa Street and Parent Avenue intersection*

Figure 153. *A variety of building materials and facade styles*

Figure 154. *A gas station located beside a traditional Main Street building*

Figure 155. *Traditional Main Street storefront on the north side of Ottawa Street in 1951*

Figure 156. *The same storefront on Ottawa Street in November, 2017*

Figure 157. *Vacant/Underutilized Sketch for Ottawa Gateway*

Table 2. *Characteristics of Typical Main Streets*

Table 3. *Example Awning Types*

Table 4. *Example Shutter Types*

Table 5. *Buildings identified on the Municipal Heritage Register in the Wyandotte Towne Centre BIA*

Table 6. *Buildings identified on the Municipal Heritage Register in the Walkerville BIA*

Table 7. *Buildings identified on the Municipal Heritage Register in the Ford City BIA*

Table 8. *Buildings identified on the Municipal Heritage Register in the Pillette Village BIA*

Table 9. *Buildings identified on the Municipal Heritage Register in the Olde Riverside Town Centre BIA*

Table 10. *Buildings identified on the Municipal Heritage Register in the Erie Street BIA*

Table 11. *Buildings identified on the Municipal Heritage Register in the Ottawa Street BIA*

8.1 Tables

Table 1. *Section 11.8 Policies in the City's Official Plan (Vol. 1: The Primary Plan)*

8.2 Maps

Map 1. *Buildings on the Municipal Heritage Registry (Wyandotte Towne Centre)*

Map 2. *Areas included in the CIP (Wyandotte Towne Centre)*

Map 3. *Buildings on the Municipal Heritage Registry (Walkerville)*

Map 4. *Areas included in the CIP (Walkerville)*

Map 5. *Buildings on the Municipal Heritage Registry (Ford City)*

Map 6. *Areas included in the CIP (Ford City)*

Map 7. *Buildings on the Municipal Heritage Registry (Pilette Village)*

Map 8. *Areas included in the CIP (Pilette Village)*

Map 9. *Buildings on the Municipal Heritage Registry (Olde Riverside Town Centre)*

Map 10. *Areas included in the CIP (Olde Riverside Town Centre)*

Map 11. *Buildings on the Municipal Heritage Registry (Erie Street)*

Map 12. *Areas included in the CIP (Erie Street)*

Map 13. *Buildings on the Municipal Heritage Registry (Ottawa Street)*

9.0 References

- Architecttura Inc. Architects (2016). *Wyandotte Towne Centre Project No:1624*, August 30, 2016, 180 Eugenie Street West, Windsor, ON, N8X 2X6, www.architecttura-inc.com
- Brisbin Brook Beynon. (1994). *Windsor City Centre Revitalization and Design Study*. City of Windsor. PP.74-11
- City of London. (2006). Official Plan, Chapter 2. PP. 11-13. Retrieved on November 7, 2016 from <https://www.london.ca/city-hall/by-laws/Pages/Official-Plan.aspx>
- City of London. (2010). *Illustrated Urban Design Principles*. PP. 1-15. Retrieved on November 7, 2016 from <https://www.london.ca/business/Planning-Development/urban-design/Documents/Illustrated-Urban-Design-Principles.pdf>
- City of Windsor. (2012). *Official Plan Volume 1 Tools*. PP. 11-29. Retrieved on November 7, 2016 from <http://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Windsor---Official-Plan/Pages/Windsor-Official-Plan.aspx>
- City of Windsor. (2012). *Official Plan Volume II Special Policy Areas Demolitions and Consideration of Demolition*. PP. 1-32. Retrieved on November 8, 2016 from <http://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Windsor---Official-Plan/Pages/Windsor-Official-Plan.aspx>
- City of Windsor. (2012). *Official Plan Volume II Special Policy Areas Target Area 1- Commercial Core*. PP. 1-36. Retrieved on November 8, 2016 from <http://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Windsor---Official-Plan/Pages/Windsor-Official-Plan.aspx>
- Clay, G. (1978). *Alleys : A Hidden Resource* Grady Clay and Company 1978
- Dialog. (2016). *Tecumseh Road Main Street CIP*. Town of Tecumseh. PP. 3-135. Retrieved on November 8, 2016 from http://www.tecumseh.ca/sites/default/files/Tecumseh%20Road%20CIP%2C%20As%20adopted%20by%20Council%20Final_Low%20Res.pdf
- Downtown Idea Exchange. (2015) *Facade Improvement Programs Produce Real Economic Benefits* Alexander Communications Group Inc., Downtown Development Center
- Edwards, C. and Weeks, E. (2017). [Photographs] East Windsor Hardware and Wyandotte-Lawrence. *Walkerville Publishing Inc*. Retrieved December 7, 2017.
- Fullerton, R. A. (2008). *Our Town: A history of Riverside, Ontario*. Windsor, ON: R.A. Publishing.
- GSP Group & RCI Consulting. (2014). *Vineland Commercial Façade*

Design Guidelines. Town of Lincoln PP. 1-13. Retrieved on November 8, 2016 from <http://lincoln.civicwebcms.com/sites/lincoln.civicwebcms.com/files/media/Planning-Building/2014%2011%2017%20Vineland%20CIP%20Final%20Commercial%20Facade%20Design%20Guidelines%20reduced%20file%20size.pdf>

Mouzon, S. (2011). *The Importance of On-Street Parking*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/the-importance-of-on-street.html>

Mouzon, S. (2011). *Pedestrian Propulsion*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/pedestrian-propulsion.html>

Clay, G. (1978). *Alleys : A Hidden Resource* Grady Clay and Company 1978

Dialog. (2016). *Tecumseh Road Main Street CIP*. Town of Tecumseh. PP. 3-135. Retrieved on November 8, 2016 from http://www.tecumseh.ca/sites/default/files/Tecumseh%20Road%20CIP%2C%20As%20adopted%20by%20Council%20Final_Low%20Res.pdf

Hedman, R. & Jaszewski, A. (1984). *Fundamentals of Urban Design*. Washington, D.C.: APA Planners Press.

Ortiz, L. (2016). *Commercial District Advisor: What comes after streetscape improvements?*. Commercial District Advisor. Retrieved on November 8, 2016 from <http://commercialdistrictadvisor.blogspot.ca/2016/04/what-comes-after-streetscape.html>

Downtown Idea Exchange. (2015) *Facade Improvement Programs Produce Real Economic Benefits* Alexander Communications Group Inc., Downtown Development Center

Madera, C. (2008). *The Importance Of Street Parking*. Planetizen. Retrieved on November 8 from <http://www.planetizen.com/node/31274>

M. Gerwing Architects. (2011). *Facade Rhythm and Lessons of Venice*. Retrieved on November 8, 2016 from <http://mgerwingarch.com/2011/09/08/facade-rhythm-venice/>

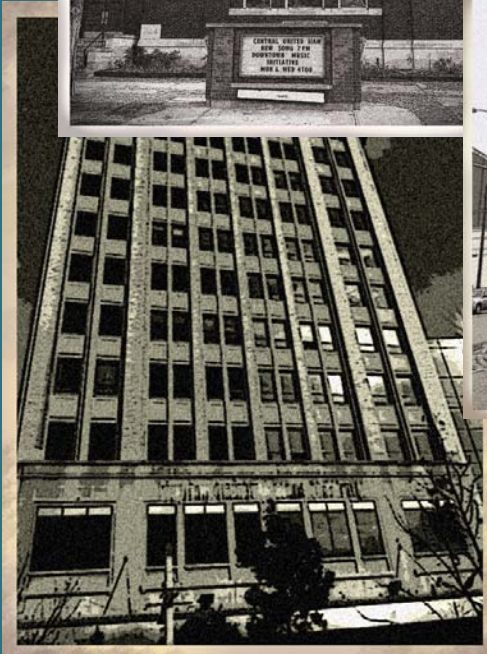
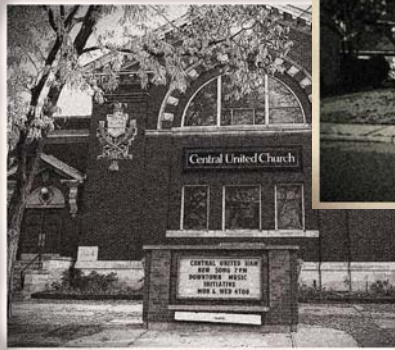
Plan by Design. (2015). *Façade Design Guidelines Cannington, Ontario*. Township of Brock. PP. 1-16 Retrieved on November 8, 2016 from <http://townshipofbrock.ca/wp-content/uploads/2016/10/Final->

Edwards, C. and Weeks, E. (2017). [Photographs] East Windsor Hardware and Wyandotte-Lawrence. *Walkerville Publishing Inc*. Retrieved December 7, 2017.

Fullerton, R. A. (2008). *Our Town: A history of Riverside, Ontario*. Windsor, ON: R.A. Publishing.

GSP Group & RCI Consulting. (2014). *Vineland Commercial Façade*

- Design Guidelines*. Town of Lincoln PP. 1-13. Retrieved on November 8, 2016 from <http://lincoln.civicwebcms.com/sites/lincoln.civicwebcms.com/files/media/Planning-Building/2014%2011%2017%20Vineland%20CIP%20Final%20Commercial%20Facade%20Design%20Guidelines%20reduced%20file%20size.pdf>
- Hedman, R. & Jaszewski, A. (1984). *Fundamentals of Urban Design*. Washington, D.C.: APA Planners Press.
- Madera, C. (2008). *The Importance Of Street Parking*. Planetizen. Retrieved on November 8 from <http://www.planetizen.com/node/31274>
- M. Gerwing Architects. (2011). *Facade Rhythm and Lessons of Venice*. Retrieved on November 8, 2016 from <http://mgerwingarch.com/2011/09/08/facade-rhythm-venice/>
- Mouzon, S. (2011). *The Importance of On-Street Parking*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/the-importance-of-on-street.html>
- Mouzon, S. (2011). *Pedestrian Propulsion*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/pedestrian-propulsion.html>
- Ortiz, L. (2016). *Commercial District Advisor: What comes after streetscape improvements?*. Commercial District Advisor. Retrieved on November 8, 2016 from <http://commercialdistrictadvisor.blogspot.ca/2016/04/what-comes-after-streetscape.html>
- Plan by Design. (2015). *Façade Design Guidelines Cannington, Ontario*. Township of Brock. PP. 1-16 Retrieved on November 8, 2016 from [Development & Heritage Standing Committee - August 2, 2022
Page 111 of 278](http://townshipofbrock.ca/wp-content/uploads/2016/10/Final-</p>
</div>
<div data-bbox=)



PART C

Schedules:

Schedule 'A'

94 1.0 THE WYANDOTTE TOWNE CENTRE BUSINESS IMPROVEMENT AREA (BIA)

- 1.1 History
- 1.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 1.3 Wyandotte Towne Centre BIA
- 1.4 The Municipal Heritage Register and Main Street type buildings
- 1.5 Urban Design Analysis
- 1.6 Recommendations

Schedule 'B'

103 2.0 THE WALKERVILLE BUSINESS IMPROVEMENT AREA (BIA)

- 2.1 History
- 2.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 2.3 Walkerville BIA
- 2.4 The Municipal Heritage Register and Main Street type buildings
- 2.5 Urban Design Analysis
- 2.6 Recommendations

Schedule 'C'

118 3.0 THE FORD CITY BUSINESS DISTRICT IMPROVEMENT AREA (BIA)

- 3.1 History
- 3.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 3.3 Ford City BIA
- 3.4 The Municipal Heritage Register and Main Street type buildings
- 3.5 Urban Design Analysis
- 3.6 Recommendations

Schedules:

Schedule 'D'

128 4.0 THE PILLETTE VILLAGE BUSINESS IMPROVEMENT AREA (BIA)

- 4.1 History
- 4.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 4.3 Pillette Village BIA
- 4.4 The Municipal Heritage Register and Main Street type buildings
- 4.5 Urban Design Analysis
- 4.6 Recommendations

Schedule 'E'

138 5.0 THE OLDE RIVERSIDE TOWN CENTRE BUSINESS IMPROVEMENT AREA (BIA)

- 5.1 History
- 5.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 5.3 Olde Riverside Town Centre BIA
- 5.4 The Municipal Heritage Register and Main Street type buildings
- 5.5 Urban Design Analysis
- 5.6 Recommendations

Schedule 'F'

148 6.0 THE ERIE STREET BUSINESS IMPROVEMENT AREA (BIA)

- 6.1 History
- 6.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 6.3 Erie Street BIA
- 6.4 The Municipal Heritage Register and Main Street type buildings
- 6.5 Urban Design Analysis
- 6.6 Recommendations



Schedule 'G'

158 7.0 THE OTTAWA STREET BUSINESS IMPROVEMENT AREA (BIA)

- 7.1 History
- 7.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 7.3 Ottawa Street BIA
- 7.4 The Municipal Heritage Register and Main Street type buildings
- 7.5 Urban Design Analysis
- 7.6 Recommendations

Schedule 'H'

169 8.0 OUELLETTE AVENUE : ERIE STREET TO TECUMSEH ROAD

- 8.1 History
- 8.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 8.3 Ottawa Street BIA
- 8.4 The Municipal Heritage Register and Main Street type buildings
- 8.5 Urban Design Analysis
- 8.6 Recommendations



Schedule 'A'

1.0 The Wyandotte Towne Centre Business Improvement Area (BIA)

1.1 History

The Wyandotte Towne Centre BIA (legal name in accordance with By-law 173-2008) was established through By-law 10095. It is difficult to determine the exact age of buildings within the BIA boundaries, but through the City's data base, fire insurance maps, architectural style and historical photos and records available we are able to obtain a general idea of the age of the built form within the area.

As a Main Street some buildings date back to as early as the late 1800s with the majority of building stock being from the early to mid 1900s. There are also several buildings built after the 1950s that flank the Wyandotte Towne Centre BIA.



Figure 67. Leatherdale Block located at 1380-1394 Wyandotte Street East (1960)



Figure 68. Leatherdale Block located at 1380-1394 Wyandotte Street East

1.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street identified on Schedule 'A' should be amended to the City of Windsor Building Facade Improvement Program for Main Streets because the area meets the following criteria identified in Section 1.4 of the CIP, and the "Criteria For Designation" of a CIP Project Area as:

- The properties are within the Wyandotte Towne Centre BIA;
- The Buildings are along a Main Street as identified on Schedule G of the Official Plan;

The properties are also consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan) as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 69. 1412 Wyandotte Street East



Figure 70. Pasadena Block located at 1424-1434 Wyandotte Street East



Figure 71. Holy Family Chaldean (Immaculate Conception) church located at 821 Wyandotte Street East



Figure 72. A panorama of buildings within the Wyandotte Towne Centre BIA, many would benefit from the City of Windsor Facade Improvement Program for Main Streets

1.3 Wyandotte Towne Centre BIA

In the summer of 2014 the Planning and Building Department met with the BIA coordinator and conducted a survey of the Wyandotte Towne Centre BIA to determine the condition of the building facades flanking Wyandotte Street East. The survey produced an aerial and photo inventory of all facades within the BIA. The survey also

identified cultural and heritage resources that are either on Windsor’s Heritage Register (both designated and non-designated) and buildings/structures that may be considered for recommendation onto the Windsor Heritage Register in the future.

Buildings of a Main Street typology

have also been identified for their future retention.

Generally, the facades in the Wyandotte Towne Centre BIA are in poor to good condition. The information below provides additional detail and observations from professional staff site visit along the Main Street in 2014.



Figure 73. Langlois Street, Windsor



Figure 74. Wyandotte Street E, Windsor



Figure 75. Building with public art on Wyandotte Street E

Condition of Existing Facades

- Many of the facades are in need of brick repair and cleaning;
- Some storefronts have been covered with materials such as stucco or EIFS eliminating the separation between the two different building facades and impacting the rhythm of the street facade;
- In many cases, the rear and side facades are in as poor condition as the front and in need of improvement;
- The original exterior material of some buildings have been substituted for a cheaper non-tradition cladding;
- Some buildings have additions that were not integrated well with the street’s character; and
- In some cases, there are blank side walls that are visible from Wyandotte Street.

1.3.1 The Storefront

- Illegal signage and missing and inconsistent address styles are found throughout the BIA;
- Storefront window displays are

cluttered with advertisements and in need of cleaning;

- Many storefronts have security bars that create a feeling that the area is unsafe;
- The north side of Wyandotte Street is not as intimate or small scale (quaint) as the south side;
- The north side includes a greater number of larger scale developments that are not of the traditional storefront or Main Street typology;
- Many storefronts have been filled in with a solid material eliminating the connection with the street; and
- Many storefronts have steps at the front entrance and do not meet accessibility standards.

1.3.2 Overall Attractiveness of the Area

- Where buildings have been demolished or developments have been setback from the property line, there is a gap in the street facade and often illegal parking has taken hold in these areas.

1.3.3 Vacancy Rates

Since 2012, the City has under taken a Land Use Survey every two years to determine commercial vacancy on a City-wide level.

For the Wyandotte Towne Centre BIA, 174 commercial units were identified. Vacancy has increased from 20% in 2012 to 21.3% in 2016.

These somewhat high vacancy rates are consistent with the “Criteria For Designation” for a CIP Project Area.

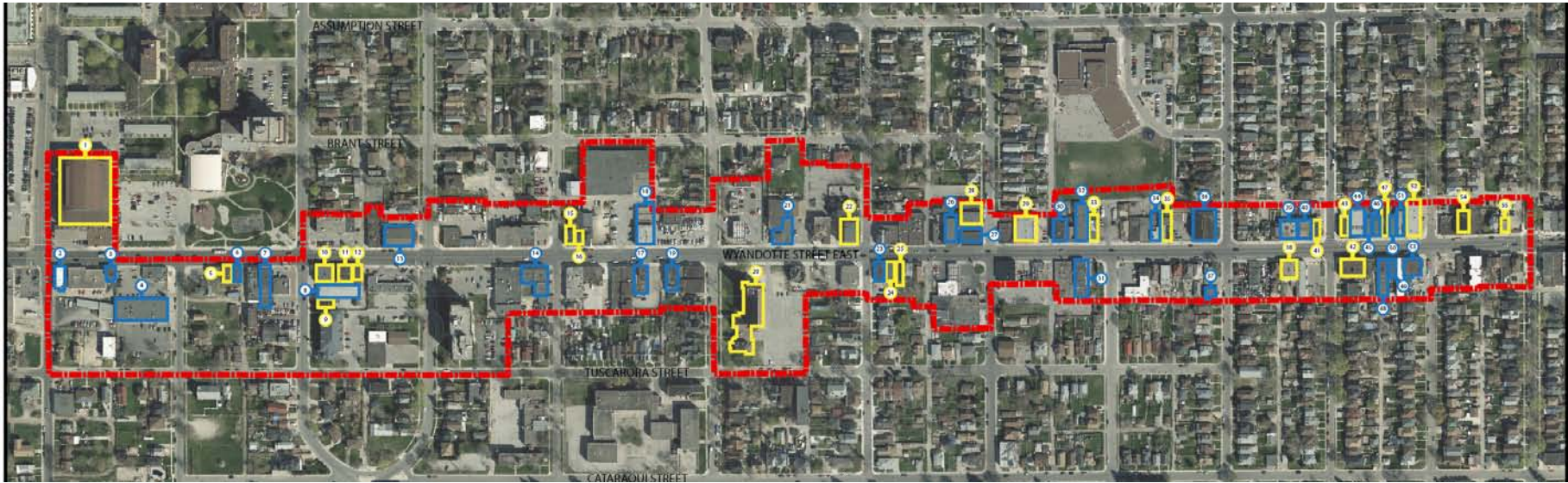
1.4 The Municipal Heritage Register and Main Street type buildings within the Wyandotte Towne

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WYANDOTTE)			
ADDRESS	LISTED	DESIGNATED	NOTES
572 McDougall Street (Windsor Arena, Border Cities Arena)	●		Constructed: 1925-27 Architect: W.A. Connor & Co
638 Glengarry Ave (Belvedere Apartments)	●		Constructed: Circa 1928 Additional: Buff brick & stone details
505-515 Wyandotte Street East (Meretsky Block)	●		Constructed: 1912 Architect: J.C. Pennington & Crane
821 Wyandotte Street East/ 686 Marentette Avenue (Immaculate Conception Church)	●		Constructed: 1904 Architect: Williams Bros.
892 Wyandotte Street East (Wyandotte Tavern)	●		Constructed: 1909
907-917 Wyandotte Street East	●		Constructed: Circa 1911-1914
919-923 Wyandotte Street East	●		Constructed: Circa 1911-1914

Table 5. Buildings identified on the Municipal Heritage Register in the Wyandotte Towne Centre BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WYANDOTTE)

ADDRESS	LISTED	DESIGNATED	NOTES
1290-1292 Wyandotte Street East	●		Constructed: 1910
1301-1327 Wyandotte Street East	●		Constructed: Circa 1913
1424-1432 Wyandotte Street East (Pasadena Block)	●		Constructed: 1915 Additional: Art Deco Elements



WYANDOTTE TOWN CENTRE

— BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER

— MAIN STREET TYPE BUILDINGS

----- BIA Boundary



CITY OF WINDSOR
PLANNING DEPARTMENT
SEPTEMBER 2016

Map 1. Buildings on the Municipal Heritage Registry and other Main Street type buildings (Wyandotte Towne Centre)

Urban Design and Contextual Analysis

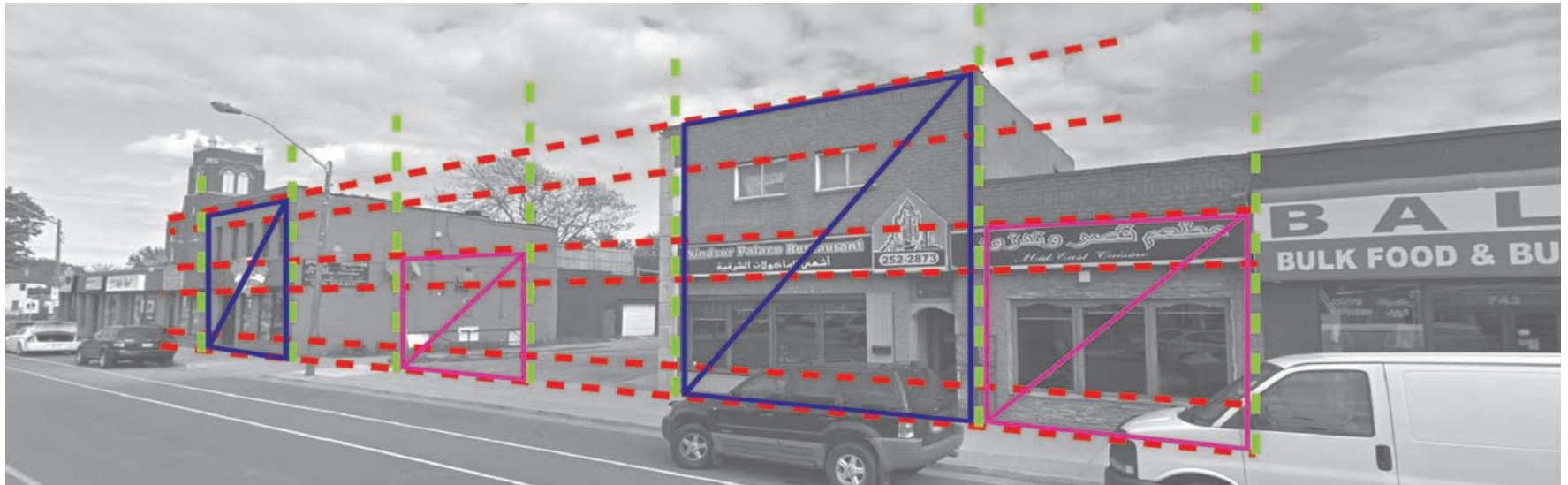


Figure 76. Regulating lines and building proportions identify a pattern along the Wyandotte Towne Centre BIA Mainstreet on the south side from Louis to Marentette Avenue that can be used for infill development.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be seen along Wyandotte Street East in the BIA although much of the elements that created this order have been altered or covered up over time.

Building Heights

Buildings are generally 1 to 2 stories, however there are a number of buildings that are above two stories to a maximum of 4 stories.

Doors and Window Locations

Doors and the main entrance of establishments generally open out towards the Main Street. However, there are many examples where windows and doors have been covered with brick or other material. It is important that doors and windows are reinstated and existing entrances and windows facing the main street are maintained as part of any building facade improvements to help create an “indoor/outdoor” relationship with the public realm.

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014). When applying this analysis to the Wyandotte Towne Centre Main Street along Wyandotte Street East there is generally a continuity



Figures 77. Buildings along Wyandotte Towne Centre BIA Mainstreet where most original architectural features, windows, and storefronts have been retained, creating good street presence



Figures 78. Buildings along Wyandotte Towne Centre BIA Mainstreet where large gaps exist along the street wall and windows that once opened toward the main street have been covered.

of building elevations and the use of materials used over time on the south side between the Hall to Moy Avenue Block.

Generally there is a discontinuity of building elevations and a hodge-podge of materials used along Wyandotte Street East throughout the rest of the Main Street within the Wyandotte Towne Centre BIA. There are large gaps along the street wall on both the North and South Side of

Wyandotte Street East where traditional Main Street Buildings were once located.

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been covered or lost overtime, but through archival photographs and research it would be beneficial to restore or reinstate some of these key architectural elements

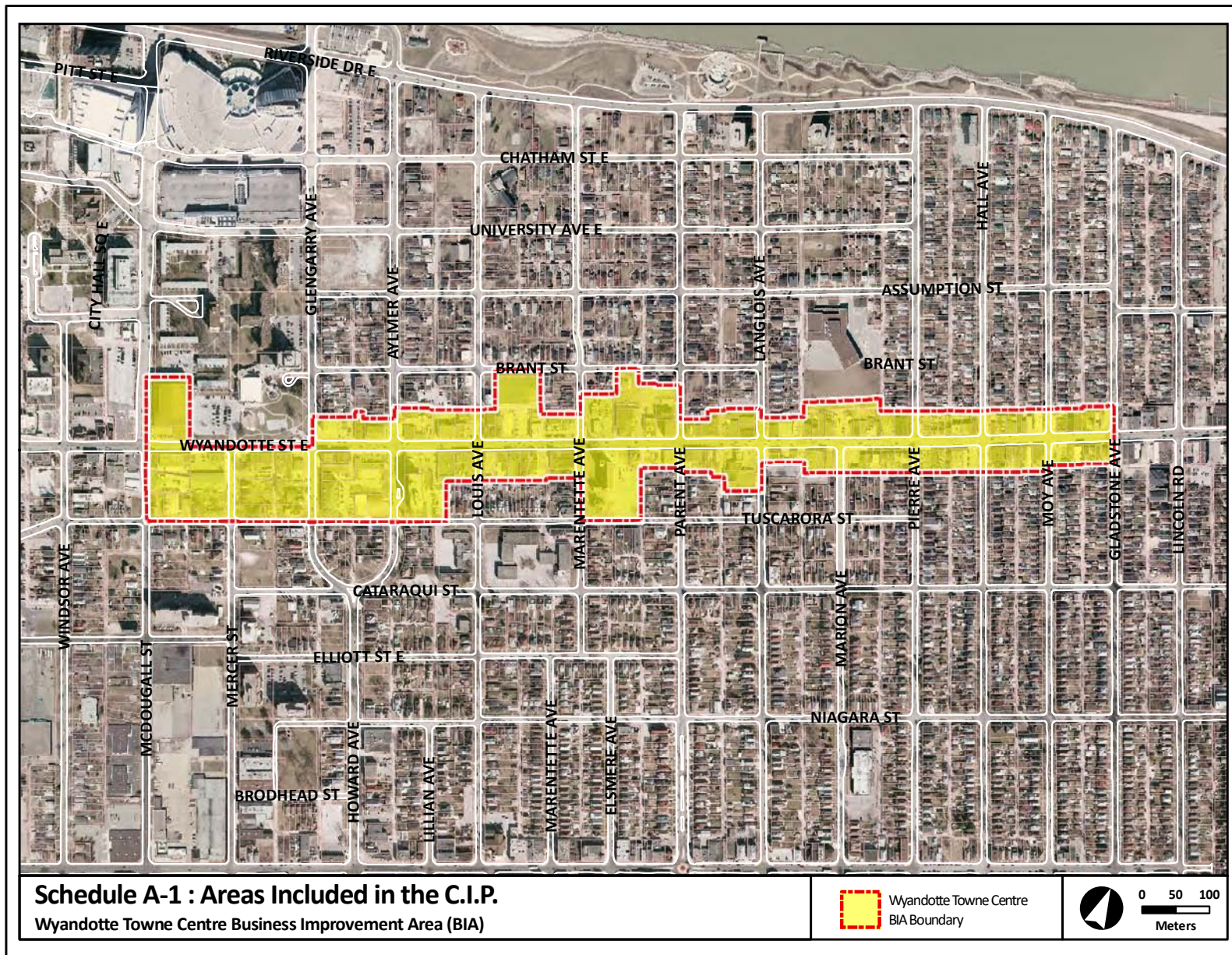
1.5 Urban Design and Contextual Analysis

1.6 Recommendations

The findings of the Planning and Building Department Survey of the Wyandotte Towne Centre BIA reveal that the conditions of properties are consistent with “Criteria for Designation” for a CIP Project Area; specifically:

- Building facades are in need of maintenance, repair, restoration, rehabilitation or redevelopment;
- Generally, the commercial vacancy rate is high and the overall visual quality of the built environment, particularly the facades, and urban design is poor;
- There is a presence of cultural heritage resources; and
- The area has the potential to be a new employment area.

Through the analysis outlined for the Wyandotte Towne Centre BIA in Schedule A, it is recommended that the Wyandotte Towne Centre BIA be approved for the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets.



Map 2. Areas included in the CIP (Wyandotte Towne Centre)

Schedule 'B'

2.0 The Walkerville Business Improvement Area (BIA)

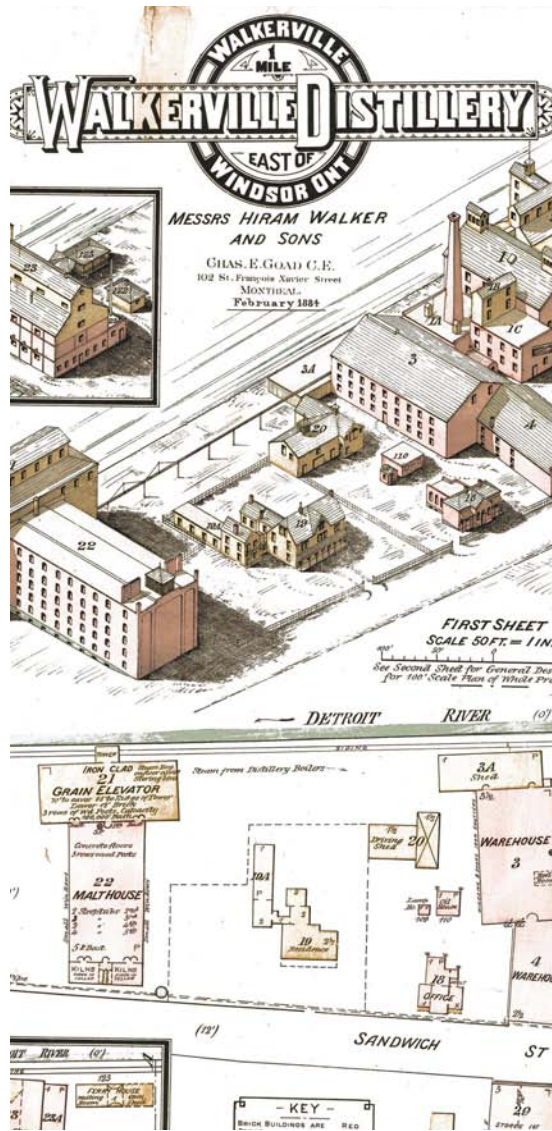


Figure 79. A fire insurance map from 1884 showing some of Walkerville's building at the time

2.1 History

The Wyandotte Street East Improvement Area was established through By-law 8024. It is commonly known as the Walkerville BIA and established its legal name through By-law 8176. The Walkerville Main Street area forms the majority of the retail/commercial area formerly known as the Town of Walkerville, which was established in 1858 but did not become a town until 1890. The Edwardian company town was founded by Hiram Walker for a flour mill and distillery. Based on the "Garden City Movement" that was founded in Great Britain, Walker employed well known architects from the United States to develop the Town's Industrial

complex, housing for its workers and a commercial retail area to service the Town.

The Town was amalgamated with the City of Windsor in the 1930's. Fortunately, much of the important historical elements such as the buildings and established street wall, boulevards, sidewalks, alleys, street layout, tree canopy and general character remain. As a Main Street the majority of buildings date back to the early 1900s (1900 to 1930). Many buildings also date back to as early as the late 1800s. However, most of these are residential because the Walkerville BIA boundary includes residential properties along Chilver, Kildare, and Devonshire Roads. There are also buildings built after the 1950s that flank Wyandotte Street East in the Walkerville BIA.



Figure 80. Wyandotte Street looking West, historic Walkerville, Canada

2.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street, Chilver, Kildare and Devonshire Roads within the Walkerville BIA identified on Schedule 'B' should be amended to the City of Windsor Building Facade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are situated within a Heritage Area and on a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan); and
- The properties are within the Walkerville BIA.

Offering an economic incentive to improve the facades of buildings within the Walkerville BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 81. A view of building facades along the south side of Wyandotte Street East in the Walkerville BIA where architectural features, materials, and storefronts create street presence and indoor/outdoor connection with the public realm

2.1.1 Condition of Facades Along Wyandotte Street East, Chilver, Devonshire and Argyle Roads

In the summer of 2014, the Planning and Building Department met with the BIA coordinator and conducted a survey of the Walkerville BIA to determine the condition of the facades flanking Wyandotte Street East, Chilver, Devonshire, and Argyle Roads between Gladstone Avenue and Argyle Road. The survey produced an aerial and photo inventory of all facades within the BIA. The survey also identified cultural and heritage resources

that are either on Windsor's Municipal Heritage Register (both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building facades in the Walkerville BIA are in fair to good condition. One of the concerns is that architectural features of these ornate facades may be removed or

covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the facade. There is no other place in the Windsor area where one can view such a high concentration of such ornate turn of the century building facades. The information below provides additional detail and observations from professional staff site visit along the Main Street in 2014.

Walkerville BIA

2.1.2 Condition of Existing Facades

- Many of the facades are in need of brick repair, cleaning, and paint removal;
- Some storefronts have been covered with materials such as stucco hindering scaling features and details of the facade;
- In many cases the rear and side facades are in as poor condition as the front and in need of improvement;
- In some cases there are blank side walls that are visible from Wyandotte;
- In some cases original exterior material of some buildings have been substituted for a cheaper non-traditional cladding; and
- In some cases detailed architectural features have been covered or are in need of restoration.

2.1.3 The Storefront

- Deteriorated and non-traditional signs have been found on some of the buildings in the BIA;
- In some areas storefront displays are cluttered with advertisements and in need of cleaning; some have security bars creating a feeling that the area is unsafe;
- Both the north and south sides of



Figure 82. Gap in the street facade along Wyandotte Street East, Windsor

Wyandotte Street have an intimate or small scale (quaint) character with the majority of buildings being of a Main Street typology; and

- Some storefronts have steps at the front entrance and do not meet accessibility standards, but given their heritage significance, there may not be an alternative solution without negatively impacting the facade.

2.1.4 Overall Attractiveness of the Area

- Where buildings have been demolished or developments have been setback from the property line there is a gap in the street facade and often illegal parking has taken



Figure 83. Security bars on windows make the area feel unsafe

hold in these areas; and

- There are some uses such as automobile sales that are incompatible with the character of the area.

2.1.5 Vacancy Rates

Since 2012, the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

For the Walkerville BIA, 85 units were identified. Generally vacancy has decreased from 13.2% in 2012 to 7.1% in 2016. A Building Facade Improvement Program will further encourage the reuse of vacant storefronts.

2.2 The Municipal Heritage Register and Main Street type buildings in the Walkerville BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)			
ADDRESS	LISTED	DESIGNATED	NOTES
1506-1512 Wyandotte Street East (Trotts Shoes)	●		Constructed: 1915 Style: Edwardian Commercial
1564 Wyandotte Street East (Tivoli Theatre)	●		Constructed: 1921-22 Architect: C. Howard Crane
1580-1598 Wyandotte Street East (Imperial Bank)	●		Constructed: 1927 Architect: Longley and Howland
1601 Wyandotte Street East (Toronto Dominion Bank)	●		Constructed: 1922
1687 Wyandotte Street East (Thomas A. McCormick House)	●		Constructed: 1905 Style: Queen Anne Revival
1701 Wyandotte Street East (Home Bank)	●		Constructed: 1907-08 Architect: Sproatt and Rolff
1719-1723 Wyandotte Street East	●		Constructed: 1910-11
1731-1737 Wyandotte Street East	●		Constructed: 1910
1739-1747 Wyandotte Street East	●		Constructed: 1908-09
1755-1767 Wyandotte Street East (Bates Building)	●		Constructed: 1914
1799 Wyandotte Street East (Bank of Montreal)		●	Constructed: 1912-1913 Style: Terra cotta Architect: Hogle and Davis, w/ Stahl and Kinsey
1880 Wyandotte Street East (Joseph Dale House/Kildare House Tavern)	●		Constructed: Circa 1890 Style: Queen Anne Revival

Table 6. Buildings identified on the Municipal Heritage Register in the Walkerville BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)

ADDRESS	LISTED	DESIGNATED	NOTES
1900-1942 Wyandotte Street East (Imperial Building)		●	Constructed: Circa 1922 Architect: J.C. Pennington
1958-1998 Wyandotte Street East (Strathcona Building)	●		Constructed: Circa 1907 Architect: Albert Kahn
1969 Wyandotte Street East (Dr. C.W. Hoare Residence)	●		Constructed: 1907 Architect: M.L. Smith
2090 Wyandotte Street East (Walkerville Hydro Electric Comm. Building)	●		Constructed: 1922 Architect: Harold McEvers
400 Chilver Road (Exchange Hotel/Victoria Tavern)	●		Constructed: Circa 1890
420 Kildare Road (Canadian Auto Painting)	●		Constructed: 1913-14 Architect: Leybourne and Whitney
423 Kildare Road (J.E. Dobie House)	●		Constructed: Circa 1900 Style: Vernacular
447 Kildare Road (William C White House)	●		Constructed: Circa 1890 Style: Vernacular
468 Kildare Road (Jos. Graveline House)	●		Constructed: Circa 1882 Style: Vernacular
477 Kildare Road (E. Stewart House)	●		Constructed: Circa 1892 Style: Vernacular
484 Kildare Road (Andrew Reid House)	●		Constructed: 1894 Architect: Mason and Rice
487 Kildare Road (Walter Chater House)	●		Constructed: Circa 1891 Style: Vernacular

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)

ADDRESS	LISTED	DESIGNATED	NOTES
509 Kildare Road (Harry Morris House)	●		Constructed: Circa 1896 Style: Vernacular
510-536 Kildare Road (Quadruplex: 510 Thos. K Hall; 516 Thos. K Nevin; 534 Edwin Chater; 536 Walter F. Cole)	●	●	Constructed: Circa 1889 Architect: Mason and Rice 510, 516 Listed; 534, 536 Designated
537 Kildare Road (DeGurse-McEwen House)		●	Constructed: 1891 Style: Queen Anne; Vernacular
549 Kildare Road (L. Kendall House)	●		Constructed: Circa 1890 Style: Vernacular Homestead
325 Devonshire Road (Walker Power Building)	●		Constructed: 1911-1913 Architect: J.E. Kinsey
350 Devonshire Road (Walkerville Town Hall)		●	Constructed: 1904 (moved in 1995) Architect: Albert Kahn
378-396 Devonshire Road (Crown Inn)		●	Constructed: 1892-93 Architect: Mason And Rice
415 Devonshire Road (Bank of Commerce)	●		Constructed: 1906 Architect: Albert Khan
420 Devonshire Road (Walkerville Post Office)		●	Constructed: 1914 Architect: Federal Public Works
511-517 Devonshire Road (Thomas Reid House)		●	Constructed: 1892 Architect: Mason & Rice
514-518 Devonshire Road	●		Constructed: Circa 1890 Architect: Mason & Rice
546-550 Devonshire Road		●	Constructed: Circa 1890 Architect: Mason & Rice

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)

ADDRESS	LISTED	DESIGNATED	NOTES
547 Devonshire Road (John Bott House)	●		Constructed: 1894 Architect: James G McLean
580 Devonshire Road	●		Constructed: 1892-93 Architect: Mason And Rice
606 Devonshire Road (Royal Bank of Canada)		●	Constructed: 1922 Architect: D.J. Cameron
525 Argyle Road (Hiram Walker Warehouse)	●		Constructed: Circa 1930s ***Adaptive reuse (Walkerville Brewery)



Map 3. Buildings on the Municipal Heritage Registry (Walkerville) and other Main Street type buildings

2.3 Urban Design and Contextual Analysis

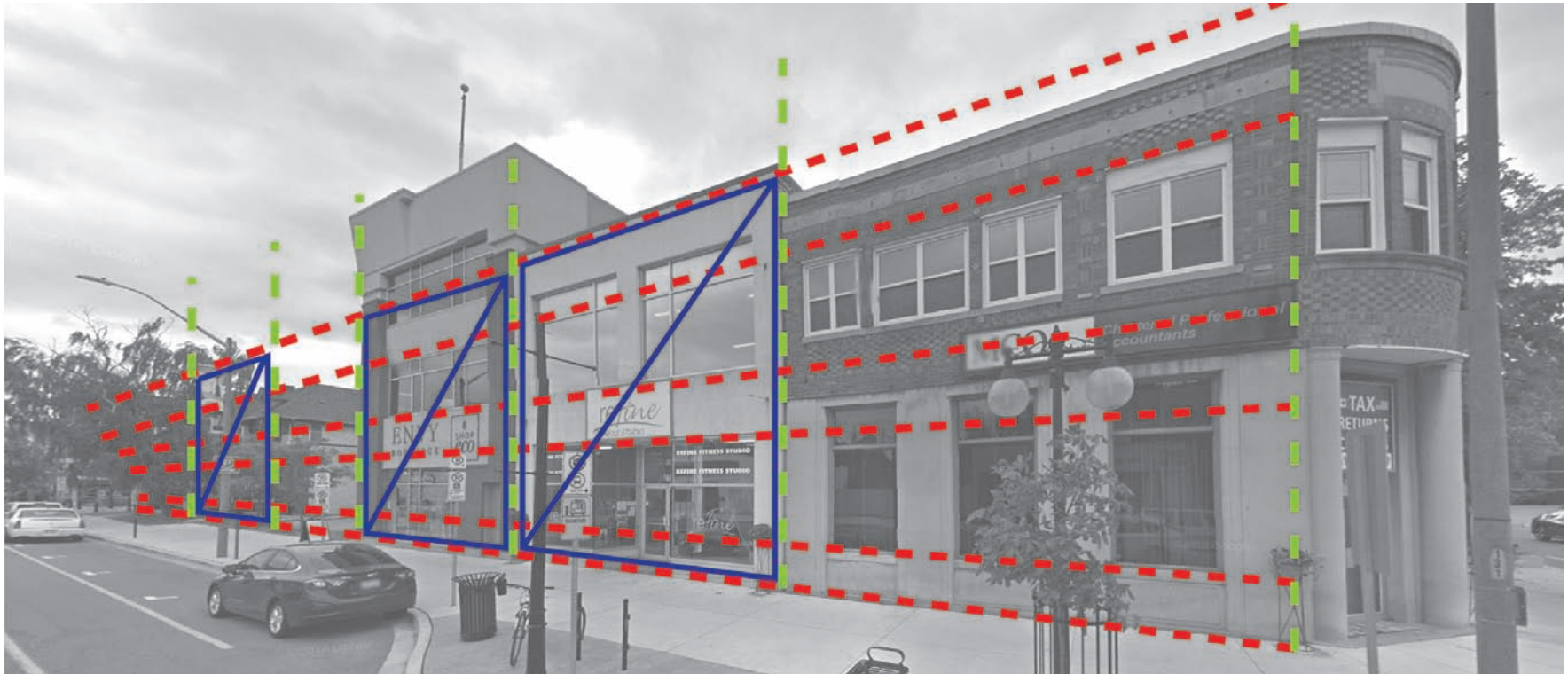


Figure 84. Regulating lines and building proportions identify a consistent pattern along the Walkerville BIA Mainstreet on the south side from Lincoln to Windermere Road.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Walkerville Main Street. The following urban design analysis describes elements of the historical context of the area:

Building Heights

Buildings are generally 2 to 3 stories.

Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).



Figure 85. Imperial Building in the Walkerville BIA with repeating rhythm patterns.



Figure 86. Wyandotte Street East between Gladstone Avenue and Lincoln Road.



Figure 87. Wyandotte Street East between Lincoln Road and Windermere Road. Missing storefronts and inconsistent building heights and styles weaken the traditional main street.

When applying this analysis to the Walkerville Main Street along Wyandotte Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The North side of Wyandotte Street East between Gladstone Avenue to Lincoln Road;
- The North side of Wyandotte Street East between Kildare to Devonshire Roads; and
- The South side of Wyandotte Street East between Chilver to Windermere Roads.

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Wyandotte Street East:

- The North side of Wyandotte Street East between Lincoln to Windermere Roads;
- The South side of Wyandotte Street East between Gladstone Avenue to Windermere Road;
- The South side of Wyandotte Street East from Devonshire to Argyle Road; and
- The South side of Wyandotte Street East between Chilver to Kildare Streets.

There is an almost total loss of the traditional Main Street Façade in the following areas along Wyandotte Street East between the following blocks:

- The North side between Windermere to Chilver Roads; and
- The South side between Kildare to Monmouth Roads.



Figure 88. Wyandotte Street East between Chilver Road and Kildare Road.



Figure 89. Wyandotte Street East between Kildare Road and Devonshire Road.

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 90. Exchange Hotel (Victoria Tavern) c. 1910.



Figure 91. Victoria Tavern in 2011.

2.4 Recommendations

The findings of the Planning and Building Department survey and analysis of the Walkerville BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

- Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City, Province, and in general, North America where key building facades are representative of a company town.
- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Walkerville BIA in Schedule B, it is recommended that the Walkerville BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.

As discussed in Section 1.0 of this CIP, Council has taken a progressive approach to protect and support its existing Main Streets. For example,

Council has passed Traditional Commercial Street Policies, a Demolition Control By-law for Windsor’s Main Streets, invested in streetscape and infrastructure projects, public art and ‘districting’ plans for some main street neighbourhoods such as Walkerville.

These strategies were implemented to encourage the retention of main street buildings, preserve the unique character and walkability of these areas, to prohibit the creation (and expansion) of surface parking areas abutting traditional commercial streets, and to encourage improvement on vacant and underutilized property within these Main Street areas.

On ??, 2021, the Walkerville Theming & Districting Plan was approved by Windsor City Council. The Plan proposes to further connect the neighbourhood and Main Street to the Riverfront Park through a pathway, animate streets and alleyways, repurpose vacant and underutilized property, create new parks and open spaces and create gateways into the Walkerville Main Street and neighbourhood.

Devonshire / Assumption Mixed-Use Urban Square

The grants provided through the Main Streets CIP will encourage the redevelopment of vacant and underutilized former industrial and commercial property within the Walkerville Main Street area.



Figure 92. Bird's Eye View - Existing Condition



Figure 93. Devonshire / Assumption Mixed Use Urban Square: An example of the opportunity for infill development in the Walkerville Main Street areas as identified through the Walkerville Theming and Districting Plan



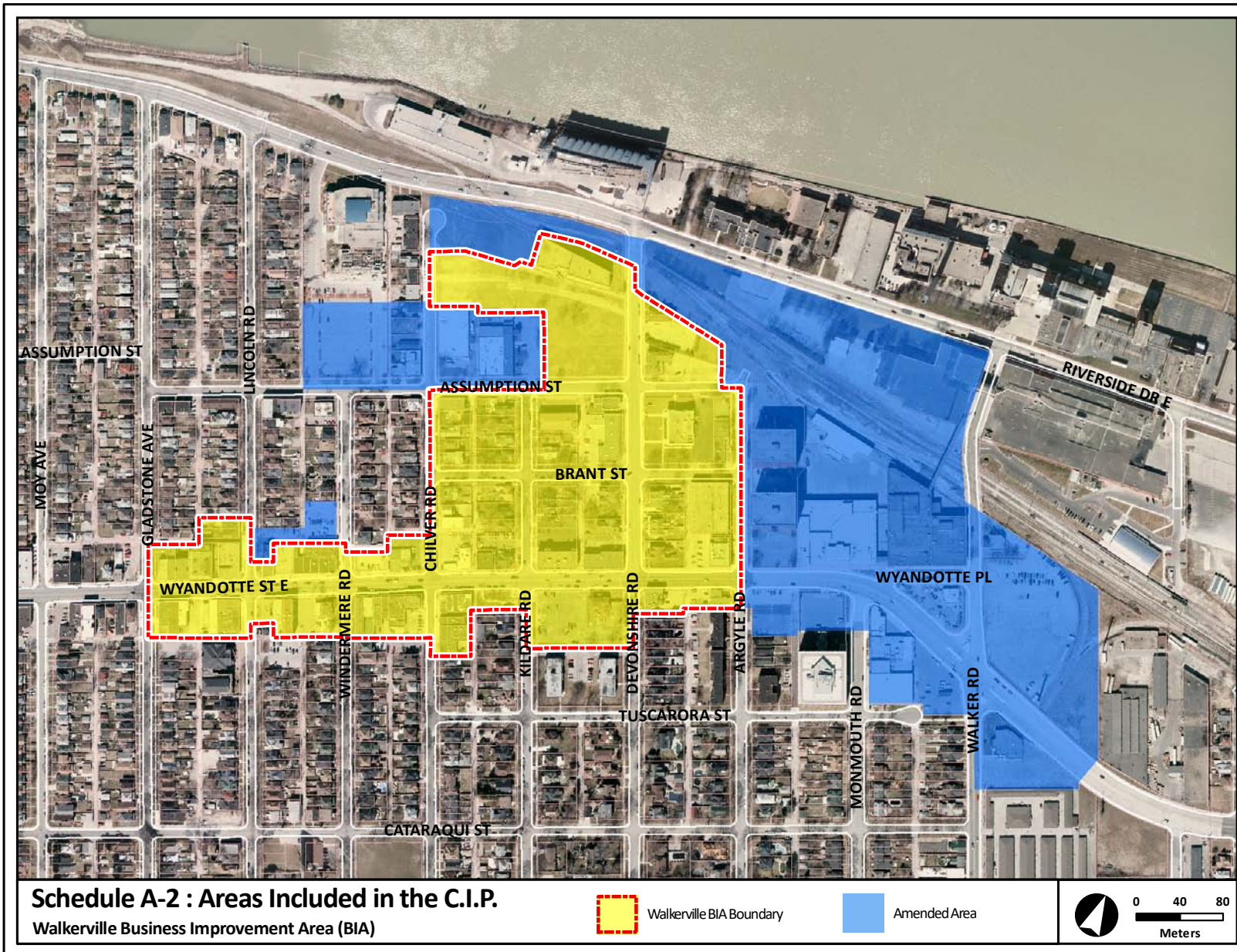
Wyandotte East Gateway

Through the Walkerville Theming and Districting Plan, the intersection of Wyandotte Street and Walker Road will be reimagined as an attractive and vibrant urban gateway to Walkerville, improving the aesthetics and road-dominated focus of this important location. Grants will be available through the Main Streets CIP to encourage a similar development.

Figure 94. Bird's Eye View - Existing Condition



Figure 95. Wyandotte Street East and Walker Road Gateway: An example of the opportunity for infill development in the Walkerville Main Street area as identified through the Walkerville Theming and Districting Plan.



Map 4. Ammended areas included in the CIP (Walkerville) (Ammended through CR/___)

Schedule 'C'

3.0 The Ford City Business District Improvement Area (BIA)

3.1 History

The Ford City Business District Improvement Area (commonly known as the Ford City BIA) was established through By-law 9571. The legal name was established through By-law 170-2008. The town was originally French Canadian farmland (Seigneurial lot system), with Drouillard Road sited on the portion of land donated by Francois Drouillard.

When the Ford Motor Company of Canada located its new manufacturing facility in the area the promise of job opportunities attracted new immigrants, particularly from Eastern Europe. The town had to build rapidly to accommodate the population growth. As a result, expansion was often haphazard and construction was unsupervised with little regard for planning .

The majority of the town's growth occurred between 1900 and 1935. Ford City was incorporated as a village in 1913



Figure 96. Drouillard Road at Whelpton Street, looking towards the Detroit River, 1924

and achieved town status by 1915. Most of the town's activity was centered around Drouillard Road, where residents would go for shopping, entertainment, and religious gatherings. The majority of buildings along Drouillard Road were constructed between 1910 and 1930. South of Ontario Street, most buildings were constructed after 1924. In 1928, the town was renamed East Windsor and in 1935 it amalgamated into Windsor proper. A few buildings scattered along the length of Drouillard Road were constructed in the 1930s, 1940s, and 1950s.



Figure 97. Drouillard Road in December 1950 (Windsor Star Files)

3.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Drouillard Road from Riverside Drive East to Seminole Street within the Ford City BIA identified on Schedule 'C' should be amended to the City of Windsor Building Facade Improvement Program for Main Streets because the properties meet the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The properties are within the Ford City BIA;

Offering an economic incentive to improve the facades of buildings within the Ford City BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 98. Drouillard Road at Whelpton Street looking South



Figure 99. Mid-Drouillard Road



Figure 100. A building facade on the west side of Drouillard Road with original storefront windows and doors bricked in, eliminating the connection with the street

3.2.1 Condition of Facades Along Drouillard Road

In the autumn of 2017, the Planning and Building Department conducted a survey of the Ford City BIA to determine the condition of the facades flanking Drouillard Road between Riverside Drive East and Seminole Road. The survey produced a photo inventory of all facades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register (both

designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building facades in the Ford City BIA are in poor to fair condition. However, a few building facades are in good condition

as brick, doors and windows appear to be well maintained. One of the concerns is that many of the traditional Main Street buildings in this area have storefront windows and doors bricked in or covered with wood, such as in Figure 94.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

3.3 Ford City BIA

3.3.1 Condition of Existing Facades

- Many of the facades are in need of cleaning and brick repair;
- The original exterior material of some buildings have been substituted for a cheaper non-traditional cladding such as stucco, EIFS, or siding hindering scaling features and details of the facade;
- Some buildings have additions that were not integrated well with the streets character; in some cases there are blank side walls that are visible from Drouillard Road; and
- Many buildings display typical main street characteristics of the 1920's but some appear to be vacant, deteriorating, and possibly unsafe to occupy without structural improvements.



Figure 101. Gap in the street facade along Drouillard Road, Ford City, Windsor

set up a consistent address system for businesses and storefronts in the area; and

- In many cases the storefronts connection with the public realm has been lost; there is a lack of “eyes on the street” along Drouillard.

3.3.3 Overall Attractiveness

- Where buildings have been demolished or developments have been setback from the property line there is a gap in the street facade and often illegal parking has taken hold in these areas;
- Boarded up or covered doors and windows create a sense of abandonment where visitors to the



Figure 102. Example of a building in Ford City where storefront doors and windows have been boarded up

area feel unsafe;

- There are some uses such as automobile sales that are incompatible with the character of the area; and
- Public art, signage, and colourful street furniture along Drouillard Road create a unique identity and branding for “Ford City”. Residents attempt to bring art into the alleys through paint and graffiti to make them more welcoming places.

3.3.4 Vacancy Rates

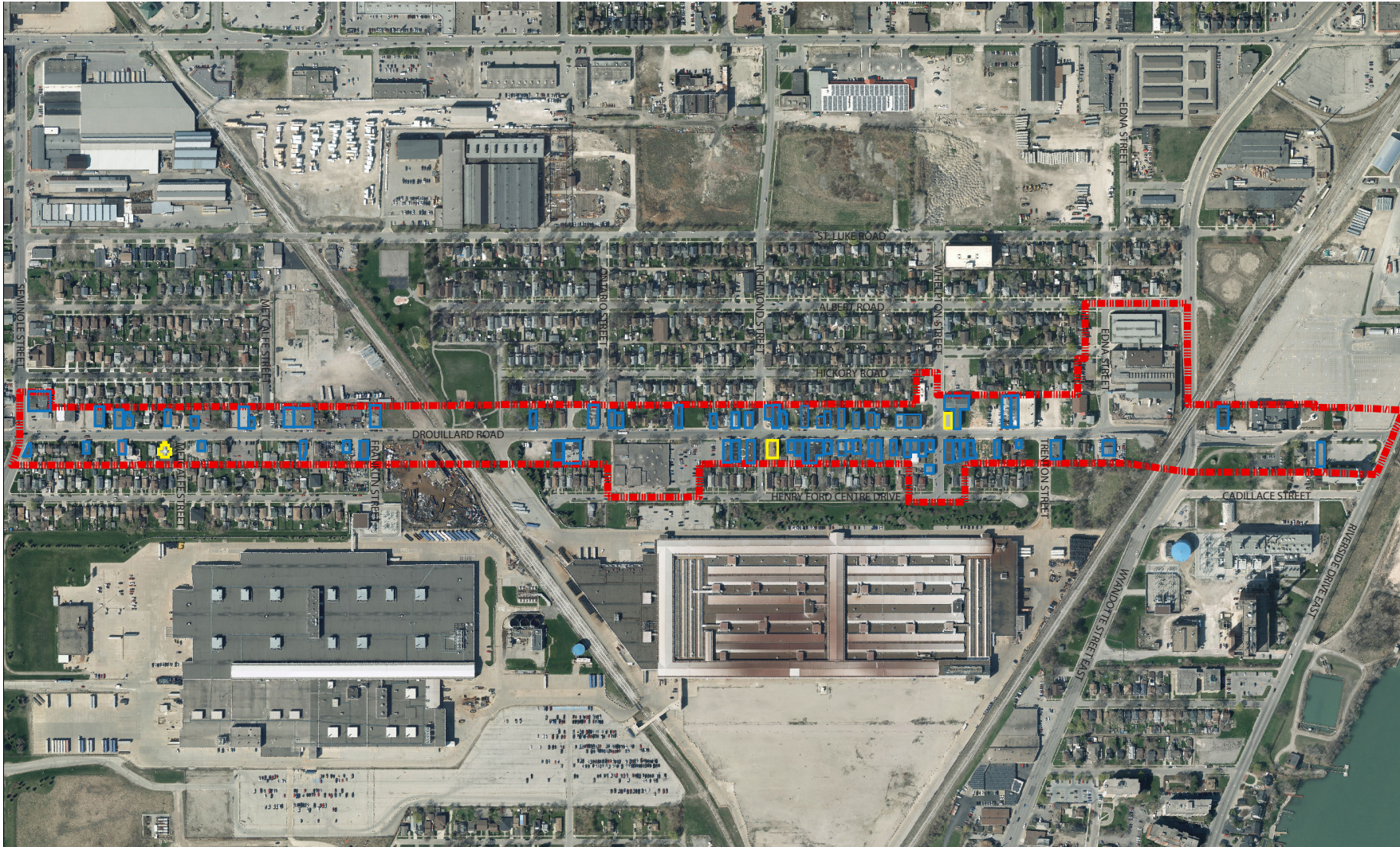
- Evidence of vacancies along Drouillard Road is provided through the existence of boarded up storefronts, windows, overgrown

- vegetation, and a general unkempt appearance
- Since 2012, the City has undertaken a Land Use Survey every two years to determine commercial vacancy on a City-wide level.
- For the Ford City BIA, 64 commercial units were identified and generally vacancy has decreased from 52.5% in 2012 to 42.2% in 2016 which, although an improvement from 2012, is considered high and an indication of decline.
- These high vacancy rates are consistent with the “Criteria For Designation” for a CIP Project Area.

3.4 The Municipal Heritage Register and Main Street type buildings in the Ford City BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (FORD CITY)			
ADDRESS	LISTED	DESIGNATED	NOTES
999 Drouillard Road Provincial Bank of Canada	●		Constructed: c1923 Architect: Gilbert J.P. Jacques
1094 Drouillard Road St. John the Divine Russian Orthodox Church	●		Constructed: 1949 Architect: John R. Boyde
1321 Drouillard Road	●		Constructed: 1949
1410 Drouillard Road Holy Trinity Russian Orthodox Church	●		Constructed: 1947 Architect: John R. Boyde
1457 Drouillard Road Ukrainian Labour Federation Temple	●		Constructed: 1927

Table 7. Buildings identified on the Municipal Heritage Register in the Ford City BIA



FORD CITY

- ▬ BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER
- ▬ DESIGNATED BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER
- ▬ MAINSTREET TYPE BUILDINGS
- - - - - BIA Boundary

CITY OF WINDSOR
 PLANNING DEPARTMENT
 SEPTEMBER 2017

Map 5. Buildings on the Municipal Heritage Registry (Ford City) and other Main Street type buildings

3.5 Urban Design and Contextual Analysis

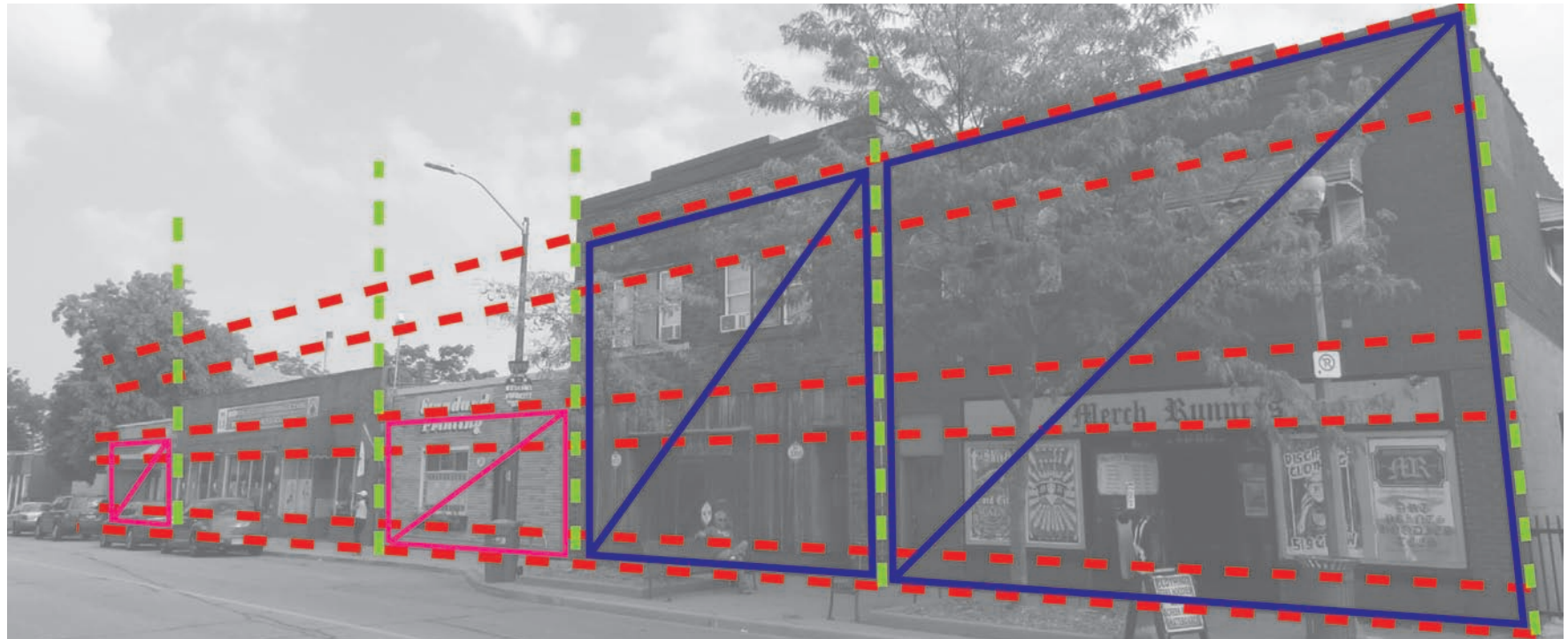


Figure 103. Regulating lines and building proportions identify a consistent pattern along the Ford City BIA Mainstreet on the east side of Drouillard Road from Whelpton Street to Richmond Street.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Ford City Main Street. The following urban design analysis describes elements of the historical context of the area:

Building Heights

Buildings are generally 1 to 2 stories.

Doors and Window locations

Doors and the main entrance of establishments generally open out towards the Main Street. However, there are many examples where windows and doors have been covered with brick or

other material. It is important that doors and windows are reinstated and existing entrances and windows facing the main street are maintained as part of any building facade improvements to help create an “indoor/outdoor” relationship with the public realm.



Figure 104. Example of varying setbacks from the sidewalk



Figure 105. Example of a traditional commercial building that has doors and windows bricked in and replaced



Figure 106. Example of a hodge-podge of building types and materials on the east side of Drouillard Road north of Metcalfe Street

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).

Generally there is a discontinuity of building elevations and a hodge-podge of materials used along Drouillard Road throughout the Ford City BIA. There are large gaps along the street wall on both the East and West Sides of Drouillard Road where traditional Main Street Buildings were once located. This general discontinuity of building elevations and the use of materials used over time exists between the following block along Drouillard Road:

- The East and West sides of Drouillard Road between Edna Street and Richmond Street.

Mostly residential buildings with some commercial and automotive-use buildings exist along Drouillard Road between the following block:

- The East and West sides of Drouillard Road between Richmond Street and Seminole Street.

This hodge-podge of building types may be a result of the haphazard growth of the town.



Figure 107. Provincial Bank of Canada Building, 1924



Figure 108. The New Song Church, previously the Provincial Bank of Canada Building, in 2022

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in many cases these key elements have been lost or covered up. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.

3.6 Recommendations

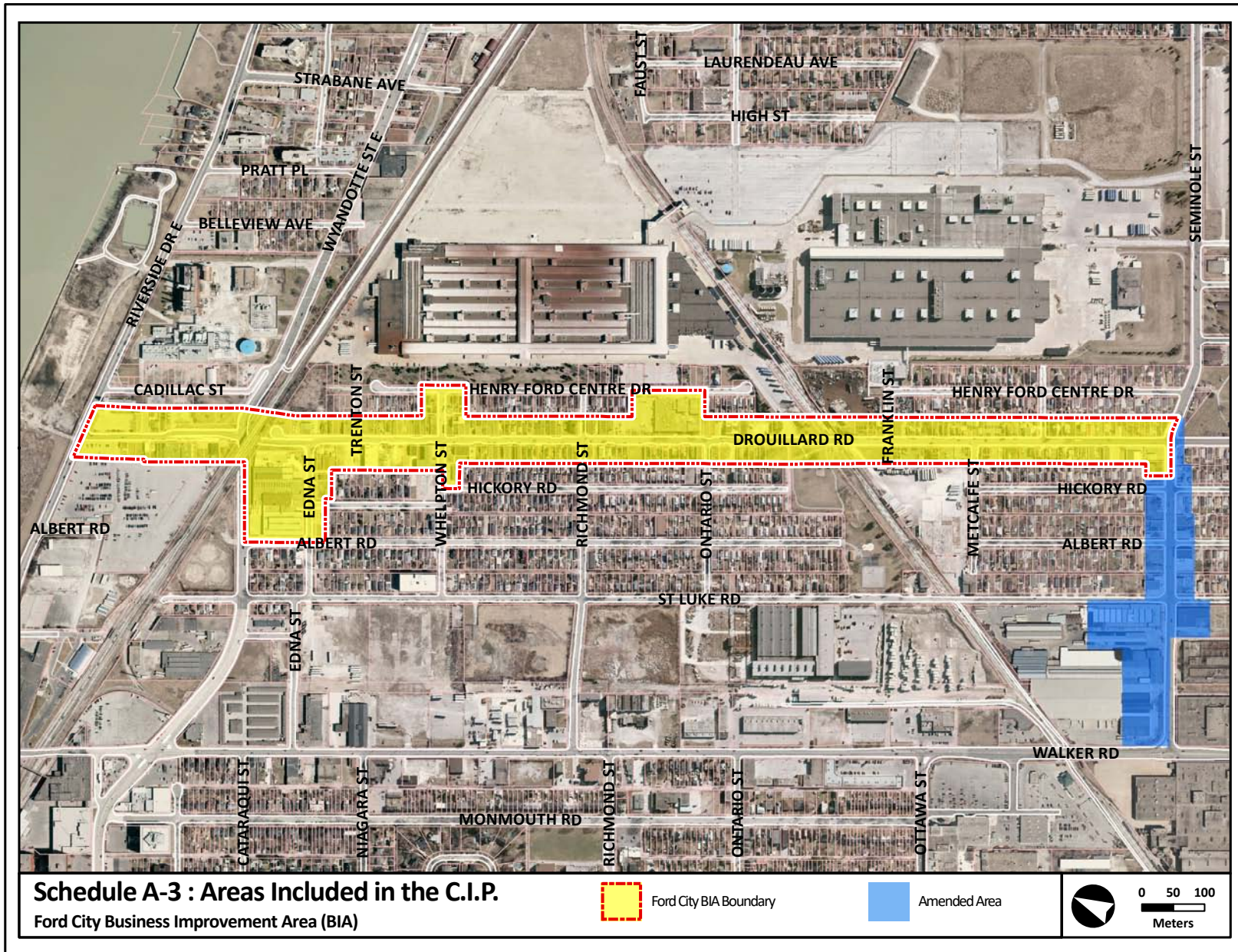
The findings of the Planning and Building Department survey and analysis of the Ford City BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

- Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City, Province, and in general, North America where key building facades are representative of a company town.

- The area has the potential to be a new employment area.
- Commercial vacancy rates are high and the overall visual quality of the built environment is in poor condition

Through the survey and analysis outlined for the Ford City BIA in Schedule C, it is recommended that the Ford City BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.

Section 1.0 of this CIP discusses actions City Council has taken to support Main Streets. Given the concepts and initiatives created through the Ford City CIP (adopted July 2019) Administration recommends expanding the area eligible for economic incentives under this CIP as identified on Map 6.



Map 6. Areas included in the CIP (Ford City)

Schedule 'D'

4.0 The Pillette Village Business Improvement Area (BIA)

4.1 History

The Pillette Village BIA (legal name established through By-law 172-2008) was established as an improvement area through By-law 10559. The Pillette Village Business Improvement Area (BIA) Main Street is within the former boundaries of East Windsor (also known as Ford City), which was annexed with the City of Windsor in 1935.

The Main Street started taking shape around the 1920s, according to 1924 Fire Insurance Maps. Some commercial type block buildings were constructed at the intersection of Pillette Road and Ottawa Avenue (present day Wyandotte Street East) around this time. During this period, like other areas along the Detroit River, large linear French farm lots (Seigneurial lot system) still remained north of Ottawa Avenue. South of Ottawa Avenue, land was beginning



Figure 109. Wyandotte Street East, looking west from Lawrence Road, December 1952 (Edwards and Weeks)

to be developed for a residential subdivision with single detached homes creating the neighbourhood that would support the Ottawa Avenue Main Street.

By 1937, Ottawa Avenue was renamed to Wyandotte Street East. More side streets south of the Main Street started to fill in with residential dwellings, while the Main Street started to fill in with commercial type buildings. According to the 1953 Fire Insurance Maps, the Main Street was built up to include a theatre, hotel, and bowling alley yet still contained some gaps between the buildings.

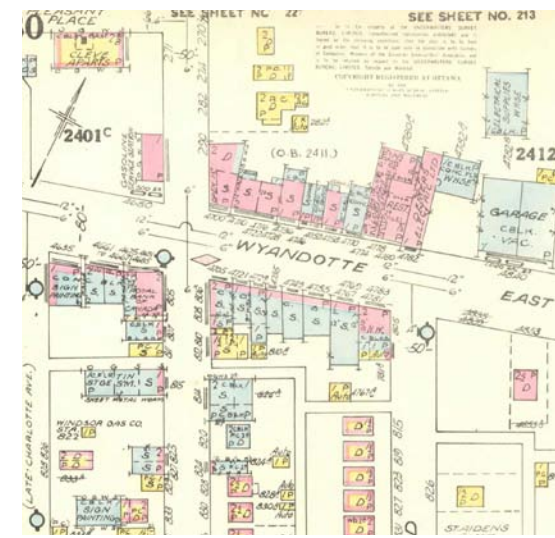


Figure 110. Fire insurance map from 1953 showing the intersection at Wyandotte Street East and Pillette Road

4.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street East, just east of Jos Janisse Avenue and Raymo Road within the Pillette Village BIA identified on Schedule 'D' should be amended to the City of Windsor Building Facade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The properties are within the Pillette Village BIA;

Offering an economic incentive to improve the facades of buildings within the Pillette Village BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 111. Awnings, landscaping, and patio space animate the sidewalk and storefronts



Figure 112. Signage and branding create a sense of identity within the BIA



Figure 113. Building facades along the south side of Wyandotte Street East in the Pillette Village BIA, where aluminum siding covering the original brick

4.2.1 Condition of Facades Along Wyandotte Street East and Pillette Road

In the autumn of 2017, the Planning and Building Department conducted a survey of the Pillette Village BIA to determine the condition of the facades flanking Wyandotte Street East between Jos Janisse Avenue and Raymo Road. The survey produced a photo inventory of all facades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register

(both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building facades in the Pillette Village BIA are in fair to good condition. However, some building facades are in very good condition as brick, doors and windows

appear to be well maintained. One of the concerns is that architectural features of these historical facades may be removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the facade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

4.3 Pillette Village BIA

4.3.1 Condition of Existing Facades

- Many of the facades are in need of brick repair and cleaning; and
- The original exterior material of some buildings have been substituted for a cheaper non-traditional cladding where storefronts have been covered with materials such as stucco, EIFS, or siding hindering scaling features and details of the facade.

4.3.2 The Storefront

- A few buildings in the BIA have deteriorated or non-traditional signs;
- Some storefront displays are cluttered with advertisements and in need of cleaning; some have security bars creating a feeling that the area is unsafe;
- The far eastern and western sides of the Wyandotte Street/Pillette Road intersection include a greater number of larger scale developments that are not of the traditional storefront or Main Street typology;
- Most storefronts have main doors that are level with the sidewalk and meet accessibility standards; and



Figure 114. Gap in the street facade along Wyandotte Street East, Windsor

- Some storefronts have been filled in with posters, newspapers, or closed blinds eliminating the connection with the street.

4.3.3 Overall Attractiveness of the Area

- There are some non-traditional developments that are setback from the property line, creating a gap in the street facade and providing space for surface parking;
- Branding is achieved through signage and street furniture that are consistent in colour and design; and
- Large sidewalks allow for decorative planter pots, garden beds, and medians, providing greenery and a welcoming gateway effect.



Figure 115. Example of a building where original brick has been covered

4.3.4 Vacancy Rates

- Since 2012, the City has undertaken a Land Use Survey every two years to determine commercial vacancy on a City-wide level.
- For the Pillette Village BIA, 52 commercial units were identified and generally vacancy has increased from 17% in 2012 to 34% in 2014 and back down to 23.1% in 2016. With such a small sample size it is understandable how the vacancy rate can fluctuate so much between survey years.
- The increase in the vacancy rate is consistent with the “Criteria For Designation” for a CIP Project Area where this is an opportune time for the City to provide an incentive that encourage improvements to existing storefronts which will attract new businesses and customers to the area.


4.4 The Municipal Heritage Register and Main Street type buildings in the Pillette Village BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (PILLETTE VILLAGE)			
ADDRESS	LISTED	DESIGNATED	NOTES
270 Pillette Road Joseph Reaume House	●		Constructed: c1870
271 Pillette Road Cleve Apartments	●		Constructed: c1925
274 Pillette Road Reaume Summer Kitchen House	●		Constructed: c1900
4700-10 Wyandotte Street East Haynes Drug Store	●		Constructed: c1921
4739-49 Wyandotte Street East Des Ramaux Tailors	●		Constructed: c1946 Additional: Simple Art Deco Commercial
4774-80 Wyandotte Street East De Mers Block	●		Constructed: c1929

Table 8. Buildings identified on the Municipal Heritage Register in the Pillette Village BIA



PILLETTE

 BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER

 DESIGNATED BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER

 MAINSTREET TYPE BUILDINGS

 BIA Boundary

 CITY OF WINDSOR
PLANNING DEPARTMENT
SEPTEMBER 2017

Map 7. Buildings on the Municipal Heritage Registry (Pillette Village) and other Main Street type buildings

4.5 Urban Design and Contextual Analysis

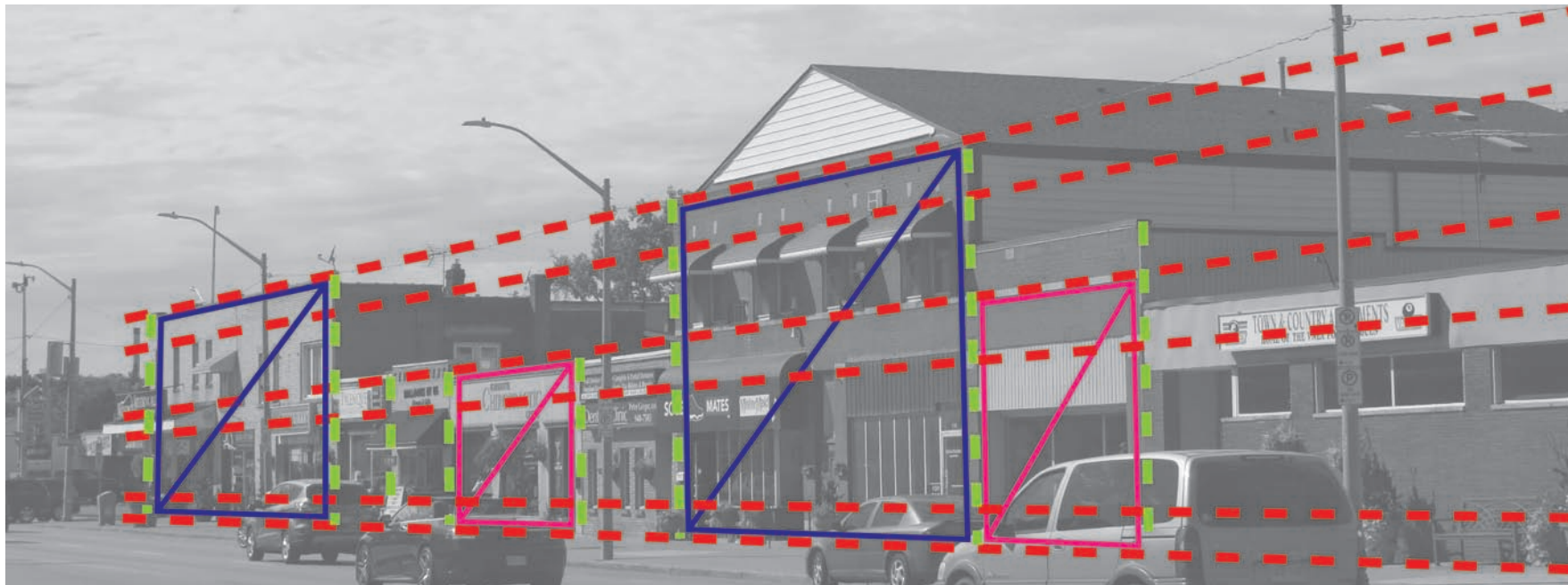


Figure 116. Regulating lines and building proportions identify a consistent pattern along the Pillette Village BIA Mainstreet on the north side of Wyndotte Street East from Pillette Road to Lawrence Road.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Pillette Village Main Street. The following urban design analysis describes elements of the historical context of the area:

Building Heights

Buildings are generally 1 to 2 stories.

Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).



Figure 117. Bars and merchandise covering the windows impact the “indoor/outdoor” relationship with the street. Security bars give the impression that the area is unsafe



Figure 118. Example of where original building materials have been covered up



Figure 119. A traditional storefront has been covered with non-traditional material and windows have been covered

When applying this analysis to the Pillette Village Main Street along Wyandotte Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The South side of Wyandotte Street East between Arthur Road and Pillette Road;
- The South side of Wyandotte Street East between Pillette Road and Lawrence Road; and

- The North side of Wyandotte Street East between Pillette Road and Lawrence Road.

There is an almost total lack of the traditional Main Street Façade in the following areas along Wyandotte Street East between the following blocks:

- The South side of Wyandotte Street East between Jos Janisse Avenue and Arthur Road;
- The North side of Wyandotte Street East between Jos Janisse Avenue

and Pillette Road;

- The South side of Wyandotte Street East between Lawrence Road and Raymo Road; and
- The North side of Wyandotte Street East between Lawrence Road and Raymo Road.



Figure 120. East Windsor Hardware, at 815 Pillette Road in June 1964 (Edwards and Weeks)

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.

4.6 Recommendations

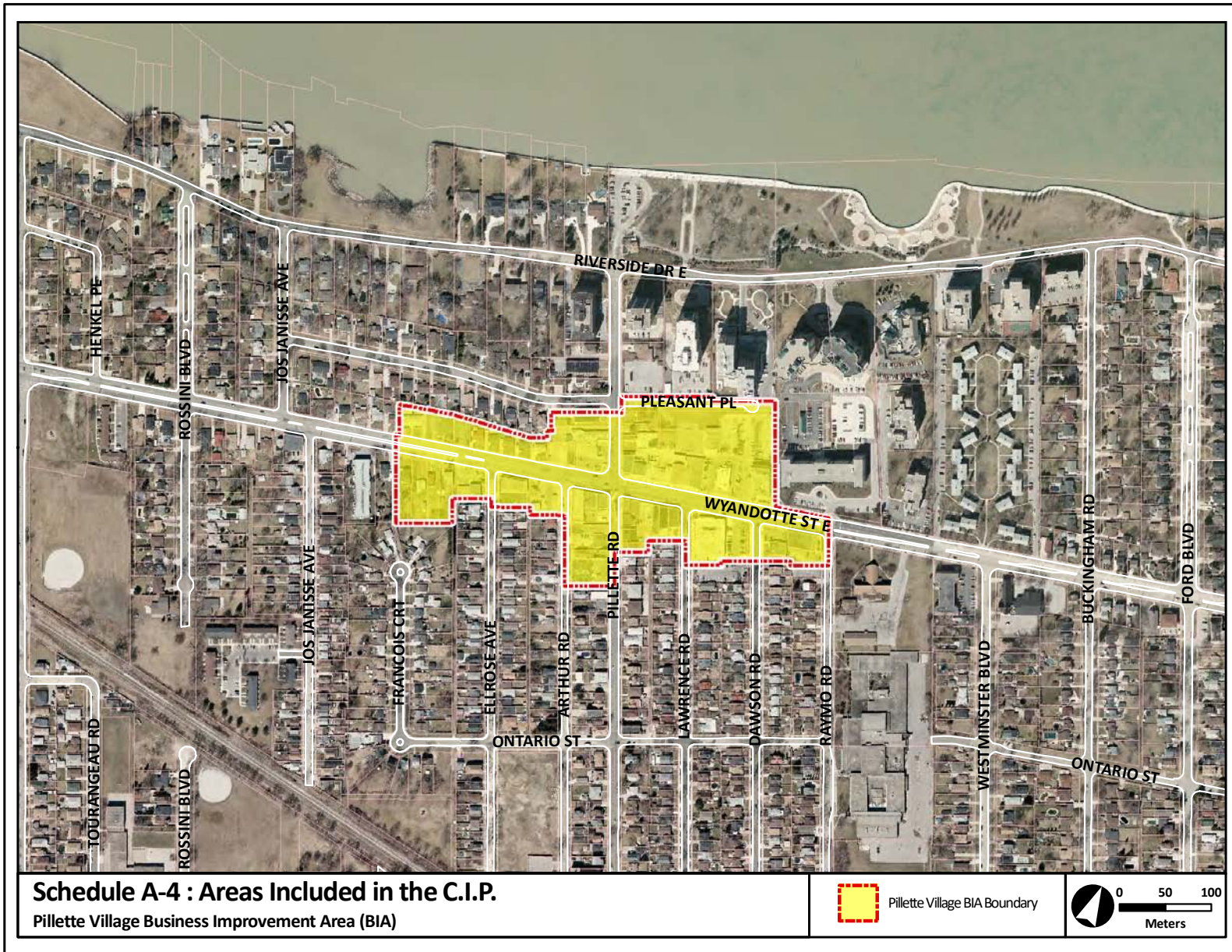
The findings of the Planning and Building Department survey and analysis of the Pillette Village BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

- Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources.
- The area has the potential to be a new employment area.
- Generally vacancy rates are high.



Figure 121. Windows have been removed and non-traditional materials fill in the original traditional Main Street storefront at 815 Pillette Road

Through the survey and analysis outlined for the Pillette Village BIA in Schedule D, it is recommended that the Pillette Village BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.



Map 8. Areas included in the CIP (Pilette Village)



Figure 122. The Essex Scottish march along Wyandotte Street East in Olde Riverside after a Remembrance Day ceremony c.1950 (Fullerton)



Figure 123 Traditional Main Street facades along Wyandotte Street East by St. Louis Avenue, date unknown (Fullerton)

Schedule 'E'

5.0 The Olde Riverside Town Centre Business Improvement Area (BIA)

5.1 History

The Olde Riverside Town Centre BIA (legal name established through By-law 171-2008) is commonly known as “Olde Riverside” or “Olde Riverside Town Centre”. It was established as an improvement area through By-law 10362.

The beginning of the Olde Riverside Business Improvement Area (BIA) Main Street dates back to the Town of Riverside’s incorporation. The Main Street was the downtown for the Town of Riverside, incorporated in 1921 and annexed by the City of Windsor in 1966. Historical information on the Town and Main Street is limited and based on historical information from the University of Windsor website and Fire Insurance Plans. From what information was available, the area is described in the 1920s and 1930s (during prohibition) as being notorious for the

production and consumption of alcohol and the place for illicit activities. Many of the streets still bare the names of the original French families who owned the large linear farm lots (Seigneurial lot system) that lined the Detroit River.

The 1924 Fire Insurance Maps identify the French Seigneurial Lots that once lined most of the Detroit River when the first French settlers first came to this region. By 1937, additional housing developed north of Ottawa Street (present day Wyandotte Street East) and there were a few commercial buildings at intersections but development was sparse. By 1953 as the long linear farm lots were redeveloped, additional residential side streets lots were being filled in with new residential homes. However, there were still very few commercial buildings by this time.

5.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street East, from Thompson Boulevard to Gliddon Avenue within the Olde Riverside BIA identified on Schedule 'E' should be amended to the City of Windsor Building Facade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The Prado Place Heritage Conservation District intersects the Main Street; and
- The properties are within the Olde Riverside Town Centre BIA.

Offering an economic incentive to improve the facades of buildings within the Olde Riverside Town Centre BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 124. Variety in storefronts add visual interest to the streetscape



Figure 125. Building facades along the north side of Wyandotte Street East in the Olde Riverside Town Centre BIA

5.2.1 Condition of Facades Along Wyandotte Street East

In the autumn of 2017, the Planning and Building Department conducted a survey of the Olde Riverside Town Centre BIA to determine the condition of the facades flanking Wyandotte Street East between Thompson Boulevard and Gliddon Avenue. The survey produced a photo inventory of all facades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register

(both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building facades in the Olde Riverside Town Centre BIA are in good condition. However, some building facades are in very good condition as brick, doors and

windows appear to be well maintained. One of the concerns is that architectural features of these historical facades may be removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the facade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

5.3 Olde Riverside Town Centre BIA

5.3.1 Condition of Existing Facades

- Many of the facades are in need of brick repair and cleaning; and
- The original exterior material of some buildings have been substituted for a cheaper non-traditional cladding where storefronts have been covered with materials such as stucco, EIFS, or siding hindering scaling features and details of the facade.



Figure 126. Gap in the street facade along Wyandotte Street East, Windsor

5.3.2 The Storefront

- Some buildings in the BIA have deteriorated or non-traditional signs;
- Some storefront displays are cluttered with advertisements (posters and signs) and in need of cleaning; some have security bars creating a feeling that the area is unsafe, compromising the connection with the public realm;
- Storefronts on the south side of Wyandotte Street East include a greater number of large scale commercial developments that are not of the traditional storefront or Main Street typology; and
- Some storefronts have steps at the front entrance and do not meet accessibility standards.

5.3.3 Overall Attractiveness of the Area

- There are many gaps in the street wall as a result auto oriented commercial development that have replaced traditional commercial main street buildings over time or residential homes. Developments are set back from the property line and provide space for surface parking;
- Sidewalks are wide enough to allow for decorative street furniture such as planter pots and additional benches, or in some areas sidewalk cafes; and
- Branding is achieved through nautical themed banners, gateway



Figure 127. Windows are barred over and cluttered with merchandise and signage. Non-traditional cladding is used on the facade.

sculptures, public art, and street furniture. Side streets are marked at intersection corners using landscaping and signage.

5.3.4 Vacancy Rates

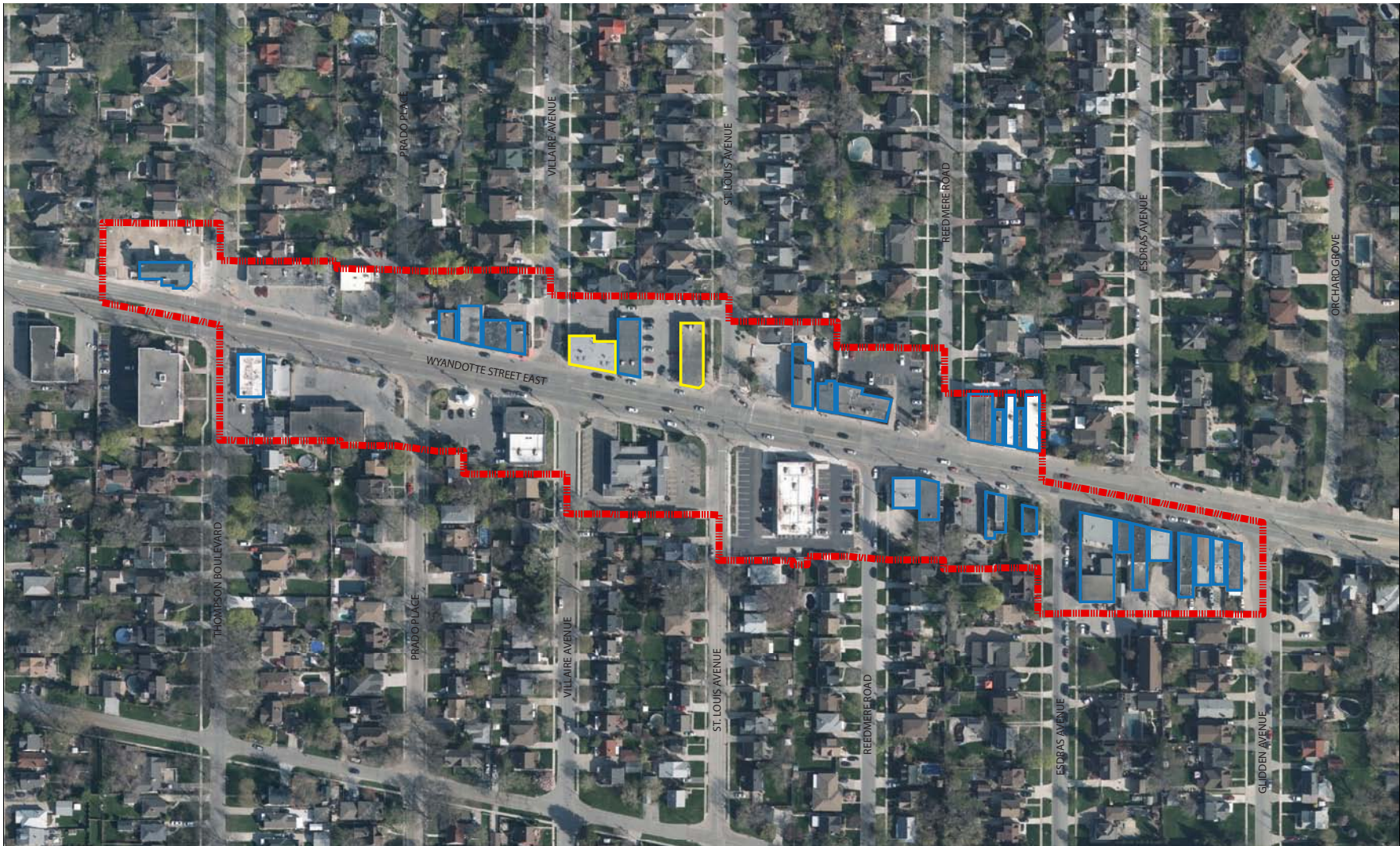
Since 2012, the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

For the Olde Riverside Town Centre BIA, 52 units were identified. Generally vacancy has decreased from 16.0% in 2012 to 5.8% in 2016. A Building Facade Improvement Program will further encourage the reuse of vacant storefronts.

5.4 The Municipal Heritage Register and Main Street type buildings in the Olde Riverside Town Centre BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (OLDE RIVERSIDE BIA)			
ADDRESS	LISTED	DESIGNATED	NOTES
5604-30 Wyandotte Street East Goodbrand/Lever Drug Store	●		Constructed: c1927
5690 Wyandotte Street East Imperial Bank of Canada	●		Constructed: 1950 Architect: J. P. Thomson

Table 9. Buildings identified on the Municipal Heritage Register in the Olde Riverside Town Centre BIA



Map 9. Buildings on the Municipal Heritage Registry (Olde Riverside Town Centre) and other Main Street type buildings

5.5 Urban Design and Contextual Analysis

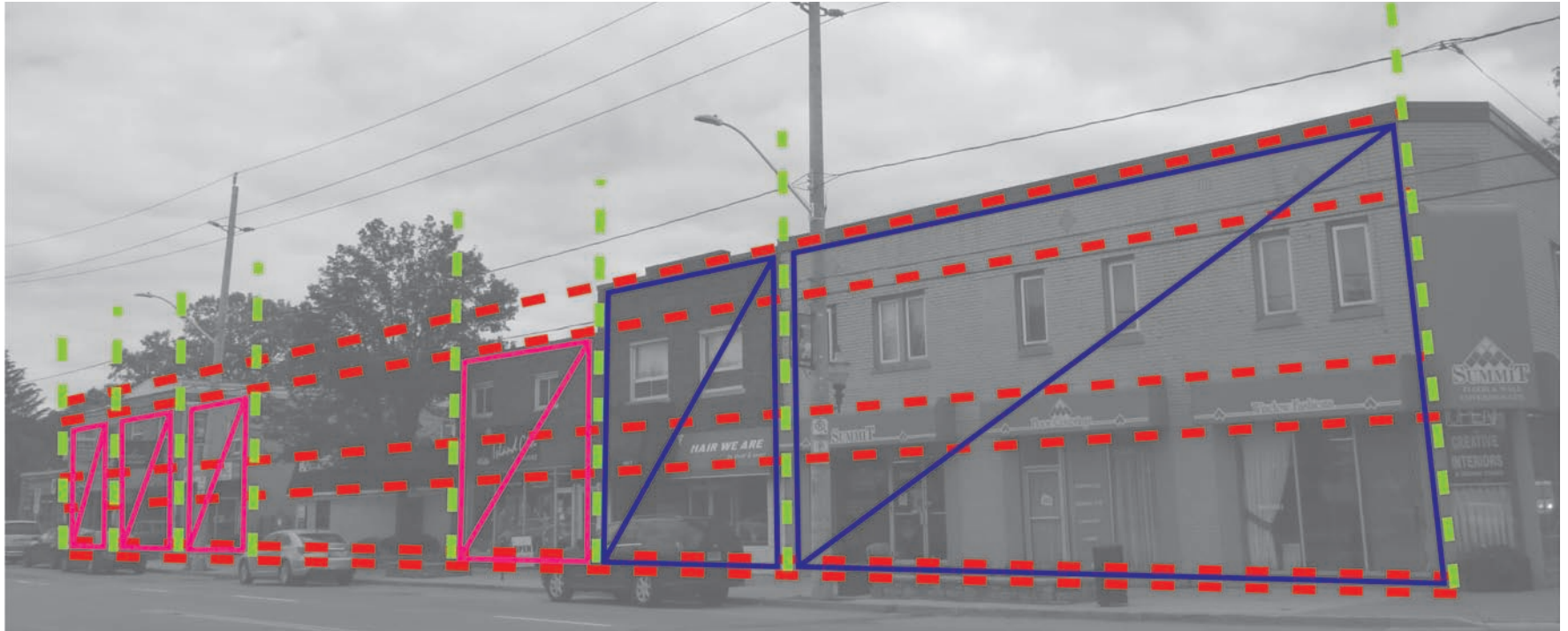


Figure 128. Regulating lines and building proportions identify a consistent pattern along the Olde Riverside Town Centre BIA Mainstreet on the south side of Wyandotte Street East from Esdras Place to Glidden Avenue.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Olde Riverside Town Centre Main Street. The following urban design analysis describes elements of the historical context of the area:

Building Heights

Buildings are generally 1 to 2 stories.

Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/ outdoor” relationship with the public realm.

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).

When applying this analysis to the Olde Riverside Town Centre Main Street along Wyandotte Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The North side of Wyandotte Street East between Reedmere Road and Esdras Place; and
- The South side of Wyandotte Street East between Esdras Place and Glidden Avenue

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Wyandotte Street East:

- The North side of Wyandotte Street East between Prado Place and Reedmere Road; and
- The South side of Wyandotte Street East between Reedmere Road and Esdras Place

There is an almost total loss of the traditional Main Street Façade in the following areas along Wyandotte Street East between the following blocks:

- The North side of Wyandotte Street East between Thompson Boulevard and Prado Place; and
- The South side of Wyandotte Street East between Thompson Boulevard and Reedmere Road.



Figure 129. Original brick material has been painted over



Figure 130. Non-traditional commercial built form, with parking at the intersection corner and an over-use of signage



Figure 131. Original brick has been painted over, and non-traditional building materials have been added on top



Figure 132. Imperial Bank of Canada, 1950-51 (CIBC Archives)

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



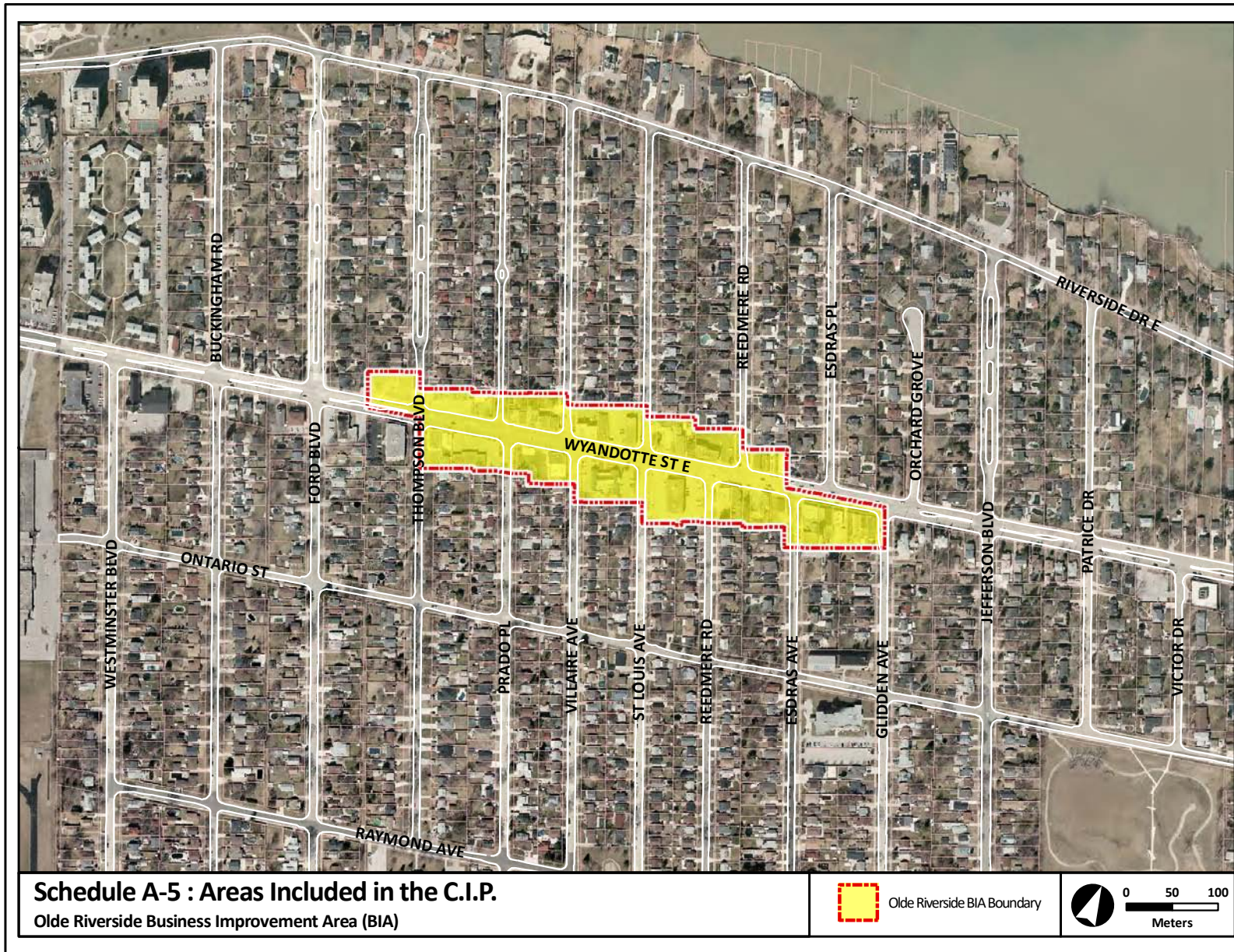
Figure 133. CIBC Banking Centre, previously the Imperial Bank of Canada

5.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Olde Riverside Town Centre BIA reveal that conditions of properties are consistent with the *“Criteria for Designation”* for a CIP Project Area particularly:

- Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the area.
- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Olde Riverside Town Centre BIA in Schedule E, it is recommended that the Olde Riverside Town Centre BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.



Map 10. Areas included in the CIP (Olde Riverside Town Centre)

Schedule 'F'

6.0 The Erie Street Business Improvement Area (BIA)

6.1 History

The Erie Street BIA (legal name "Erie Street East Improvement Area" established through By-law 8194) is commonly known as Via Italia or Windsor's Little Italy. It was established as an improvement area through By-law 8185.

In 1900, Erie Street was a main link between east and west, and what was known as mid-south Windsor. Col. Ernest Wigle, Windsor's Mayor (1905-1909 and 1936-1937), wanted to attract investment outside of the downtown core and creating interest in the Erie Street neighbourhood was the main reason for Wigle Park (which bears the Mayor's name) located at the corner of McDougall and Erie Streets.

Italian immigrants started to come into the area in the 1900s with 429 Italian Canadians living in the Erie Street area by 1921. By 1931 there were 2,000 residents with Italian heritage in the area

and many of them began to develop the businesses located along Erie Street.

Today, Erie Street features Italian-inspired restaurants, cafes, exclusive clothing stores and gift shops that are centered around St. Angela Merici Church, located at the corner of Erie Street East and Louis Avenue. However, despite the Italian influence today, many of the residents and business people from the 1940s and 1950s were still the kind of mixture of cultural backgrounds which characterized the rest of the Windsor community. There were numerous shops and residences which were almost entirely occupied by people with distinctly non-Italian names.

Based on this information the transformation of the "Little Italy" Main Street as we know it today was a gradual evolution dating back to 1900.

(Source: Windsor-Communities)



Figure 134. Erie Street East looking west from Gladstone Avenue, October 1951



Figure 135. Erie Street East during the Bike Race c.1973 (Aldo Sfalcin)



Figure 136. Erie Street East looking east from Louis Avenue

6.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Erie Street East, from Mercer Street to Lincoln Road within the Erie Street BIA identified on Schedule 'F' should be amended to the City of Windsor Building Facade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan); and
- The properties are within the Erie Street BIA.

Offering an economic incentive to improve the facades of buildings within the Erie Street BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 137. Building facades along the North side of Erie Street East between Howard Avenue and Lillian Avenue

6.3.5 Condition of Facades Along Erie Street

In the autumn of 2017, the Planning and Building Department conducted a survey of the Erie Street BIA to determine the condition of the facades flanking Erie Street East between Mercer Street and Lincoln Road. The survey produced a photo inventory of all facades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register (both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have

also been identified for their future retention as well. Generally, the building facades in the Erie Street BIA are in good condition. However, some building facades are in very good condition as brick, doors and windows appear to be well maintained.

One of the concerns is that architectural features of these historical facades may be removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the facade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

6.3 Erie Street BIA

6.3.1 Condition of Existing Facades

- In some cases there are blank side walls that are visible from Erie Street East;
- In some cases original exterior material of some buildings have been substituted for a cheaper non-traditional cladding such as stucco or EIFS, impacting the rhythm and articulation of the street facade;
- In some cases detailed architectural features have been covered or are in need of restoration; and
- Some buildings have additions that were not integrated well with the streets character.

6.3.2 The Storefront

- Illegal signage and inconsistent address styles are found throughout the BIA;
- Some storefront window displays are cluttered with advertisements and in need of cleaning;
- Some storefronts have security bars that create a feeling that the area is unsafe;
- Some storefronts provide awnings which appear to be in good condition as facade beautification or for weather protection; and,
- Some storefronts have clean, clear and large windows where potential customers can see the activity inside creating a connection with the public realm.

6.3.3 Overall Attractiveness of the Area

- Where buildings have been demolished or developments have been setback from the property line, there is a gap in the street facade and often illegal parking has taken hold in these areas;



Figure 138. A blank side wall visible from Erie Street East, as a result of a gap in the building facade where a building has been demolished

- Pole banners and lamp pole decorations along Erie Street East create a unique identity and branding;
- Large sidewalks allow for planter pots, garden beds, and patios, providing greenery and a welcoming atmosphere; and
- A new obilisk feature located in the centre of the roundabout provides a gateway on to the Main Street and neighbourhood



Figure 139. This traditional Main Street building has been covered with non-traditional materials

6.3.4 Vacancy Rates

Since 2012 , the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

For the Erie Street BIA, 128 units were identified. From 2012 to 2014 vacancy decreased from 20.9% to 18.8%, but increased between 2014 and a 2016 from 18.8% to 22.7%. This represents approximately commercial businesses closing over the last 2 years. A building façade improvement program will further encourage the re-use of vacant storefronts.

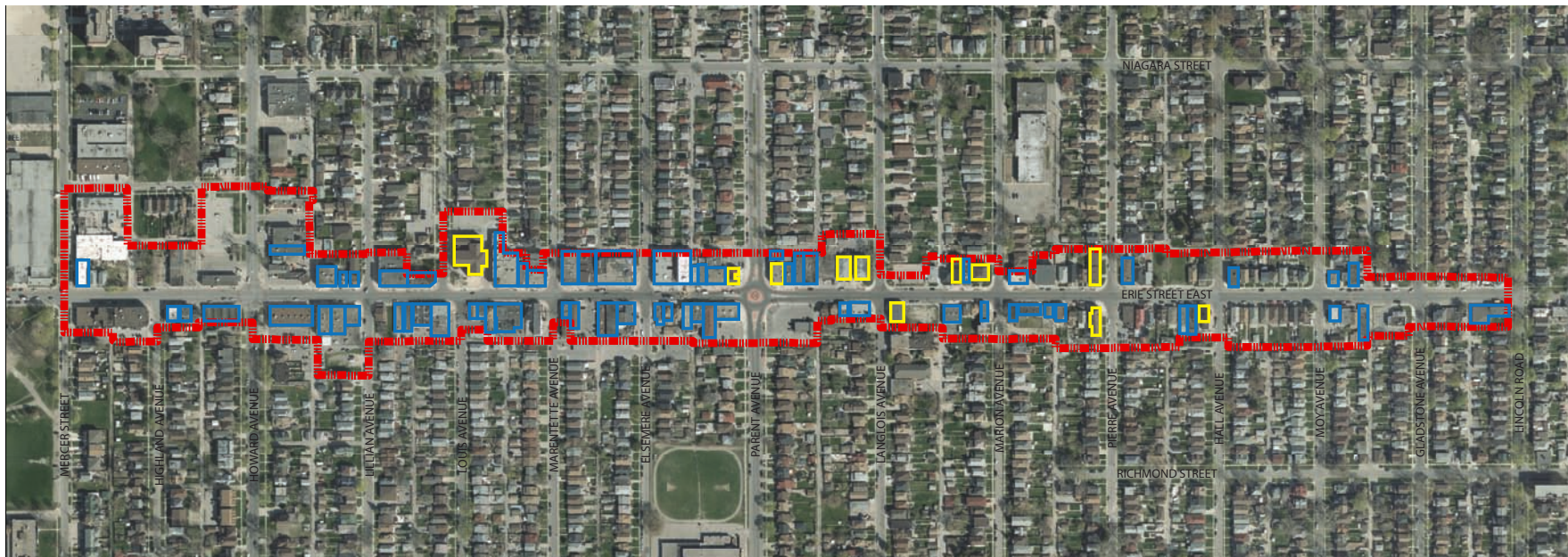
6.4 The Municipal Heritage Register and Main Street type buildings in the Erie Street BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (ERIE STREET)			
ADDRESS	LISTED	DESIGNATED	NOTES
708 Erie Street East / 980 Louis Avenue Sant'Angela Merici Church	●		Constructed: 1939 Architect: John Boyde Additional: Romanesque Revival
894-96 Erie Street East / 997 Parent Avenue Commercial Building	●		Constructed: c1925 Additional: Mediterranean Revival details
900-12 Erie Street East Gubb's Pharmacy	●		Constructed: 1935
972 Erie Street East Inverness Apartments	●		Constructed: c1926
990 Erie Street East Killarney Apartments	●		Constructed: c1926
1001-15 Erie Street East P. Garam Building	●		Constructed: 1922
1064-68 Erie Street East Dupuis Building / Erie Cycle	●		Constructed: c1929
1090 Erie Street East Apartments	●		Constructed: c1927

Table 10. Buildings identified on the Municipal Heritage Register in the Erie Street BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (ERIE STREET)

ADDRESS	LISTED	DESIGNATED	NOTES
983-987 Pierre Avenue Keith and Lillian Apartments	●		Constructed: c1924
1015-17 Pierre Avenue / 1187-97 Erie Street East Apartments	●		Constructed: c1920-21
1291-99 Erie Street East Duchess Beauty Salon	●		Constructed: 1927



Map 11. Buildings on the Municipal Heritage Registry (Erie Street) and other Main Street type buildings

6.5 Urban Design and Contextual Analysis



Figure 140. Regulating lines and building proportions identify a consistent pattern along the Erie Street BIA Mainstreet on the south side of Erie Street East from Elsemere Avenue to Parent Avenue.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Erie Street East Main Street. The following urban design analysis describes elements of the historical context of the area:

Building Heights

Buildings are generally 1 to 3 stories.

Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Some windows are clear vision glass and some are reflective glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).

When applying this analysis to the Main Street along Erie Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The North and South sides of Erie Street East between Lillian Avenue and Parent Avenue

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Erie Street East:

- The North side of Erie Street East between Howard Avenue and Lillian Avenue;
- The South side of Erie Street East between Mercer Street and Lillian Avenue; and,
- The North and South sides of Erie Street East between Parent Avenue and Langlois Avenue

There is an almost total lack of a traditional Main Street Façade in the following areas along Erie Street East between the following blocks:

- The North side of Erie Street East between Mercer Street and Howard Avenue

A continuous building facade does not exist in the following blocks, due to a mixture of residential buildings and commercial buildings fronting Erie Street East:

- The North and South sides of Erie Street East between Langlois Avenue and Lincoln Road

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 141. A variety of storefronts along a continuous building facade that generally follows consistent building regulation lines



Figure 142. A residential dwelling nestled between two Main Street type buildings



Figure 143. Residential buildings fronting onto Erie Street East, at Pierre Avenue intersection



Figure 144. Pop's Confectionery, 1406 Erie Street East, June 1958. Example of a quaint Mom & Pop store that is unique to traditional Main Street areas.

6.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Erie Street BIA reveal that conditions of properties are consistent with the *"Criteria for Designation"* for a CIP Project Area particularly:

- Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City somewhat that relate to the

Italian-Canadians that represent the Main Street name sake; and

- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Erie Street BIA in Schedule F, it is recommended that the Erie Street BIA be approved for the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets.

Section 1.0 of this CIP discusses actions City Council has taken to support Main Streets. It appears appropriate to expand the area eligible for economic incentives through this CIP further west to the intersection of Erie Street East and Ouellette Avenue to include other Main Street type buildings and properties that are listed on the Municipal Heritage Register and may benefit from these programs.

Administration recommends expanding the area eligible for economic incentives under this CIP as identified on Map 6.

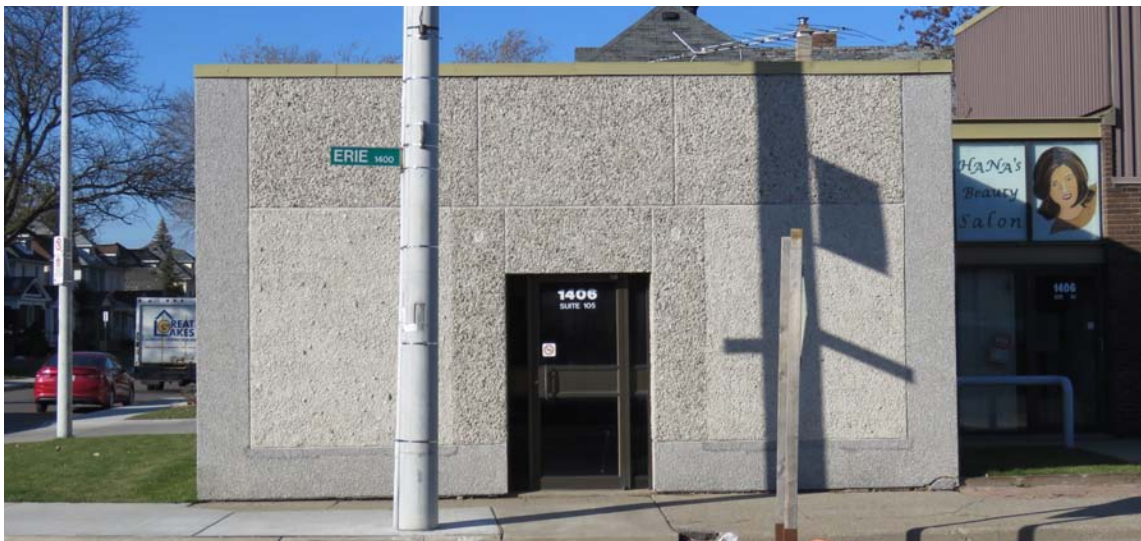
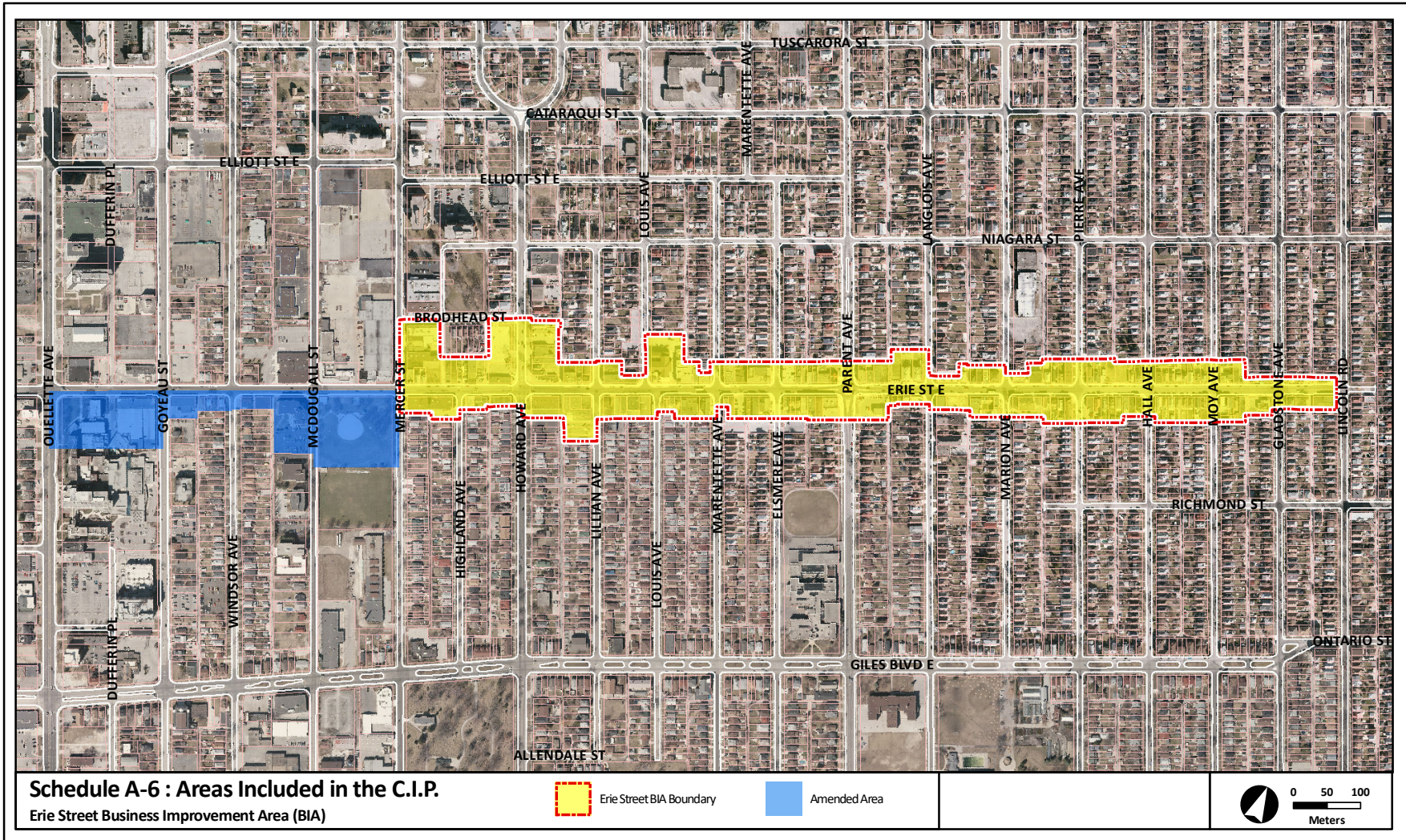


Figure 145. Former Pop's Confectionery, 1406 Erie Street East, November 2017. Storefront windows and original materials have been covered.



Map 12. Areas included in the CIP (Erie Street)

Schedule 'G'

7.0 The Ottawa Street Business Improvement Area (BIA)

7.1 History

The Ottawa Street BIA was established as an improvement area through By-law 5835.

The residential neighbourhood around the Ottawa Main Street area was first settled in the 1910s and 1920s as the City of Windsor developed to the south, extending a couple of blocks in the Town of Walkerville. An analysis of Fire Insurance Maps reveal that in 1924, Ottawa Street was still mostly undeveloped, with the exception of a few commercial block buildings and single family dwellings scattered along its length. By 1937, the vacant properties began to fill with both traditional Main Street type buildings and apartment blocks in the 1920's architectural style. By 1952, the continuous building facade along Ottawa Street that exists today was fully formed.



Figure 146. Intersection of Ottawa Street and Pierre Avenue looking east, June 1960

Over the years, the Ottawa Street area has grown into its own distinctive neighbourhood. Now its diverse population includes residents of Ukrainian, Russian, Polish, and other Eastern European descent, however the majority are French and Irish. Today Ottawa Street has several specialty shops, and has traffic calming measures to keep traffic to 40–50 km/h (25-30

mph). It boasts being one of Windsor's oldest shopping districts since its formation in the 1920s.

(Source: Tourism Windsor Essex; Wikipedia)



Figure 147. Blank walls and unarticulated storefronts detract from the indoor/outdoor relationship of traditional Main Streets

7.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Ottawa Street, from Marentette Avenue to Windermere Road within the Ottawa Street BIA identified on Schedule 'G' should be amended to the City of Windsor Building Facade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The properties are within the Ottawa Street BIA;

Offering an economic incentive to improve the facades of buildings within the Ottawa Street BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The

Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 148. Building facades on Ottawa Street between Hall Avenue and Moy Avenue

7.2.1 Condition of Facades Along Ottawa Street

In the autumn of 2017, the Planning and Building Department conducted a survey of the Ottawa Street BIA to determine the condition of the facades flanking Ottawa Street between Marentette Avenue and Windermere Road. The survey produced a photo inventory of all facades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor’s Municipal Heritage Register (both designated and non-designated) and buildings/structures that may be

considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building facades in the Ottawa Street BIA are in good condition. However, some building facades are in very good condition as brick, doors and windows appear to be well maintained.

One of the concerns is that architectural features of these facades may be

removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the facade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

7.3 Ottawa Street BIA

7.3.1 Condition of Existing Facades

- Some of the facades are in need of brick repair and cleaning;
- In some cases there are blank side walls that are visible from Ottawa Street;
- In some cases original exterior material of some buildings have been substituted for a cheaper non-traditional cladding such as stucco or EIFS; and
- In some cases detailed architectural features have been covered or are in need of restoration.

7.3.2 The Storefront

- Both north and south sides of Ottawa Street have an intimate or small scale (quaint) character with the majority of buildings being of a Main Street typology;
- Illegal signage and missing and inconsistent address styles are found throughout the BIA;
- Some storefront window displays are cluttered with advertisements and in need of cleaning;
- Some storefronts have security bars that create a feeling that the area is unsafe; and



Figure 149. A traditional Main Street building facade that is covered with non-traditional materials and is missing signage

- Some storefronts have clean, clear and large windows where potential customers can see the activity inside creating a connection with the public realm.

7.3.3 Overall Attractiveness of the Area

- There are some uses such as convenience stores, automotive shops, and gas stations that are incompatible with the character of the area;
- Where buildings have been demolished or developments have been setback from the property line, there is a gap in the street facade and often illegal parking has taken hold in these areas; and



Figure 150. Windows are barred and non-traditional material covers the facade

- Signage, gateway markers, and colourful street furniture along Ottawa Street create a unique identity and branding.

7.3.4 Vacancy Rates

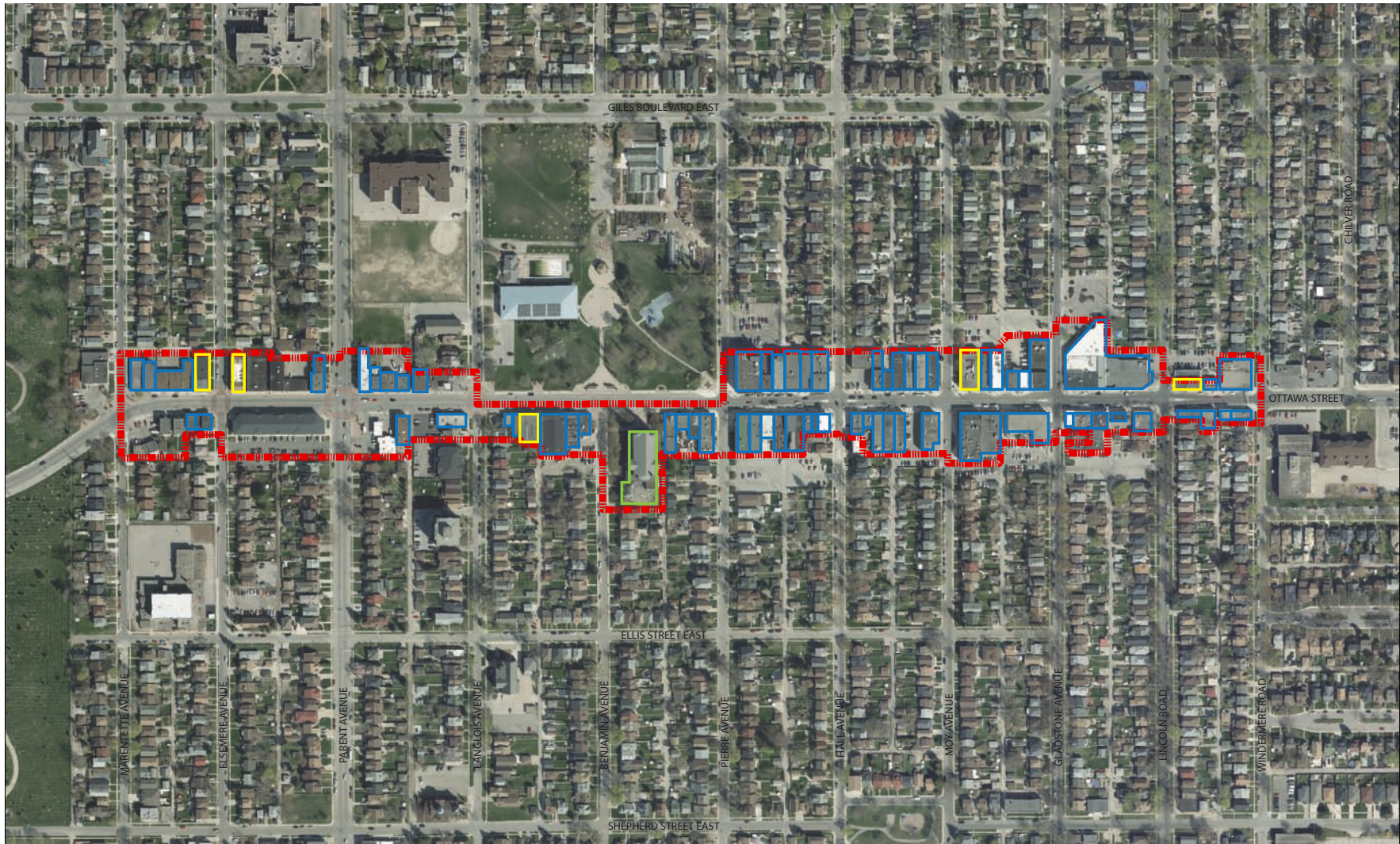
Since 2012, the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

For the Ottawa Street BIA, 119 units were identified. From 2012 to 2016 vacancy rates have decreased from 26.5% in 2012 to 13.4% in 2016. A building façade improvement program will further encourage the re-use of any vacant storefronts.

7.4 The Municipal Heritage Register and Main Street type buildings in the Ottawa Street BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (OTTAWA STREET)			
ADDRESS	LISTED	DESIGNATED	NOTES
854 Ottawa Street / 1286 Elsmere Avenue Elsmere Apartments	●		Constructed: 1927
1285-91 Elsmere Avenue / 832-34 Ottawa Street Marwood Apartments	●		Constructed: 1928
1033-41 Ottawa Street Ukrainian National Home	●		Constructed: 1938
1334 Benjamin Avenue / Ottawa Street Sacred Heart Rectory (attached to Church)		●	Constructed: 1927 Architect: Pennington & Boyde
1125 Ottawa Street / Benjamin Avenue Sacred Heart Church Now St. Mary/Moses Coptic Orthodox		●	Constructed: 1927-28 Architect: Pennington & Boyde
1408 Ottawa Street F.W. Woolworth Store	●		Constructed: c1941
1600-26 Ottawa Street Adams Drug Co. Ltd.	●		Constructed: c1927

Table 11. Buildings identified on the Municipal Heritage Register in the Ottawa Street BIA



Map 13. Buildings on the Municipal Heritage Registry (Ottawa Street) and other Main Street type buildings

7.5 Urban Design and Contextual Analysis

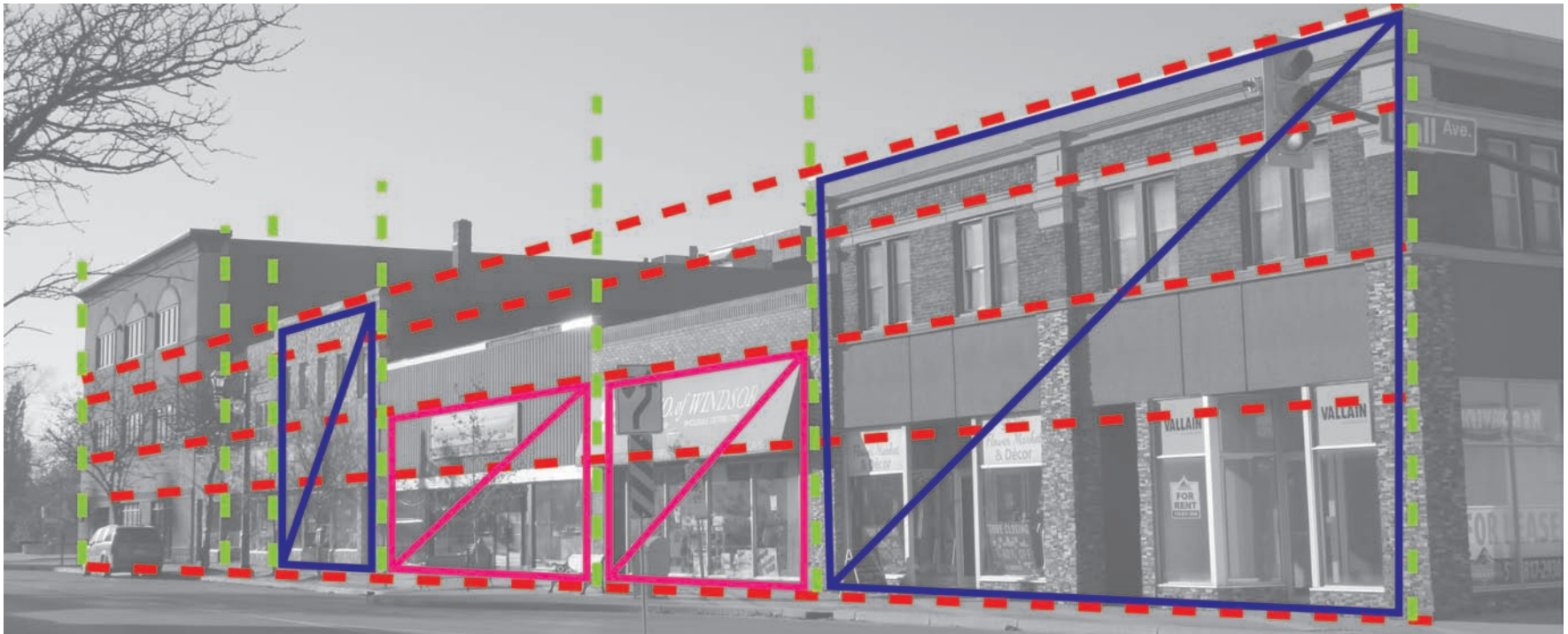


Figure 151. Regulating lines and building proportions identify a consistent pattern along the Ottawa Street BIA Mainstreet on the north side of Ottawa Street from Pierre Avenue to Hall Avenue.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Ottawa Street Main Street. The following urban design analysis describes elements of the historical context of the area:

Building Heights

Buildings are generally 1 to 2 stories.

Doors and Window Locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).



Figure 152. Continuous first storey facades at Ottawa Street and Parent Avenue intersection



Figure 153. A variety of building materials and facade styles on Ottawa Street between Pierre Avenue and Hall Avenue

When applying this analysis to the Ottawa Street Main Street there is generally a continuity of building elevations but a hodge-podge of materials used over time between the following blocks:

- The North and South sides of Ottawa Street between Pierre Avenue and Windermere Road

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Ottawa Street:

- The North side of Ottawa Street between Marentette Avenue and Langlois Avenue;

- The South side of Ottawa Street between Marentette Avenue and Parent Avenue; and
- The South side of Ottawa Street between Langlois Avenue and Pierre Avenue

There is an almost total loss of the traditional Main Street Façade in the following areas along Ottawa Street between the following blocks:

- The South side of Ottawa Street between Parent Avenue and Langlois Avenue



Figure 154. A gas station located beside a traditional Main Street building



Figure 155. Traditional Main Street storefront on the north side of Ottawa Street in 1951

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 156. The same storefront on Ottawa Street in November, 2017. Many of the architectural details of the building have been covered over time.

7.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Ottawa Street BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

- Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City
- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Ottawa Street BIA in Schedule G, it is recommended that the Ottawa Street BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.

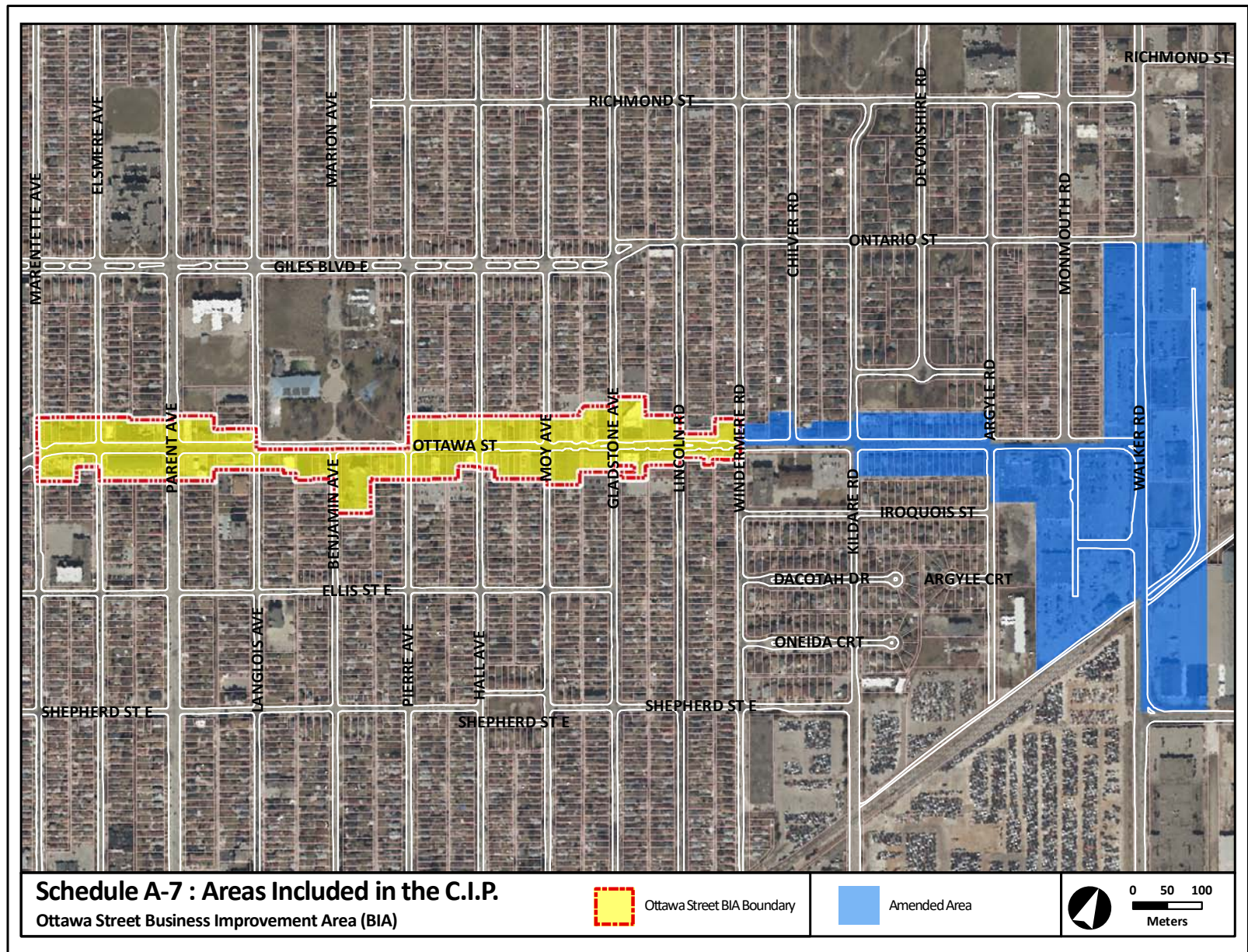


Figure 157. Conceptual drawing of an infill opportunity of a vacant/underutilized site creating a gateway into Ottawa Street (Colin Funk)

Section 1.0 of this CIP discusses actions City Council has taken to support Main Streets. Given the concept to connect, the Ottawa Street Area with Seminole

Street created through the Ford City CIP (adopted July 2019) and the opportunity to encourage the redevelopment of vacant or underutilized property in

the area Administration recommends expanding the area eligible for economic incentives under this CIP as identified on Map 14.



Map 14. Areas included in the CIP (Ottawa Street)

Schedule 'H'

8.0 Ouellette Avenue: Erie Street to Tecumseh Road

8.1 History

This stretch of Ouellette Avenue is just south of the Downtown CIP area. The portion of Ouellette Avenue from Erie Street to just past Giles Boulevard is included within the Downtown Business Improvement Area (BIA), which was established through By-law 5651. The legal name was established through By-law 130-2010.



Figure 158. Ouellette Avenue facing north from Hanna Street, 1960

Based on the City's Fire Insurance maps from 1924, 1937, and 1952 the stretch of Ouellette Avenue from Erie Street towards Tecumseh Road has evolved from largely single family dwellings considered mansions (constructed approx. 1900 to 1930) for the time

to a mix of uses including low to medium profile apartment buildings, institutional uses (i.e. health care uses), and commercial/offices uses. Many buildings along this area of Ouellette Avenue are listed on the City's Municipal Heritage Register while others could be

considered based on the Architecture and historical information. There is an eclectic mix of architectural styles including Craftsmen, Colonial/Tudor revival, Beaux Arts, Spanish Colonial Revival, Classical Revival, Art Deco, Prairie School, and Mid-Century

Modern.

How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along this Stretch of Ouellette Avenue from Erie Street heading south to Tecumseh Road identified on Schedule ‘H’ should be amended to the Main Streets CIP because the properties meet the following criteria identified in Section 1.4 of the CIP and “Criteria for Designation” of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The area is adjacent or in the vicinity of a Main Street where economic incentive can encourage the redevelopment of vacant land and buildings or the physical improvements to existing buildings.



Figure 159.

Offering an economic incentive to improve the facades of buildings and encourage the redevelopment of vacant or underutilized property along this stretch of Ouellette Avenue is consistent with Section 11.8 Community Improvement in the City’s Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.

Condition of Facades/property along Ouellette Avenue (Erie Street to Tecumseh Road)

In 2022, the Planning and Building Department conducted a survey to determine the general condition of property along the stretch of Ouellette Avenue from Erie Street heading south towards Tecumseh Road.

Generally, the building facades in this area are in good to fair condition. However, a few building facades are in poor condition and appear to be vacant and are not being maintained. There are also vacant/underutilized properties along this stretch of Ouellette Avenue where there are opportunities for redevelopment.

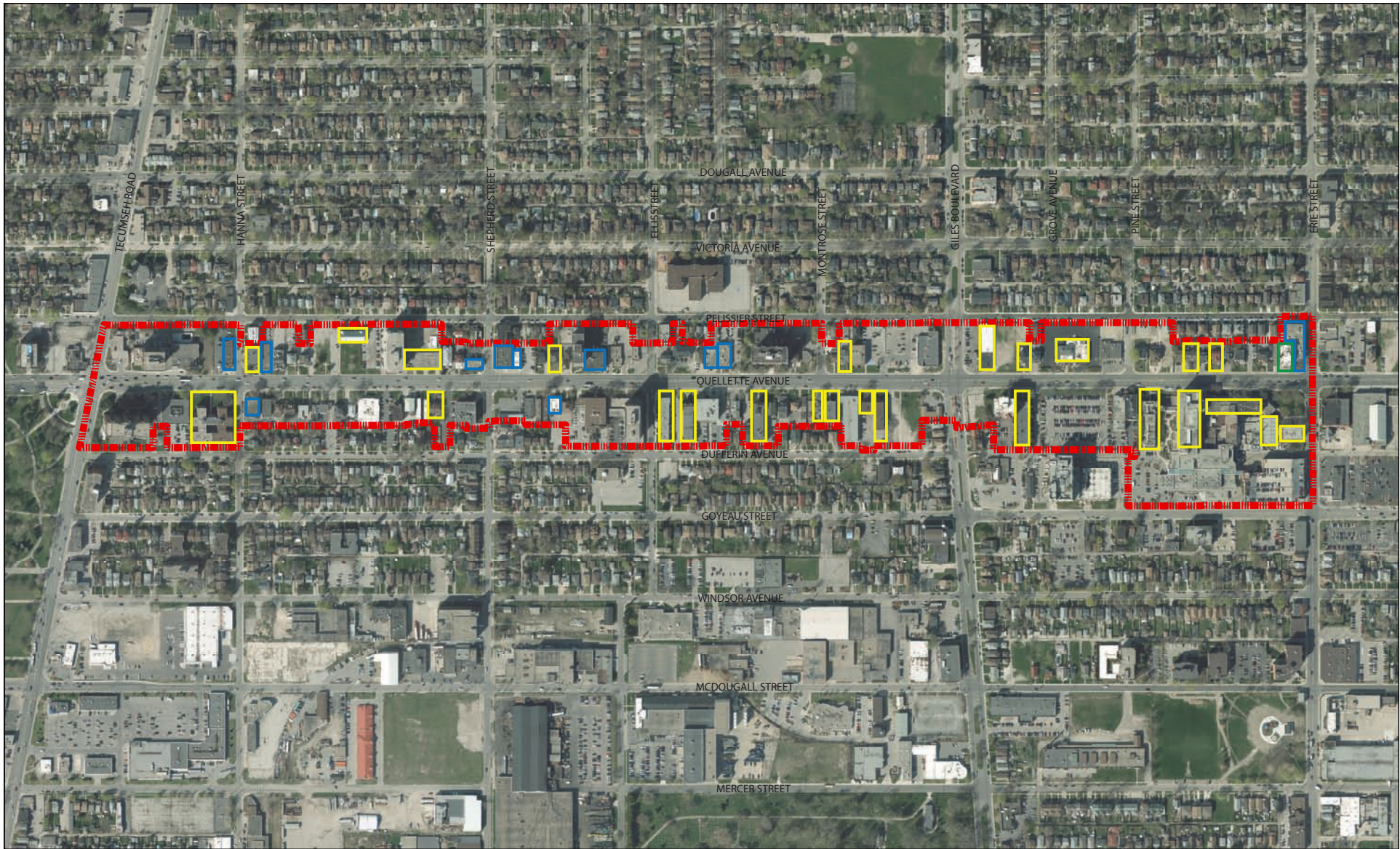
8.2 The Municipal Heritage Register and Main Street type buildings on Ouellette Avenue

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (OUELLETTE)			
ADDRESS	LISTED	DESIGNATED	NOTES
1004 Ouellette Avenue, 37 Erie Street East (Hotel Dieu Hospitallers Residence)	●		
1004 Ouellette Avenue (Hotel Dieu Chapel)	●		
1004 Ouellette Avenue (Hotel Dieu Hospital Wing)	●		
1004 Ouellette Avenue (Hotel Dieu Hospital Wing)	●		
1004 Ouellette Avenue (Jean Mance Residence)	●		
1011 Ouellette Avenue (Medical Arts Building)		●	
1049 Ouellette Avenue (House)	●		

Table 11. Buildings identified on the Municipal Heritage Register in the Ouellette Avenue area

ADDRESS	LISTED	DESIGNATED	NOTES
1061 Ouellette Avenue (Hotel Dieu Hospitallers Residence)	●		
1139 Ouellette Avenue (Janisse Bros. Funeral Home/Leo Page House)	●		
1164 Ouellette Avenue (Kensington Manor Apartments)	●		
1165 Ouellette Avenue (House)	●		
1197 Ouellette Avenue (Firestone Tire Store)	●		
1250-1260 Ouellette Avenue (Paramount Apartments)	●		
1279 Ouellette Avenue (House)	●		
1290 Ouellette Avenue (Maple Apartments)	●		
1304 Ouellette Avenue (House)	●		

ADDRESS	LISTED	DESIGNATED	NOTES
1338 Ouellette Avenue (Casa del Mara Apartments)	●		
1382 Ouellette Avenue (Ambassador Apartments)	●		
1398 Ouellette Avenue, 16-30 Ellis Street East (Royal Apartments)	●		
1461 Ouellette Avenue (Duplex)	●		
1519 Ouellette Avenue (Commercial Building)	●		
1520 Ouellette Avenue (Curtain House)	●		
1561 Ouellette Avenue (St. Paul's Anglican Church)	●		
36 Hanna Street West (Eldorado Apartments)	●		
1616 Ouellette Avenue (Windsor Court Apartments)	●		



Map 15. Buildings on the Municipal Heritage Registry (Ouellette Avenue) and other Main Street type buildings

8.3 Urban Design and Contextual Analysis



Figure 160. Inconsistent setbacks and building heights exist along Ouellette Avenue

Building Heights

Building Heights range from 2 to 3 storeys when considering the existing single family homes (1900 to 1930s mansions) along this stretch of Ouellette Avenue. However, when considering Apartment Buildings, Institutional Buildings such as the hospital, and other combined use buildings (i.e. commercial with residential above) building heights range from approximately 6 storeys (medium profile) to no greater than 14 storeys (high profile).

Doors and Window Locations

Doors and the main entrance of establishments generally open out towards the Main Street. However, there are opportunities through the Facade Improvement Program where more of an “indoor/outdoor” relationship with the public realm can be created.

Proportion of the Façade and Regulating Lines

When making improvements to facades it is important to perform a contextual proportion analysis of the street facades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014). Although this portion of Ouellette is considered a Main Street there are few

traditional Main Street type buildings because going back to the 1900s the build form was largely 2 to 3 storey single family homes as identified above. Throughout the Twentieth Century new development is of a higher profile with an eclectic style of architecture (ranging from traditional to modern) with varying building set backs. Given the various periods of Development, varying building heights and set backs it would not be appropriate to complete a contextual proportion analysis along this portion of Ouellette Avenue similar to what has been completed for other main street areas included in this document.

Architectural Features

Key architectural elements that create interest throughout many of the building facades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.

Recommendations

The findings of the Planning and Building Department survey and analysis of the stretch of Ouellette Avenue from Erie Street to Tecumseh Road reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

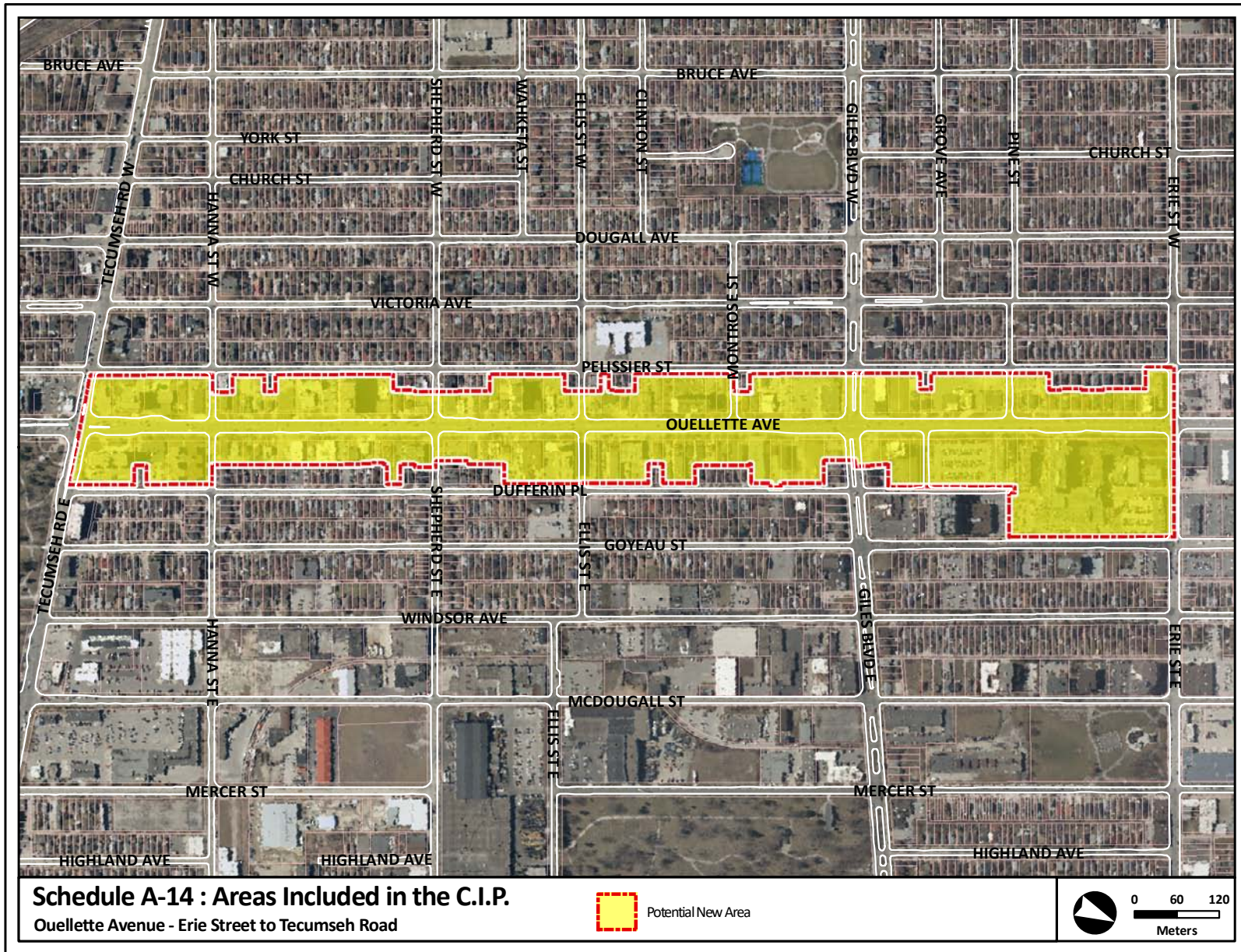
Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation. There is a presence of cultural heritage resources that are unique to the area. The area has the potential to be a new employment area.



Figure 161.



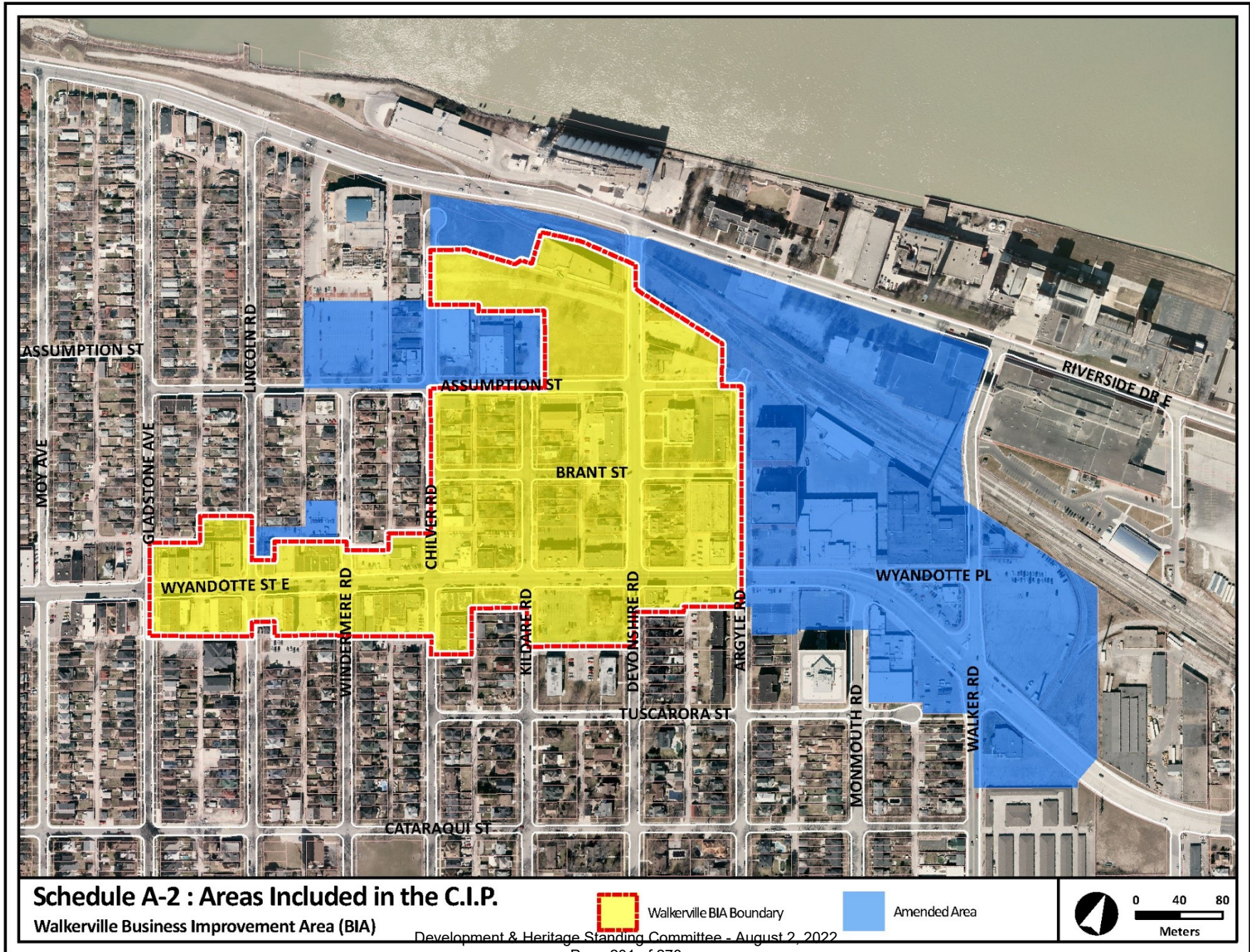
Figure 162.



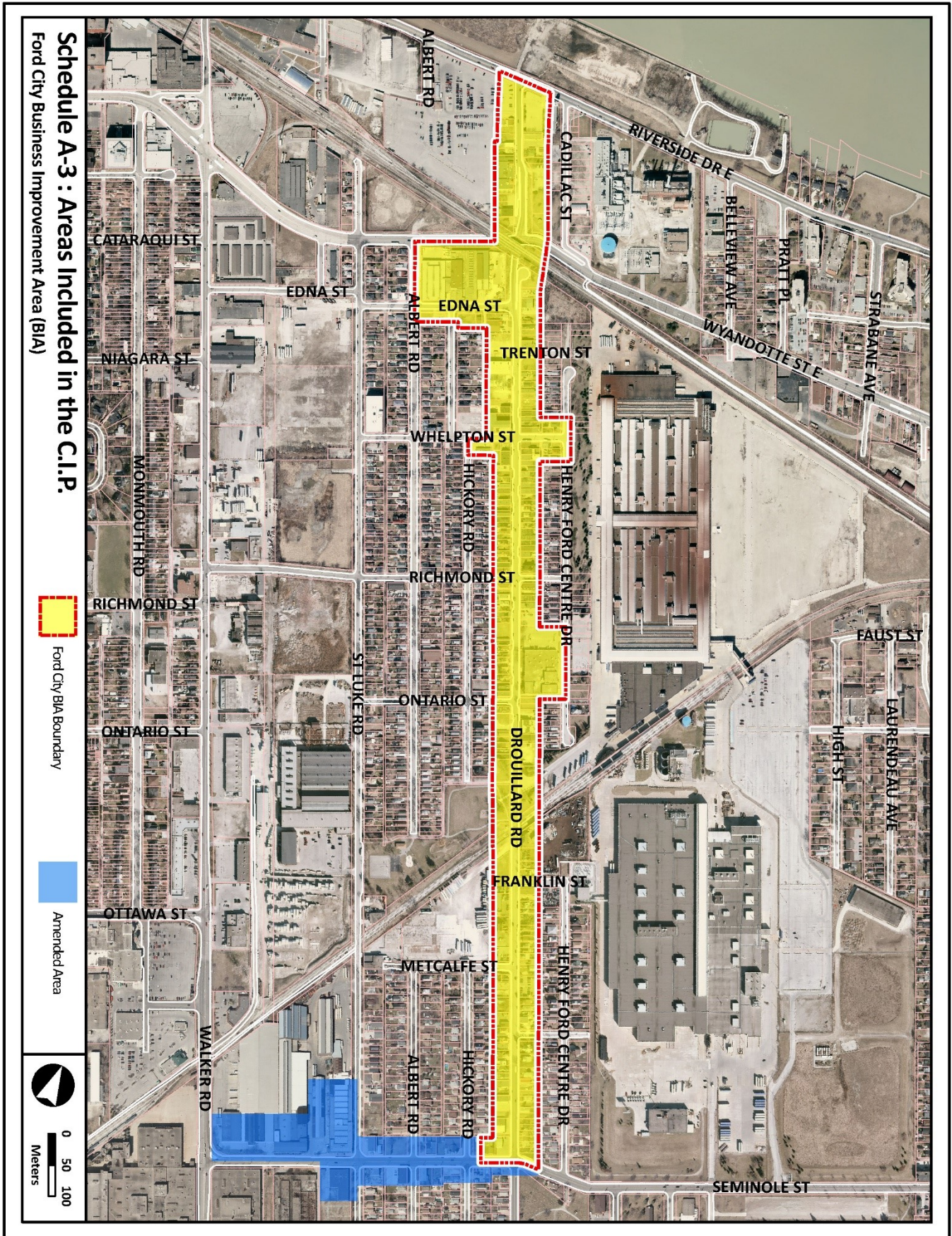
Map 15. Areas included in the CIP (Ouellette Avenue)



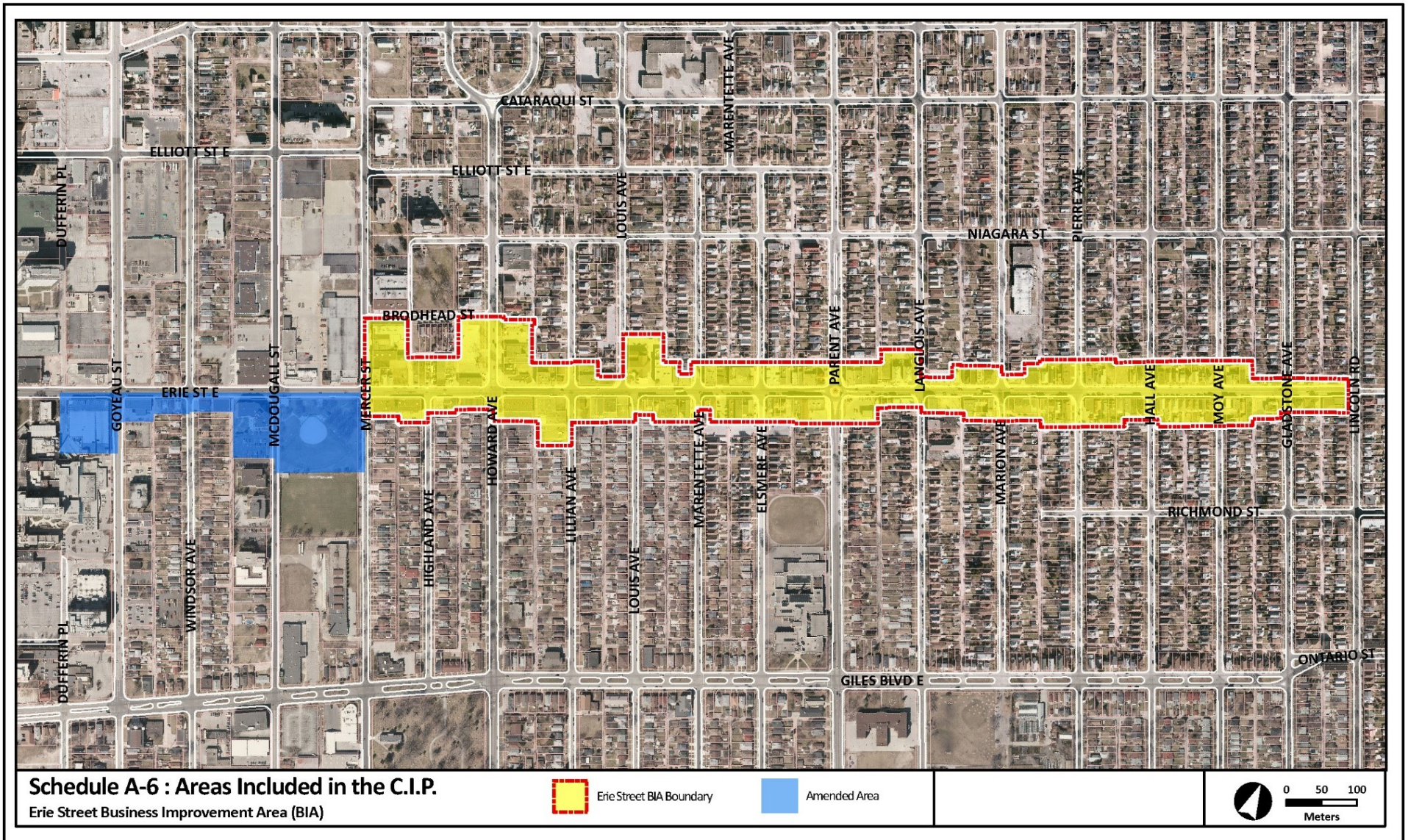
APPENDIX 'B'



APPENDIX 'B'



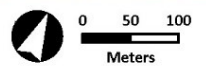
APPENDIX 'B'



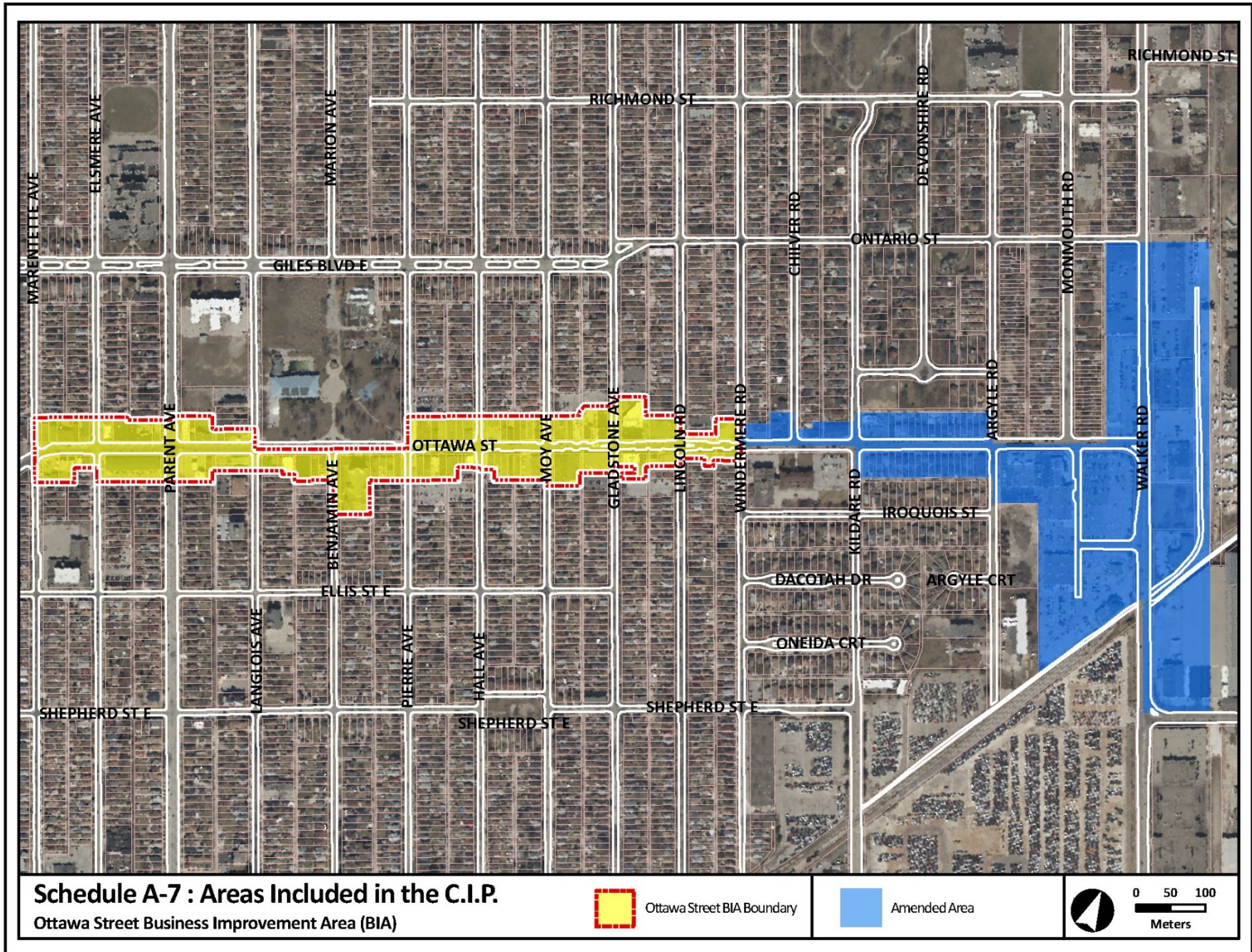
Schedule A-6 : Areas Included in the C.I.P.
 Erie Street Business Improvement Area (BIA)

 Erie Street BIA Boundary

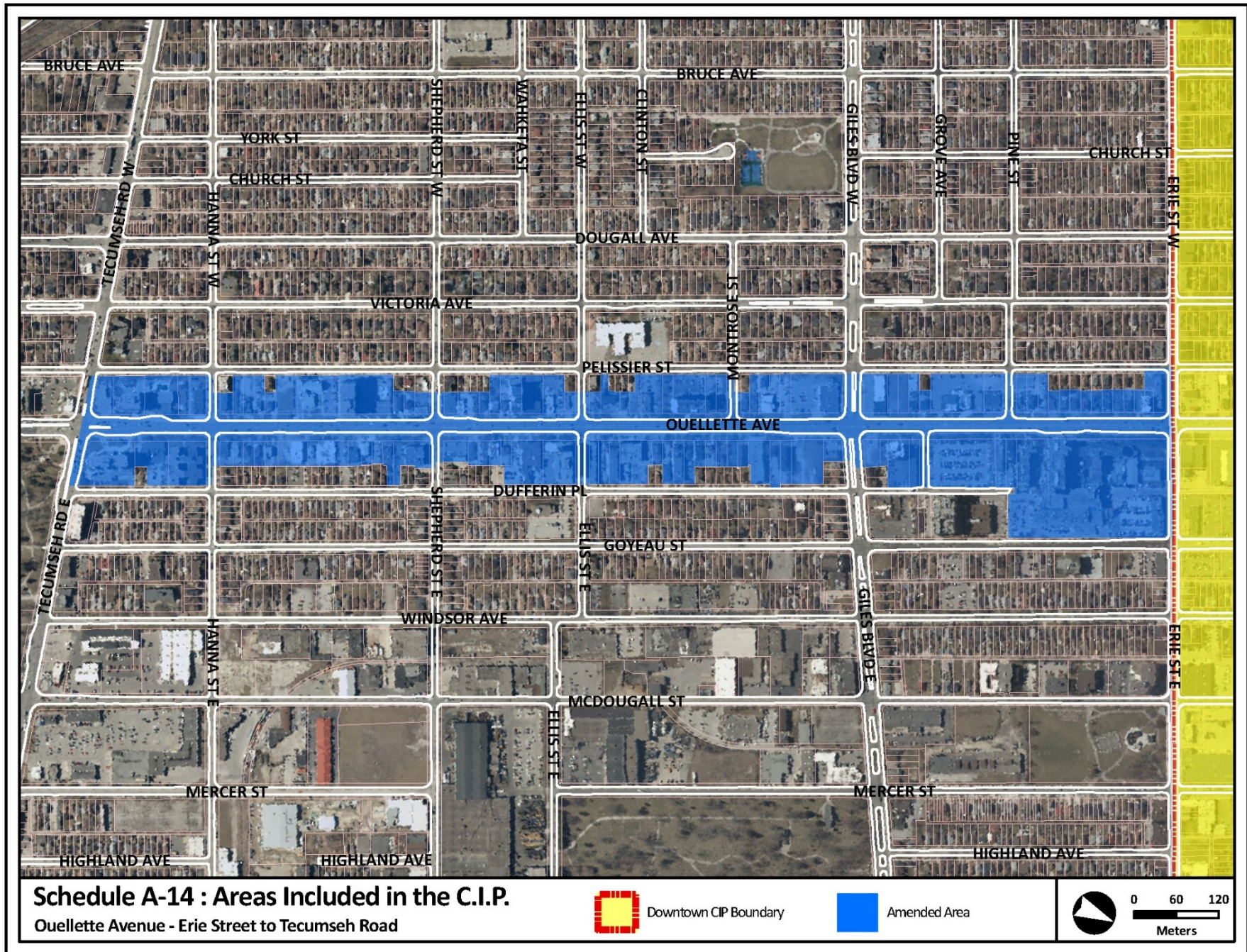
 Amended Area



APPENDIX 'B'



APPENDIX 'B'



B Y - L A W N U M B E R XXX-2022

A BY-LAW TO AMEND BY-LAW NUMBER 25-2018 BEING A BY-LAW TO DESIGNATE THE LEGAL BOUNDARIES OF THE CITY OF WINDSOR AS A COMMUNITY IMPROVEMENT PROJECT AREA

Passed the XXth day of XX2022.

WHEREAS By-law Number 25-2018, being a by-law to Designate the Legal Boundaries of the City of Windsor as a Improvement Project Area for the creation of a Building Facade Improvement Program and Urban Design Guidelines for Main Streets, was passed the 5th of February, 2018;

AND WHEREAS it deemed expedient to amend By-law Number 25-2018;

THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That By-law Number 25-2018 be amended by deleting all reference to “Building Facade Improvement Program and Urban Design Guidelines for Main Streets” and replacing it with “Main Streets”.
2. That By-law Number 25-2018 be further amended by deleting section 1 and replacing it with the following:

“1. That the lands shown delineated by a heavy black line on Schedules “A” to “H” inclusive, attached hereto and forming part of this by-law, are designated the Main Streets Community Improvement Project Area.”
3. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

ACTING CLERK

First Reading - August XX, 2022
Second Reading - August XX, 2022
Third Reading - August XX, 2022

BY - LAW NUMBER -2022

A BY-LAW TO AMEND BY-LAW NUMBER 26-2018
BEING A BY-LAW TO ADOPT A COMMUNITY
IMPROVEMENT PLAN FOR THE CITY OF WINDSOR
BUILDING FACADE IMPROVEMENT PROGRAM
AND URBAN DESIGN GUIDELINES FOR MAIN
STREETS COMMUNITY IMPROVEMENT PROJECT
AREA

Passed the day of XX 2022.

WHEREAS By-law Number 26-2018, being a by-law to Adopt a Community Improvement Plan for the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets, was passed the 5th of February, 2018;

AND WHEREAS it is deemed expedient to amend By-law number 26-2018;

THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That By-law Number 26-2018 be amended by deleting all reference to “Building Facade Improvement Program and Urban Design Guidelines for Main Streets” and replacing it with “Main Streets”.
2. That By-law Number 26-2018 be further amended by deleting Schedule “A” attached thereto and substituting Schedule “A” attached hereto.

DREW DILKENS, MAYOR

CLERK

First Reading - August , 2022
Second Reading - August , 2022
Third Reading - August , 2022

SCHEDULE 'A' TO BY-LAW XX-2022 (ATTACHED)



Subject: Closure of the north/south alley between Gratiot Street and Nichols Street, together with part of the westerly half of the east/west alley between the said alley and Second Street (Ward 1)

Applicant/Owner: Mary Lange
File No.: SAA-6511
Ward: 1

Reference:

Date to Council: August 2, 2022
Author: Brian Nagata
Planner II - Development Review
(519) 255-6543 ext. 6181

Planning & Building Services
Report Date: June 16, 2022
Clerk's File #: SAA2022

To: Mayor and Members of City Council

Recommendation:

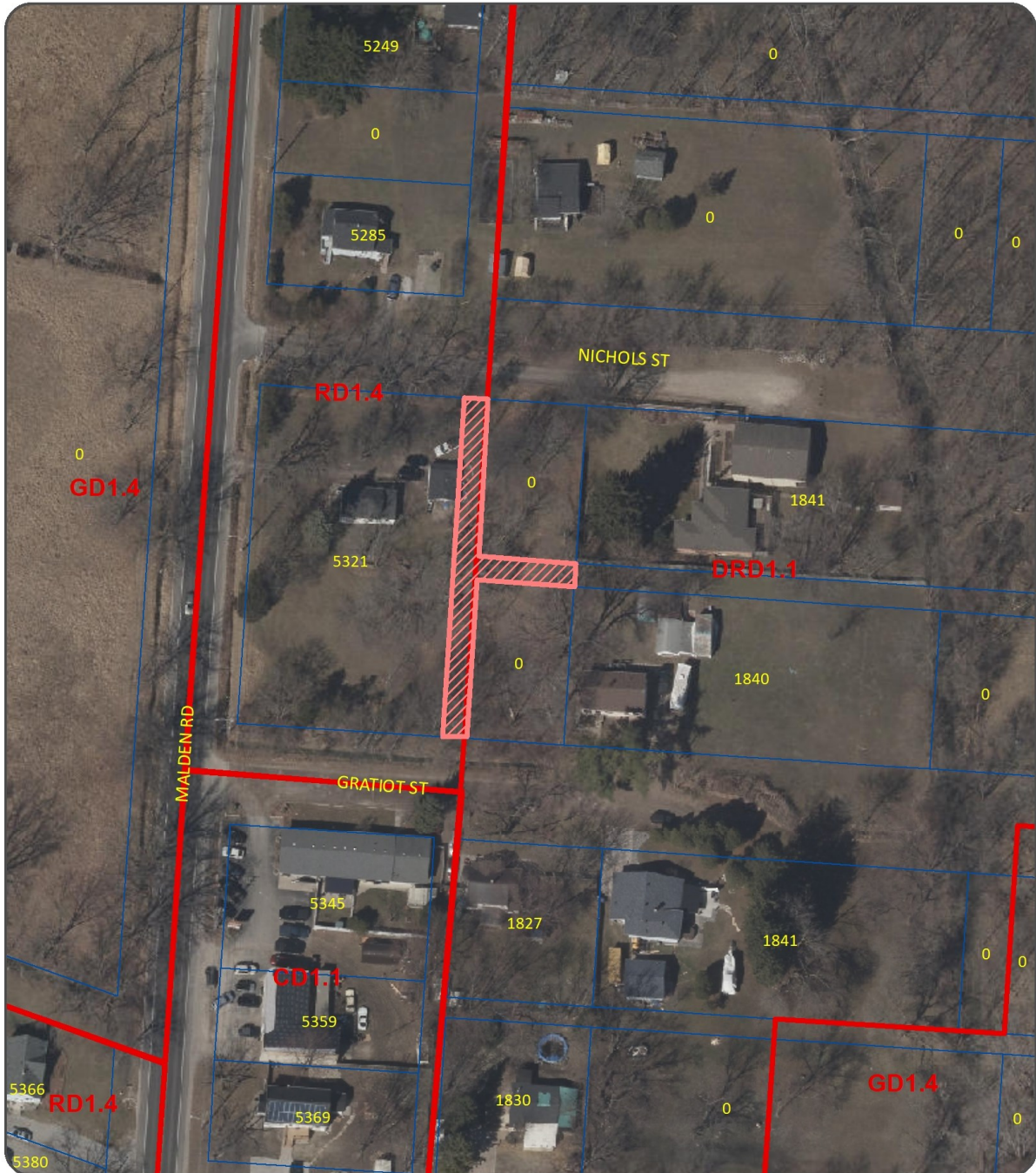
- I. THAT the 4.6 metre wide north/south alley located between Gratiot Street and Nichols Street, and shown on Drawing No. CC-1795 **attached** hereto as **Appendix "A", BE ASSUMED** for subsequent closure;
- II. THAT the 19.8 metre portion of the 4.6 metre wide east/west alley located on the east side of the said north/south alley, and shown on Drawing No. CC-1795 **attached** hereto as **Appendix "A", BE ASSUMED** for subsequent closure;
- III. THAT the 4.6 metre wide north/south alley located between Gratiot Street and Nichols Street, and shown on Drawing No. CC-1795 **attached** hereto as **Appendix "A", BE CLOSED**;
- IV. THAT the 19.8 metre portion of the 4.6 metre wide east/west alley located on the east side of the said north/south alley, and shown on Drawing No. CC-1795 **attached** hereto as **Appendix "A", BE CLOSED**;
- V. THAT the 4.6 metre wide north/south alley located between Gratiot Street and Nichols Street, and shown on Drawing No. CC-1795 **attached** hereto as **Appendix "A", BE CONVEYED** to the abutting property owner at 5321 Malden Road and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

- a) Easement, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
- Bell Canada to accommodate existing infrastructure; and
 - EnWin to accommodate existing distribution pole and down guy wire.
- VI. THAT the 19.8 metre portion of the 4.6 metre wide east/west alley located on the east side of the said north/south alley, and shown on Drawing No. CC-1795 **attached** hereto as **Appendix "A"**, **BE CONVEYED** to the abutting property owner at 0 Gratiot Street (Roll No. 080-790-07800) and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
- a) Easement, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
- Bell Canada to accommodate existing infrastructure.
- VII. THAT Conveyance Cost **BE SET** as follows:
- a. For alley conveyed to abutting lands zoned DRD1.1: \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- b. For alley conveyed to abutting lands zoned RD1.4: \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- VIII. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1795, **attached** hereto as **Appendix "A"**.
- IX. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- X. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Executive Summary:

N/A

Figure 1: Key Map




STREET & ALLEY CLOSING (SAA/6511)

1:1,000

APPLICANT : MARY LANGE



 SUBJECT LANDS

PLANNING DEPARTMENT - DEVELOPMENT DIVISION

DATE: JULY, 2021

Background:

The applicant, Mary Lange, owner of the properties known municipally as 0 Gratiot Street (Roll No. 080-790-07800), 0 Nichols Street (Roll No. 080-790-07600) and 5321 Malden Road applied to close the 4.6 metre wide north/south alley located between Gratiot Street and Nichols Street, together with part of the westerly half of the east/west alley between the said alley and Second Street, and shown on Drawing No. CC-1795 **attached** hereto as **Appendix “A”**, and shown on the aerial photo **attached** hereto as **Appendix “B”**.

The subject alleys (the alley) are unmaintained and composed of a mixture of vegetation in a natural state. The vegetation, which also encompasses the aforesaid properties, **may provide habitat for species at risk** as defined under the *Endangered Species Act, 2007, S. O. c.6* (the Act) (See Site Photos **attached** hereto as **Appendix “D”**). This subsequently **may require a permit** or other **authorization** from the Ministry of the Environment, Conservation and Parks (MECP), **prior to** a party conducting an activity on the said lands that could impact an endangered or threatened plant or animal or its habitat (e.g. construction, demolition, excavation, grading, grass cutting, recreation, removal of vegetation, etc.). The party who is to conduct such activity is **solely responsible** to obtain any **required permit** or **authorization** from the MECP, and **comply** with the provisions of **the Act**. **Consultation** by the party with the MECP **prior to** undertaking an activity is **strongly advised** (SAROntario@ontario.ca). Additional information can be found at the following MECP webpage:

Development and infrastructure projects and endangered or threatened species.

The applicant wishes to close the alley for the purpose of consolidating the aforesaid properties into one parcel to be listed for sale. The applicant acquired the properties through inheritance and does not have any use for them. The alley closure will allow for the sale of the inherited properties as one parcel versus three separate parcels, thus making for a less cumbersome sale process.

Discussion:

The decision to recommend closure of an alley is derived from the City's *Classification of Alleys and Suitability for Closure* guideline document (the document), **attached** hereto as **Appendix “E”**. The document details four classifications of alleys based on their usefulness, and provides corresponding criteria for determining suitability for closure.

Classification of Public Right-of-Ways

The initial step is to determine if the alley is indispensable. This is achieved through the evaluation of the following criteria set forth in Section 1 of the document.

Alley:

1. *Does the alley serve commercial properties?*
 - a. The alley does not serve any commercial properties.
2. *Does the alley serve properties fronting on heavily traveled streets i.e. major arterial routes?*
 - a. The alley does not serve properties fronting on heavily travelled streets.
3. *Does the alley contain sewers, and must the alley remain accessible for servicing?*
 - a. The alley does not contain any sewers.
4. *Does the alley serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive?*
 - a. The alley does not provide vehicular access to any of the abutting properties.
5. *Does the alley contain Fire Department connections that are deemed to be necessary for firefighting access?*
 - a. The alley does not contain any fire department connections.

Based on the above, the Planning Department deems the alley “dispensable”, and supports the requested closure.

It is our recommendation that, upon closure, the abutting property owners be given the chance to acquire the subject alley in the manner described in the Recommendation section herein. Hence the recommendation is to close and convey the alley to the abutting property owners.

Risk Analysis:

The recommended closure of the alley will divest the City of associated liability risks and maintenance costs. The recommended closure poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The rate for an alley conveyed to abutting lands zoned DRD1.1 is assessed at \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to the City by an Ontario Land Surveyor.

The rate for an alley conveyed to abutting lands zoned RD1.4 is assessed at \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to the City by an Ontario Land Surveyor.

Consultations:

Consultations were held with Municipal Departments and Utility Companies, which resulted in the information found in attached **hereto** as **Appendix “C”**.

Notice of Development & Heritage Standing Committee meeting and Council meeting are published in the Windsor Star prior to each of the meetings. In addition, notice of each of the public meetings will be mailed to the abutting/affected property owners prior to the meetings.

Conclusion:

The Planning Department recommends closure of the north/south alley and part of the east/west alley shown on attached Appendix “A”.

The closed alleys are to be conveyed to the abutting property owners, as in Recommendations V & VI of this report.

Planning Act Matters: N/A

Approvals:

Name	Title
Michael Cooke	Manager of Planning Policy/Deputy City Planner
Thom Hunt	City Planner / Executive Director, Planning & Development Services
Chris Carpenter	Coordinator of Real Estate Services
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Onorio Colucci	Chief Administration Officer

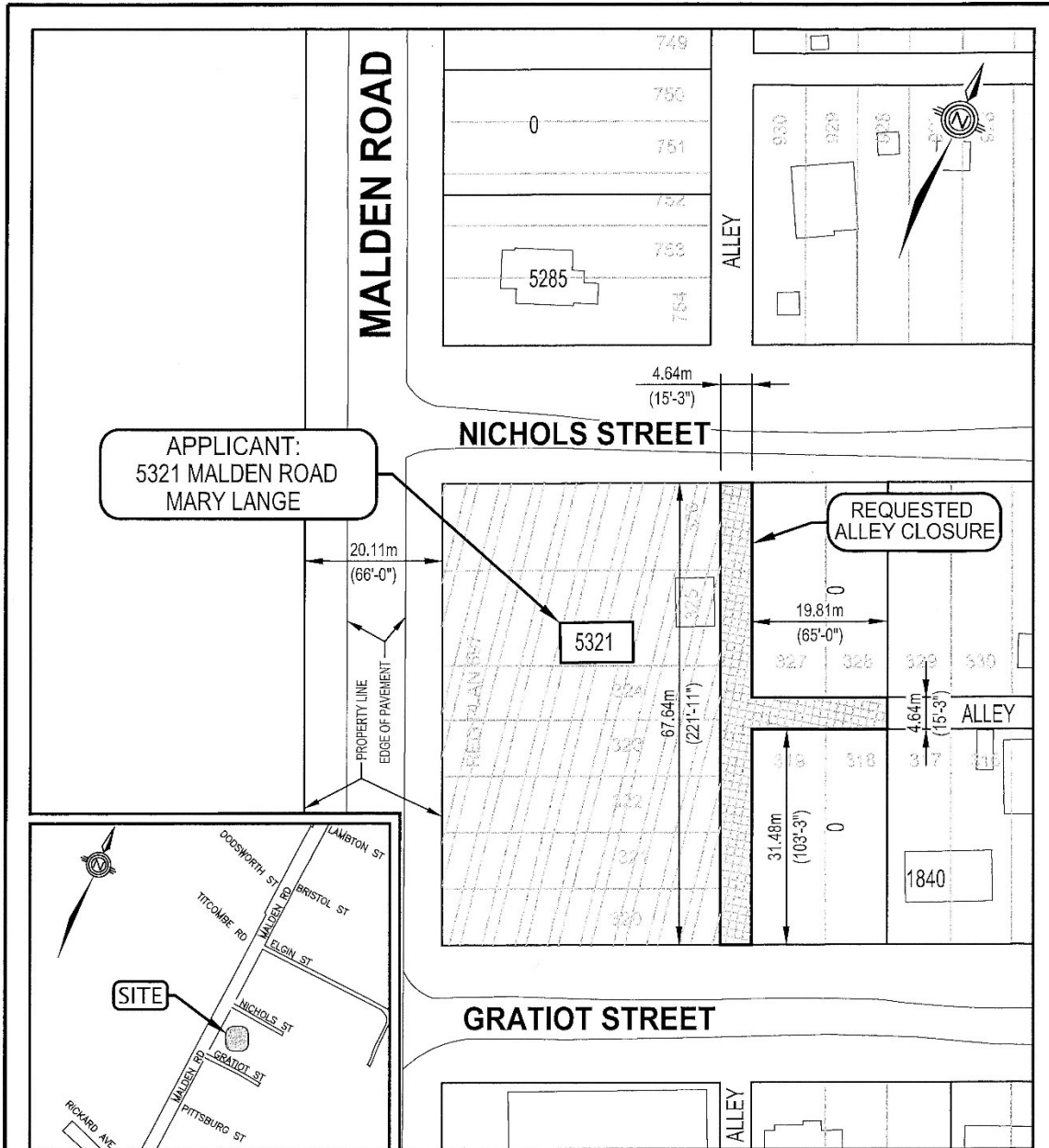
Notifications:

Name	Address	Email
Councillor Fred Francis	350 City Hall Square West, Suite 220 Windsor, ON N9A 6S1	ffrancis@citywindsor.ca

Appendices:

- 1 Appendix A - Drawing No. CC-1786
- 2 Appendix B - EIS Drawing - Aerial Photo
- 3 Appendix C - Consultations with Municipal Departments and Utility Companies
- 4 Appendix D - Site Photos
- 5 Appendix E - Classification of Alleys and Suitability for Closure

APPENDIX "A"
Drawing No. CC-1795



KEY PLAN N.T.S.

THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT
 Proposed Closure of North/South Alley abutting 5321 Malden Road
 and the East/West Alley abutting 0 Nichols Street & 0 Gratiot Street

Kirk Tamm
 Kirk Tamm, Manager of Geomatics

SCALE: 1:750	DATE: JULY 2021	REVISED:
DWN BY: JLH	CHKD BY: PJU / MS	REVISION NO.:

DWG. NO.
 CC-1795

APPENDIX "B" EIS Drawing - Aerial Photo



STREET & ALLEY CLOSING (SAA/6511)

1:1,000

APPLICANT : MARY LANGE

 SUBJECT LANDS

PLANNING DEPARTMENT - DEVELOPMENT DIVISION

DATE: JULY, 2021



APPENDIX "C"**Consultations with Municipal Departments and Utility Companies****BELL CANADA WSP**

Bell Canada requests easement protection over the entire closure area.

[Charleyne Hall, Bell Canada External Liaison]

CANADA POST

No comments provided

COGECO CABLE SYSTEMS INC.

No comments provided

ENVIRONMENTAL SERVICES

No comments provided

ENWIN UTILITIES - HYDRO

No Objection, however, upon closing, an easement named to ENWIN Utilities Ltd. is required for the entire south limit of the site to accommodate the existing down guy wires.

[Steve Zambito, Hydro Engineering Technologist]

ENWIN UTILITIES - WATER

Water Engineering has no objections.

[Bruce Ogg, Water Project Review Officer]

LEGAL DEPARTMENT

For lands abutting RD1.4 and DRD1.1, \$1.00 plus deed preparation fee and proportionate share of the survey cost as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

[Chris Carpenter, Coordinator of Real Estate Services]

MNSi

MNSi does not require an easement through this area.

[Dave Hartleib, Outside Plant Manager]

PARKS & FACILITIES

No comments / objection from Parks; pending further review by City Planning LA (Stefan) copied on this e-mail.

[Wadah Al-Yassiri, Manager, Parks Development]

PLANNING DEPARTMENT

No comments provided

PLANNING DEPARTMENT - LANDSCAPE ARCHITECT

No objections from a landscape architectural or Parks Perspective.

[Stefan Fediuk - Landscape Architect]

PUBLIC WORKS - ENGINEERING

The subject alley closure is approximately 4.57m (15ft) wide, and is composed of grass and trees. There are no sewers, manholes, catch basins, hydro poles, guy-wires, or overhead wires located in the alley closure. This alley appears to serve no useful purpose by CR146/2005; therefore, we have no objections to the closure of this alley.

[Adam Pillon, Development Engineer]

PUBLIC WORKS - TRANSPORTATION/TRAFFIC

Alley is currently overgrown and not accessible by vehicles or pedestrians. The alley does not service and garages or rear yard parking. No concerns with closing the alley as proposed.

[Mike Spagnuolo, Signal Systems Analyst]

ROGERS COMMUNICATIONS

No comments provided

TELUS COMMUNICATIONS

TELUS has no underground infrastructure in the area of your proposed work. Permit expires six (6) months from approval date.

[Indira Sharma, Project Support]

TRANSIT WINDSOR

No comments provided

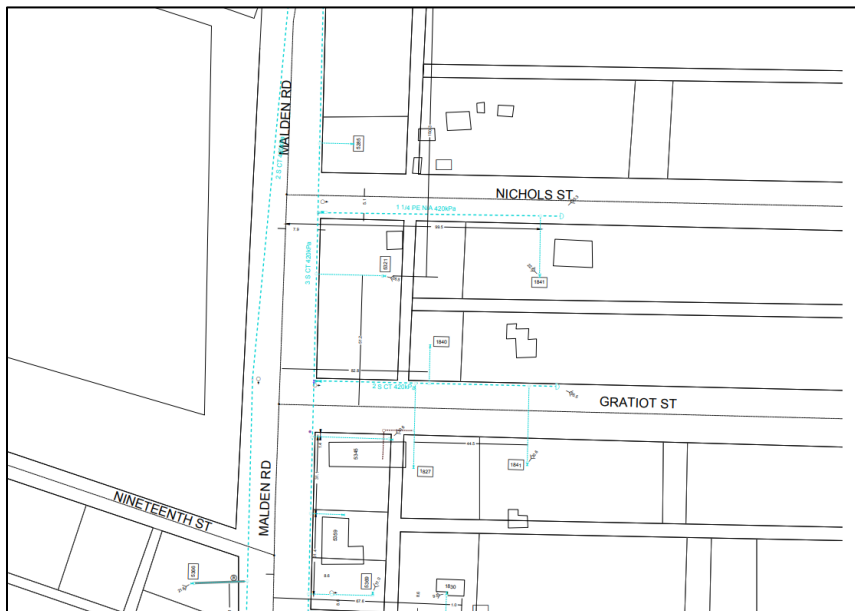
UNION GAS

After reviewing the provided drawing at the alley behind 5321 Malden Rd. and consulting our mapping system, please note that Enbridge Gas has no active infrastructure in the proposed area. A PDF drawing has been attached for reference.

Also, please note the following should you find any abandoned infrastructure in the area:

- Any pipe that is excavated, please assume that it is live
- If during the course of any job, any pipe is found that is not on the locate sheet and is in conflict with your work, please call our emergency number (1-877-969-0999), and one of our Union Gas representatives will respond to determine if that plant is in fact live or dead
- Please note that our Enbridge Gas representative will respond to the live or dead call within 1-4 hours, so please plan your work accordingly

[Gord Joynson, Drafter Estimator]

**WINDSOR FIRE**

No comments provided

WINDSOR POLICE

The Windsor Police Service has no concerns or objections with this application. The outcome from this closure will not impair police patrol or incident response capability in any way.

[Barry Horrobin, Director of Planning & Physical Resources]

APPENDIX "D" Site Photos



Figure 1 - Looking north towards north-south alley from Gratiot Street



Figure 2 - Looking south towards north-south alley from Nichols Street



Figure 3 - Utility pole with guy wire in north-south alley adjacent to Gratiot Street



Figure 4 - Utility pole with guy wire in north-south alley adjacent to Gratiot Street



Figure 5 - Utility pole in north-south alley



Figure 6 - Looking east towards east-west alley from 5321 Malden Road



Figure 7 - Looking west towards east-west alley from 1841 Nichols Street

APPENDIX “E”

Classification of Alleys and Suitability for Closure

Classification of Public Rights-of-Ways:

Currently streets and alleys fall into four classifications on the basis of their usefulness:

- 1) Alleys that are **indispensable**. These would be alleys serving commercial properties and properties fronting on heavily traveled streets i.e. major arterial routes and alleys which contain sewers and must remain accessible for servicing; alleys or streets which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive; and, alleys which contain Fire Department connections that are deemed to be necessary for firefighting access.
- 2) Alleys that, **have some usefulness**, are nevertheless dispensable and may or may not be a complete liability.
- 3) Alleys that appear to serve **no useful purpose**, either now, or anticipated. Such alleys are in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land that do not require any servicing from the alley. Remnant or stub-end streets which are dead-ended and do not serve as access to other streets.
- 4) Alleys lying in Holding zones and other similar undeveloped areas where the alley system is **clearly obsolete** and has never been developed, but where the City needs to keep its options open until new area plans are prepared and development is imminent.

Suitability for Closing:

Following are the criteria and suitability for closing alleys in each of the above classifications.

- 1) Indispensable alleys should **not be closed**, conveyed, reduced or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, emergency services (i.e. ambulance) and loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to complete or adequately access; and would noticeably interfere with street traffic, thereby reducing the access capacity of the adjacent arterial, collector, or street for business.
- 2) Alleys having some usefulness should **be considered for closing** only upon request of abutting owners rather than by encouragement of the City.
- 3) Alleys that serve no useful purpose should **be closed** if at all possible, and in fact the owners abutting thereon should be encouraged to accept conveyance.
- 4) Alleys that are clearly obsolete should **not be closed** unless there is a municipal need or specific development proposals acceptable to the City are submitted.

Subject: Amendment to CR485/2002 for the disposal of surplus walkways in the Little River Acres Subdivision (formerly Villages of Riverside) (Ward 6)

Applicant/Owner: Nicole Strong & Shem Wloczanko
File No.: SAA-1596
Ward: 6

Reference:

Date to Council: August 2, 2022
Author: Brian Nagata, MCIP, RPP
Planner II - Development Review
(519) 255-6543 ext. 6181
bnagata@citywindsor.ca
Planning & Building Services

Report Date: June 20, 2022
Clerk's File #: Z2022

To: Mayor and Members of City Council

Recommendation:

- I. THAT CR485/2002, adopted on June 10, 2002, **BE AMENDED** as follows:

By **DELETING** the following wording:

Actual cost for removal of fences and concrete and restoration with top soil - approximately \$2,000.00 (improved)

\$1.00 plus cost of deed - \$395.00 plus reference plan

And **INSERTING:**

For walkway conveyed to abutting lands zoned RD1.5: \$1.00 plus deed preparation fee

Executive Summary:

N/A

Figure 1: Key Map



STREET & ALLEY CLOSING (SAA/1596)

1:750

APPLICANT : NICOLE STRONG & SHEM WLOCZANKO



 SUBJECT LANDS

PLANNING DEPARTMENT - DEVELOPMENT DIVISION

DATE: JUNE, 2022

Background:

CR485/2002 was adopted by Council on June 10, 2002, declaring six (6) walkways within the Little River Acres Subdivision (formerly Villages of Riverside) surplus and approving their sale to the abutting property owners in accordance with CR932/2001. It should be noted that the conveyance of the walkways do not require closure by-laws, as they were never dedicated as public highway when the public right-of-ways were assumed by the City.

The applicants, Nicole Strong and Shem Wloczanko, owners of the property known municipally as 1203 Cottage Place (the subject property), applied in October 2021 to purchase the 1.52 metre wide strip of land that abuts the subject property to the west [east half of the former 3.04 metre wide north/south walkway between Cottage Place and Little River Acres Drive (formerly Village Drive)], and shown on the aerial photo **attached** hereto as **Appendix "A"**. This requires an amendment to CR485/2002 to update the conveyance price to reflect that in effect on the date that the application was submitted.

Discussion:

The conveyance price for a walkway is based on the street and alley closing policy in effect on the day that an application to acquire the closed walkway is submitted. The original price to purchase the walkway was \$1.00 plus cost of deed (\$395.00) plus reference plan. The current *Street and Alley Closing Policy*, established by Council Resolution CR130/2006 on February 27, 2006, changed the conveyance price to \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to the City by an Ontario Land Surveyor. The Legal, Real Estate & Risk Management Department via August 26, 2021 email confirmed that the survey costs for Reference Plan 12R-20035 can be removed.

CR485/2002 also includes a condition of sale, which requires purchasers to cover the cost for the restoration of the Little River Acres Drive right-of-way (approximately \$2,000.00). The Legal, Real Estate & Risk Management Department via August 26, 2021 email confirmed that this condition will need to be deleted through an amendment to CR485/2002. The required restorations were completed around 2007 as part of the improvements made to Little River Acres Drive.

CR485/2002 must be amended to reflect any applicable changes to the conveyance price and remove the condition of sale. An amendment is typically undertaken at the time when an application to acquire a closed alley has been submitted.

Risk Analysis:

The recommended amendment to CR485/2002 poses no known risk to the City.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The rate for a walkway conveyed to abutting lands zoned RD1.5 remains assessed at \$1.00 plus deed preparation fee.

Consultations:

Consultation was held with **representatives from** the Legal, Real Estate & Risk Management Department to confirm the current conveyance price and removal of the condition of sale.

Conclusion:

The Planning Department recommends that CR485/2002 be amended to allow for the east half of the walkway to be conveyed to the abutting property.

Planning Act Matters: N/A

Approvals:

Name	Title
Michael Cooke	Manager of Planning Policy/Deputy City Planner
Thom Hunt	City Planner / Executive Director, Planning & Development Services
Chris Carpenter	Coordinator of Real Estate Services
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Onorio Colucci	Chief Administration Officer

Notifications:

Name	Address	Email
Councillor Jo-Anne Gignac		joagignac@citywindsor.ca

Appendices:

1 Appendix A - EIS Drawing - Aerial Photo

APPENDIX "A" EIS Drawing - Aerial Photo




STREET & ALLEY CLOSING (SAA/1596)

1:750

APPLICANT : NICOLE STRONG & SHEM WLOCZANKO



 SUBJECT LANDS

PLANNING DEPARTMENT - DEVELOPMENT DIVISION

DATE: JUNE, 2022

APPENDIX "B" CR485/2002



THE CITY OF WINDSOR

MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

**COUNCIL SERVICES AND CITY CLERK
CITY HALL
WINDSOR, ONTARIO
N9A 6S1**

**Phone: (519)255-6212
255-6215**

Fax: (519)255-6868

E-mail: clerks@city.windsor.on.ca.

NOTICE OF COUNCIL DECISION

Windsor City Council adopted the following resolution at its meeting held **June 10, 2002**:

CR485/2002

That the following walkways in the Villages of Riverside **BE DECLARED** surplus to the City:

- 1) from Gregory Place to Gateside Court
- 2) from Village Drive to Heathfield Court
- 3) from Village Drive to Foxhill Court
- 4) from Village Drive to Cottage Place
- 5) from Village Drive northerly to Aire Place
- 6) from Village Drive westerly to Aire Place

and further CR323/2002 which declared other walkways to be surplus **BE RESCINDED**, as they were previously declared to be surplus by CR51/2002.

That **APPROVAL BE GIVEN** to the sale of the following City of Windsor surplus lands to the abutting owners of property in accordance with Council Resolution 932/2001, subject to easements in favour of ENWIN Powerlines (*) and ENWIN Utilities (**) as follows:

- 1) from Gregory Place to Gateside Court (*) (**)
- 2) from Village Drive to Heathfield Court (*) (**)
- 3) from Village Drive to Foxhill Court (**)
- 4) from Village Drive to Cottage Place (*) (**)
- 5) from Village Drive northerly to Aire Place (*) (**)
- 6) from Village Drive westerly to Aire Place

- Actual cost for removal of fences and concrete and restoration with top soil – approximately \$2,000.00 (improved)
- \$1.00 plus cost of deed - \$395.00 plus reference plan

and further, the Mayor and Clerk **BE AUTHORIZED** to sign the agreement satisfactory in form to the Commissioner of Legal and Human Resources.

Carried.

SAA/6148 sa C1
Basis Report 8348

John Skorobohacz

Commissioner of Council Services and City Clerk

June 12, 2002

/sf

Internal Distribution

Commissioner of Council Services and City Clerk

Commissioner of Works

Acting Commissioner of Legal and Human Resources

External Distribution

David Masse
1275 Foxhill Court
Windsor, Ontario N8S 4J2

Shelley Gignac
1139 Aire Place
Windsor, Ontario N8S 4G1

David Bull
1203 Cottage Place
Windsor, Ontario N8S 4H4

ABSTRACT - SA - AMEND MINUTES AND PROCEED WITH CONVEYANCE PROCESS
JR - AMEND BASIS
LM - FYI
JV - EMAIL

APPENDIX "C"
CR932/2001

CR932/2001

That the report of the Commissioner of Council Services and City Clerk regarding the closing of redundant walkways in the Villages of Riverside BE RECEIVED and further APPROVAL BE GIVEN to the following:

two public meetings of the Street and Alley Closing Committee to be convened in the Villages of Riverside

Cost of application i.e. \$275.00 to be absorbed by the City

Cost of advertising i.e. \$435.00 to be absorbed by the City

Prepare deeds for half of each walkway to abutting owners in accordance with Council Resolution 968/98 i.e. actual cost for removal of fences and concrete and restoration with topsoil i.e. approximately \$2000.00 (improved) or \$1.00 plus cost of deed (walkway as is) i.e. \$395.00, plus Reference Plan.

Carried.

SAS/6148 sa C23

Basis Report 7305

Internal Distribution

Secretary, Street and Alley Closing Committee

Commissioner of Works

Commissioner of Traffic Engineering

Commissioner of Parks and Recreation

Commissioner of Legal and Human Resources

Director of Development Review Services

External Distribution

ABSTRACT MQ Coordinate ward meetings with SA and Ward Councillors

LM - FOR YOUR INFORMATION

email JV

Wilson

Masse

APPENDIX “D”
Street and Alley Closing Policy

STREET AND ALLEY CLOSING POLICY

CR 130/2006

That the following policy for street and alley closings and conveyances **BE ESTABLISHED:**

- a) all applications for closure be accompanied by an application fee of \$800.00 (subject to annual review). The fee comprises \$300.00 to cover the administrative costs to process the application to utility companies and civic departments for comments; preparation of report for consideration by the Street and Alley Technical Advisory Committee and recommendation to City Council; and \$500.00 being the fee for advertising Council’s intent to enact the by-law to close and providing direct notification to abutting and affected property owners;
- b) in the event the application is denied by Council or withdrawn by the applicant prior to the advertising of Council’s intent to enact the by-law to close the street or alley, the applicant be eligible for a refund of \$600.00 of the \$800.00 application fee in order to allow the City to recover a portion of its administrative costs;
- c) the Street and Alley Technical Advisory Committee, (being an administrative/operational committee), shall forward its recommendation to City Council for consideration, detailing any special conditions under which the lands will be conveyed by the municipality, and the portion(s) of the lands to be offered for sale;
- d) all personal notices to be sent by regular first class mail to owners and occupants of property abutting and/or affected by the closure and, in addition, the Ward Councillors. The notice shall provide the dates for the meeting of the Street and Alley Technical Advisory Committee and the City Council meeting. In addition to the personal notice a separate notice shall also be placed in the local newspaper advertising Council’s intention to pass the by-law once a week for 3 consecutive weeks;
- e) the following criteria shall be applied to determine the conveyance of the closed rights-of-way;
 - i) purchase price of closed alley lands shall be set at market value except those alley and walkway lands adjacent to residential areas zoned RD1, RD2 or DRD11 in By-law 8600 and R.1, R.2 and PD.1 in By-law 3072 which shall be conveyed for \$1.00;
 - ii) street allowances to be offered for sale at market value as building lots where possible, regardless of zoning;

- iii) where the addition of the portion of an alley or street to be acquired would enable the purchaser to create a severable building lot, the lands to be offered for sale shall be set at market value;
 - iv) any relocation or removal of sewer, water and gas mains, telephone and hydro lines to be at the total expense of the affected property owner(s). Close lands to be offered for sale in “as is” condition;
 - v) if at least 75% of abutting property owners agree to the closure of the alley, the City will assume responsibility for preparation of Reference Plan by an Ontario Land Surveyor showing the limits of the right-of-way to be closed and the manner in which it will be divided between the abutting owners. The full cost of preparation of the Reference Plan and the cost associated for the preparation of a deed and the subsequent registration shall be paid by the purchaser(s) in advance of the adopting of the by-law to close. Alternatively, abutting owners may choose to engage the services of an Ontario Land Surveyor to prepare the Reference Plan and Legal Counsel to prepare deeds for their individual portions of the closed alley. However, the Reference Plan must be prepared satisfactory to the City Solicitor and all costs associated with the preparation of the Plan and deeds shall be paid for by the purchasers in advance of the adopting of the By-law to close;
 - vi) conveyances shall be subject to easements as required by the City, Public Utilities and other service providers;
 - vii) conveyance price of street and alley allowances where the portion of the right-of-way within a site that is currently zoned institutional and already has an existing school building to be offered to the School Board that owns the property at \$1.00 plus deed preparation and proportionate share of the survey cost provided there is the continued use as a school site.
- f) the City shall reserve its interest in the subterranean tube under any closed right-of-way under which the Windsor-Detroit Tunnel is located, and title to the same shall be retained by the City;

and further, that applications currently under review **BE PROCESSED** under the former policies and, further, that Council Resolutions 285/91, 1113/92, 564/94 and 968/98 which established the policy for the closure of streets, alleys and walkways **BE RESCINDED** and further, that the policy **BE IMPLEMENTED** effective May 5, 2003.

Subject: Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 1762643 Ontario Inc. for 669 Tuscarora Street (Ward 4)

Reference:

Date to Council: August 2, 2022
Author: Greg Atkinson, Senior Planner
519-255-6543 ext. 6582
gatkenson@citywindsor.ca
Planning & Building Services
Report Date: July 6, 2022
Clerk's File #: SPL2022

To: Mayor and Members of City Council

Recommendation:

- I. THAT the request made by 1762643 Ontario Inc. to participate in the Brownfield Tax Assistance Program **BE APPROVED** for the proposed remediation and redevelopment at 669 Tuscarora Street for up to 3 years pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,
- II. THAT, Administration **BE DIRECTED** to prepare a tax cancellation by-law to implement the Brownfield Tax Assistance Program in accordance with the *Municipal Act* and that the appropriate information and material be sent to the Minister of Finance requesting relief from the education portion of the taxes for 669 Tuscarora Street in accordance with the Provincial Brownfield Financial Tax Incentive Program; and,
- III. THAT the request made by 1762643 Ontario Inc. to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for 70% (or 100% if LEED certified) of the municipal portion of the tax increment resulting from the proposed redevelopment at 669 Tuscarora Street for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;
- IV. THAT, Administration **BE DIRECTED** to prepare an agreement between 1762643 Ontario Inc., the City, and any persons legally assigned the right to receive grant payments to implement the Brownfield Tax Assistance and

Rehabilitation Grant Programs in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and,

- V. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Tax Assistance and Rehabilitation Grant Agreement; and,
- VI. THAT the approval to participate in the Tax Assistance and Brownfield Rehabilitation Grant Programs **EXPIRE** if the agreement is not signed by applicant within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.

Executive Summary:

N/A

Background:

Brownfield Redevelopment Community Improvement Plan (CIP)

Brownfield sites are properties that may be contaminated due to previous industrial or commercial uses such as a manufacturing facility or gas station. City Council approved a Brownfield Redevelopment CIP at its April 19, 2010 meeting for the purpose of encouraging the study, clean-up, and redevelopment of contaminated properties. The approval of the CIP was the result of nearly five years of study and consultation, which began in October 2005.

Importance of Brownfield Redevelopment

In 2009 the City's Planning Department identified 137 brownfield properties (i.e. 226 hectares or 559 acres) that are candidates for redevelopment. While the inventory is not exhaustive, it illustrates the significance of Windsor's brownfield stock and the need to work with land owners to put these properties back into productive use. Based on approvals to date under the Brownfield CIP approximately 50 hectares (123 acres) or 22% of the inventory has been or is planned to be redeveloped.

Historically, there has been little interest in redeveloping brownfield sites due to the uncertainty surrounding the extent of contamination and the potential cost of clean-up. The Brownfield Redevelopment CIP provides financial incentives to undertake the necessary studies and remedial work necessary to redevelop brownfield sites and reduce the potential negative impacts to the City's environment and neighbourhoods.

The benefits associated with brownfield redevelopment go far beyond the boundaries of the property. For example, they are often strategically located within existing built up areas of the City where services and other infrastructure, such as roads, schools, community facilities and public transit are already available, therefore additional infrastructure costs are not incurred to service these areas. The redevelopment of these sites also remove the negative stigma often associated with brownfield properties, which increases the value of the subject property and adjacent properties.

Brownfield sites also represent a significant underutilization of the land base. According to the National Round Table on the Environment and the Economy (2003), every hectare redeveloped through a brownfield project saves up to an estimated 4.5 hectares of greenfield land from being developed (i.e. agricultural land on the edge of the City); and for every dollar invested in a brownfield redevelopment, it is estimated that \$3.80 is invested in the economy.

Site Background

The subject site is located on the south west corner of Tuscarora Street and Louis Ave—approximately one block south of Wyandotte Street East on the periphery of the Downtown area (See Appendix 1: Location Map). The property is 0.33 hectares (or 0.81 acres) in size and is currently vacant. It most recently contained a vacant institutional building (former Social Services Building), which was demolished in 2020. Prior to 1950 the site contained a school and prior to 1900 the property was used for residential use.

The subject property is designated 'Residential' on Official Plan Schedule E: City Centre Planning District and is zoned RD3.4, which permits a Lodging House, Multiple Dwelling, Religious Residence, Residential Care Facility, and Townhome Dwelling. Council approved an Environmental Site Assessment (ESA) Grant for this property in January 2022 for the completion of a Phase 2 ESA study. The ESA grant was estimated to total \$14,175.

Mr. Rio Aiello is the principal owner of 1762643 Ontario Inc. Mr. Aiello also owns and operates Dior Homes.

Discussion:

Development Proposal

The applicant proposes to construct a three storey multiple dwelling with 27 dwelling units. Site plan approval has been issued [SPC 032/20 (SPC/6196)].

Brownfield Property Tax Assistance Program

The Brownfields Property Tax Assistance Program may cancel any increase in municipal property taxes on a brownfield property for up to three years during rehabilitation and redevelopment. Through the municipality—property owners may also apply to the Province for a matching cancellation of any increase in education property taxes. Under the tax cancellation provision of the *Municipal Act* (i.e. section 365.1) the program may continue for up to three years while remediation and redevelopment are taking place.

The value of tax cancellation must be offset by eligible costs, which are the costs of any action taken to reduce the concentration of contaminants on, in, or under the property to permit a RSC to be filed (e.g. Phase II ESA, Risk Assessment, environmental remediation, placing of clean fill, installing environmental controls, monitoring, environmental insurance premiums, etc.).

To enact the program, Council must pass a tax cancellation by-law and make application to the Ministry of Municipal Affairs and Housing (i.e. on behalf of the owner) for cancellation of the education portion of the tax levy under the Provincial Brownfield Financial Tax Incentive Program (BFTIP). A tax cancellation agreement between the City and the owner is also required, which would cause any tax cancellation be repaid should a RSC not be filed. The Tax Cancellation program would cease if the property is sold or subdivided in accordance with the Provincial BFTIP program requirements.

Brownfield Rehabilitation Grant Program

The Brownfield Rehabilitation Grant Program encourages the remediation, rehabilitation and adaptive re-use of brownfield sites by providing grants to help pay for remediation costs as well as non-environmental rehabilitation costs normally associated with brownfield site redevelopment (e.g. development application and building permit fees, and upgrading on-site /off-site infrastructure).

The program offers annual grants funded through the increase in municipal property tax levy created by the investment for up to 10 years to help offset eligible costs. The CIP specifies Brownfield Rehabilitation Grants will equal 70% of the municipal property tax increase for a project that employs standard construction methods and 100% of the municipal property tax increase for projects that achieve any level of Leadership in Energy and Environmental Design (LEED) certification.

Annual grants are paid out following the filing of a RSC, reassessment of the property and the payment of the property taxes for the year in which the grant is to be provided. Issuance of the first grant payment typically occurs at least two years after approval to participate in the program.

CIP Goals

City staff are supportive of the application as it meets all of the eligibility requirements specified within the Brownfield Redevelopment CIP. The proposed filing of a RSC and redevelopment of the property supports the following CIP goals:

- To promote the remediation, rehabilitation, adaptive re-use and redevelopment of brownfield sites throughout the City of Windsor in a fiscally responsible and sustainable manner over the long term;
- Improve the physical and visual quality of brownfield sites;
- Improve environmental health and public safety;
- Provide opportunities for new housing, employment uses, and commercial uses;
- Increase tax assessment and property tax revenues;
- Improving the land use compatibility of potential brownfield sites with surrounding land uses;
- Increase community awareness of the economic, environmental and social benefits of brownfield redevelopment; and
- Utilize public sector investment to leverage significant private sector investment in brownfield remediation, rehabilitation, adaptive re-use, and redevelopment.

Policy Support

The clean up, redevelopment, and intensification of the site is supported by numerous policies within the 2020 Provincial Policy Statement, the City's Official Plan, Community Energy Plan, and the City's Environmental Master Plan.

Risk Analysis:

As with all brownfield sites, there is a degree of risk associated related to the potential presence of contamination. In this case there is also a risk of the property remaining in a vacant state, which negatively affects the surrounding properties. The proposed study will assist in mitigating these risks. The City would retain a copy of the study for future reference.

Climate Change Risks

Climate Change Mitigation:

The proposed redevelopment implements Environmental Master Plan Objective C1: Encourage in-fill and higher density in existing built areas. In particular, the redevelopment would implement the action that supports the existing Brownfields Redevelopment Strategy and achieve its work plan.

Climate Change Adaptation:

The proposed redevelopment may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The site would also be required to incorporate storm water management best practices.

Financial Matters:

The property was purchased in 2014 and was previously assessed as commercial. The demolition of the existing structure resulted in the assessment value being lowered to \$41,000 and the classification changed to residential. The proposed new development would place this property into the New Multi-Residential property tax class which carries the same property tax rate as residential properties. Based on the proposed redevelopment plan submitted by the owner, administration estimates the post-development property value assessment to increase by \$1,714,000 (i.e. from \$41,000 to \$1,755,000). The post-development total annual tax levy is estimated to increase by \$31,773.45 (i.e. from \$760.04 to \$32,533.49), which would yield a total grant value of \$95,320.35 over three years under the Tax Assistance Program. The Total municipal tax increase is estimated to be \$29,151.03, which would yield a total grant value of \$204,057.21 over ten years under the Brownfield Rehabilitation Grant Program for standard construction.

The total eligible costs under both programs is estimated to total \$325,275. This includes \$118,100 for remediation and filing a RSC, \$220,000 in development application fees and on-site servicing costs, and \$14,175 in Phase 2 ESA costs that were not reimbursed through the Environmental Site Assessment Grant Program.

The Brownfield Redevelopment grants are paid back to the applicant after redevelopment has occurred, property assessment value has been reassessed by MPAC, and total taxes as it relates to the redevelopment have been paid to the City in full. Assuming the building is constructed to comply with the minimum Building Code provisions the recommended grants would reimburse 96% of the eligible costs under the Tax Assistance and Brownfield Rehabilitation Grant Programs. If constructed to LEED standard—100% of the eligible costs would be reimbursed.

Environmental Study Grant (approved Jan 2022)	\$14,175.00
Tax Assistance Program/BFTIP (Years 1-3)	\$95,320.35
Brownfield Rehabilitation Grants (standard construction) (Years 4-13)	\$204,057.21

Total	\$313,552.56
--------------	---------------------

(Provincial BFTIP	\$7,867.26)
	All City Programs	\$305,685.30	

The property would continue to generate \$697.31 in annual municipal taxes, which would be retained by the City through out the lifespan of the grant programs. After the grant programs cease the full amount of increased annual municipal taxes (i.e. \$29,848.34) would be retained by the City in perpetuity.

Consultations:

The development and approval of the Brownfield Redevelopment CIP was subject to extensive stakeholder and public consultation, which sought input from a wide range of stakeholders and internal City departments.

Planning staff have consulted with the applicant prior to accepting the application for the Tax Assistance and Brownfield Rehabilitation Grant Programs. Staff from the Planning, Finance, and Legal Departments were consulted in the preparation of this report.

Conclusion:

Administration recommend Council approve the requests from 1762643 Ontario Inc. to participate in the Tax Assistance and Brownfield Rehabilitation Grant Programs. The proposed clean-up and redevelopment of this brownfield site conforms to the Brownfield Redevelopment CIP; assists the City in the achievement of a number of CIP, Official Plan, Community Energy Plan, and Environmental Master Pan goals; and exemplifies the purpose for which the Brownfield Redevelopment Strategy was created.

Planning Act Matters:

N/A

Approvals:

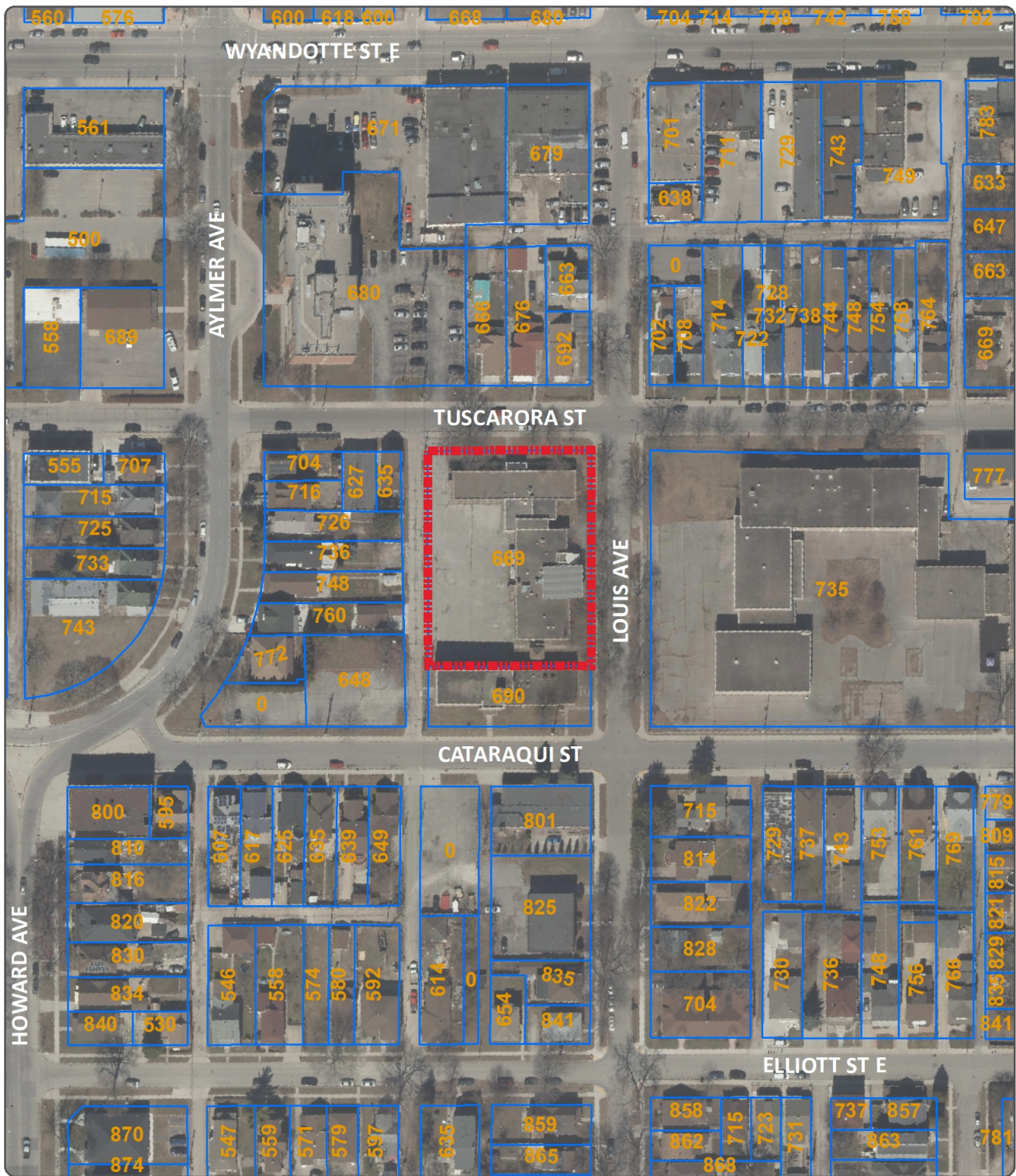
Name	Title
Josie Gualtieri	Financial Planning Administrator
Michael Cooke	Manager of Planning Policy / Deputy City Planner
Thom Hunt	City Planner / Executive Director, Planning & Development Services
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Janice Guthrie	Deputy Treasurer, Taxation & Financial Projects
Joe Mancina	Commissioner, Corporate Services Chief Financial Officer / City Treasurer
Onorio Colucci	Chief Administration Officer

Notifications:

Name	Address	Email
		tazzopardi@dillon.ca

Appendices:

- 1 Location Map



LOCATION MAP : 669 TUSCARORA STREET



SUBJECT PROPERTY





Subject: Sandwich Town CIP Application, 3321-3327, 3331-3337, 3341-3347 Bloomfield Road; Agent Jay Shanmugam (Windsor Essex Community Housing Corporation) (Ward 2)

Reference:

Date to Council: August 2, 2022
Author: Kevin Alexander, MCIP RPP
Senior Planner Special Projects
519-255-6543 x6732
kalexander@citywindsor.ca
Planning & Building Services
Report Date: July 13, 2022
Clerk's File #: SPL2022

To: Mayor and Members of City Council

Recommendation:

- I. **THAT** the request for incentives under the Sandwich Incentive Program made by Windsor Essex Community Housing Corporation, owners of the property located at 3321-3327, 3331-3337, 3341-3347 Bloomfield Road, **BE APPROVED** for the following programs when all work is complete:
 - i. *Revitalization Grant Program* for 70% of the municipal portion of the tax increment for up to 10 years (+/- **\$23,319** per year); and
 - ii. *Development and Building Fees Grant* for 100% of the Development and Building Fees identified in the Sandwich CIP to a Maximum amount of (+/- **\$66,371.89**);
- II. **THAT** the CFO/City Treasurer **BE DELEGATED** the authority to adjust the amounts granted to the upset costs of this Council Decision, on the basis that the total amount of all grants and funding received by Windsor Essex Community Housing Corporation by all levels of government, cannot exceed the approved eligible costs for the project.
- III. **THAT** Administration **BE AUTHORIZED** to prepare the Sandwich Incentive Program Agreement for the *Revitalization Grant* in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implication;

- IV. **THAT** the CAO and City Clerk **BE AUTHORIZED** to sign the agreement between the City and Windsor Essex Community Housing Corporation to implement the *Building/Property Improvement Tax Increment Grant Program* in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications;
- V. **THAT** funds in the maximum amount of +/- **\$66,371.89** under the *Development Building Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (Account 7076176) when the work is complete;
- VI. **THAT**, subject to Recommendation II, grants **BE PAID** to Windsor Essex Community Housing Corporation upon completion of three (3) buildings with a total of twelve (12) units, each building consisting of a two (2) storey, four (4) unit multiple dwelling from the *Sandwich Community Development Plan Fund* (Account 7076176) to the satisfaction of the City Planner and Chief Building Official; and,
- VII. **THAT** grants approved **SHALL LAPSE** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date. Extensions **SHALL BE** given at the discretion of the City Planner

Executive Summary:

N/A

Background:

On January 26, 2009, City Council passed by-laws to establish the Sandwich Heritage Conservation District Plan (By-law 22-2009), Olde Sandwich Towne Community Improvement Plan (By-law 27-2009), and Supplemental Development and Urban Design Guidelines (By-law 28-2009). These By-laws came into effect on October 18, 2012. One of the key recommendations of the Olde Sandwich Towne Community Improvement Plan (Sandwich CIP) is the implementation of the Incentive Program(s).

On June 17, 2013 through M265-2013 Council activated the following Incentive Programs from the Sandwich Incentive Program(s) "toolkit" (See):

- a) Commercial/Mixed Use Building Facade Grant Program
- b) Revitalization Grant Program
- c) Commercial Core Feasibility Grant Program
- d) Development Charge Grant Program
- e) Development and Building fees Grant Program
- f) Neighbourhood Residential Rehabilitation Grant Program.

On June 17, 2013 Council also received the Development Review Process for development applications within the Sandwich Heritage Conservation District (HCD) area, and within the Sandwich Community Improvement Plan (CIP) Area (outside of the Sandwich HCD Area) (M264-2013). On April 28, 2014 Council also activated the *Commercial/Mixed Use Building Improvement Loan Program* from the Sandwich Incentive Program(s) “toolkit”.

Discussion:

The City of Windsor has a dual role with respect to the Windsor Essex Community Housing Corporation:

- The Corporation of the City of Windsor is the CMSM for the delivery of housing and homelessness programs in Windsor and Essex County. As Service Manager, the Housing Services department allocates Municipal, Federal, and Provincial subsidies to social and affordable housing providers, including CHC, in accordance with legislation and the guidelines of the Housing Services Act. Housing is funded primarily through the municipal tax base.
- The Corporation of the City of Windsor is also the sole legal and beneficial shareholder of CHC and is required to consent to any proposed development, property disposals, and also consent to the issuance of debt as necessary whether by way of a mortgage, loan or other sector related financing.

As part of the organization’s new affordable housing strategy, CHC is seeking to build affordable housing developments in Windsor and Essex County by utilizing capital funding from Provincial and Federal funding streams to cover the costs of acquiring the land and/or buildings, completing renovations, and/or building new affordable units.

This development received approval for funding through Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative.

On March 24th, 2022, Windsor Essex Community Housing Corporation (agent Jay Shanmugam) applied for grants through the Sandwich Town CIP Incentive program for the purpose of developing three (3) two (2) storey, four-unit multiple dwellings located at 3321-3327, 3331-3337, 3341-3347 Bloomfield Road (See Appendix A for location map and existing condition).

The property is located within the Olde Sandwich Towne Community Improvement Plan (Sandwich CIP) area. In keeping with the development review process put in place for all development applications in Sandwich Town the applicant was required to submit a Heritage Permit for Demolition, before a Building Permit can be issued for the new proposal, to ensure that the development is compatible in its surroundings.

One of the general requirements of Section 10.3 q) of the Sandwich CIP requires that approval of any application for the financial incentive program is based on the compatibility of the proposed use with the vision and goals of the CIP, the Sandwich Community Planning Study (CPS), and the Olde Sandwich Towne Supplemental Development and Urban Design Guidelines (Sandwich Urban Design Guidelines) and

any other guidelines applicable to the CIP area. The following identifies how this particular development addresses section 10.3 (q) of the City's Official Plan.

Sandwich CIP Urban Design Guidelines

The Planning and Building Department (Urban Design) reviewed the plans for the proposed improvements (See Appendix 'B') to ensure the design reflects the intent of the Sandwich CIP Urban Design Guidelines.

The proposed design of the new multiple dwelling buildings addresses the vision, goals, and policies identified in the urban design guidelines in the Sandwich Town CIP.

Sandwich Incentive Program(s)

The proposal is located within Target Area 3 of the Sandwich CIP Area and eligible for the following Incentive programs. The eligible costs for each incentive program are based on the costs estimates provided by the applicant, as the project is implemented these costs could fluctuate slightly which could have a minor impact on the eligible costs for each incentive program. The application is consistent with the general program requirements identified in Section 10.3 of the CIP, with the following program specific requirements:

1. Development and Building fees Grant Program

The purpose of the program is to provide an additional incentive to augment the other incentive programs and to facilitate and spur adaptive re-use, redevelopment and new construction. The program provides a grant equal to 100% of the fees paid for the eligible types of development applications and building permits. The applicant is required to apply for the following applications, which are eligible under this program. The table below includes the fees for three (3) two (2) storey, four-unit multiple dwellings.

• Site Plan Review Application	+/- \$8,743.09
• Residential Building Permit (\$12,612.60 x 3)	+/- \$37,837.80
• Mechanical Fee (\$1860 x 3)	+/- \$5,580.00
• Temporary Water Service (\$180 x 3)	+/- \$540.00
• Plumbing Fee (\$957 x 3)	+/- \$2,871.00
• Parks Fee (\$3600 x 3)	+/- \$10,800.00
Total:	+/- \$66,371.89

To the extent that these costs are not covered by Federal funding, the grant will be approved.

2. Revitalization Grant Program

The purpose of this program is to use the tax increase that can result when a property is rehabilitated, redeveloped or developed to provide assistance in securing the project financing and offset some of the costs associated with the rehabilitation. The program will provide an annual grant equal to 70% of the increase in City property taxes for 10 years after project completion as long as the project results in an increase in assessment and therefore an increase in property taxes.

The confirmed current value assessment of the property located 3321-3327, 3331-3337, 3341-3347 Bloomfield Road is \$3,886,000. The owner currently pays total property taxes of \$135,401.00 (municipal & education portions based on 2021 tax levies). The estimated Post-Project Value of Land and Buildings based on the cost of construction is \$4,866,000. However, some of the proposed costs incurred, although eligible for purposes of the application, may not result in a direct increase in assessment value. In other words, the grant is calculated and paid, not on the post-project value or projections made in this report, but on the actual post-development value, as determined by MPAC after completion.

For illustrative purposes, the table below identifies the 70% of the municipal portion per year (paid over a 10-year period) that the applicant would be eligible for based on the Current Value Assessment and the Estimated Post Project Assessment Value. The estimated post project assessment value of \$4,886,000 was completed by Administration based upon the construction and permit drawings provided by the applicant. However, the actual amount of the new assessment will be dependent upon a full review of the building after completion of renovations as determined by the Municipal Property Assessment Corporation (MPAC).

Estimated Revitalization Grant for 3321-3327, 3331-3337, 3341-3347 Bloomfield Road			
Annual Pre Development Municipal Taxes	Annual Estimate Post Development Municipal Taxes	Annual Estimate Value of Grant (at 70%)	
	\$ 162,769.08		
\$ 129,455.72	Total net change \$33,313.36	\$ 23,319	

Assumptions

Current Property Value Assessment (2021 – Residential)	\$3,886,000
Estimate Total Post Development Assessment	\$4,886,000

The City will retain 30% of the increment, this results in the City collecting \$139,450.08 in annual municipal property taxes, which is \$9,994.36 more than the predevelopment amount of \$129,456. After 10 years, the City will collect the full amount of actual property tax (estimated to be \$162,769.08).

Operational funding is expected to come from subsidies administered through the City's Housing Services department. Council approved in the 2022 operating budget operating funding for CHC for this development as per the requirements of the Rapid Housing Program. To the extent that property taxes are covered through the CIP financial incentive, this will serve to benefit the total housing expenditure requirement in the first 10 years of this development.

Risk Analysis:

The Planning & Building Department received and conducted a review of the building plans to confirm compliance with the Ontario Building Code, the Heritage Permit and applicable law (e.g. zoning by-law and the Ontario Heritage Act). The drawings will continue to be reviewed to ensure that the City's incentives are being used appropriately and the City is receiving good value for the public investment allocated through the Sandwich Incentive Program(s). As a requirement of Section 28 (7.3) of the Planning Act Administration has confirmed that, the Grant amount does not exceed the total cost of the project.

The following grants will not be disbursed until an agreement for the Sandwich Incentive Program have been registered on title between the owner and the City of Windsor and not until all work is completed and inspected by Administration as per the approved drawings and Building Permit:

- *Revitalization Grant Program*
- *Development and Building Fees Grant Program*

There is little risk associated with approval of a tax increment-based grant such as the *Revitalization Grant Program* as the payments commence after the eligible work has been completed and the property reassessed by MPAC, and will only continue if the development remains eligible in accordance with the Sandwich CIP. Should the development fail to meet its requirements under the CIP, grant payments would cease.

Climate Change Risks

Climate Change Mitigation:

Additional materials (i.e. brick and lumber) will be required for the construction of the new buildings, which will have an indirect impact on Carbon dioxide emissions (CO₂).

The redevelopment of the site contributes to the revitalization of the Sandwich Town Neighbourhood through increasing the density and promoting walking and other alternative modes of transportation, thereby contributing to a complete community. The construction of the new building will utilize modern building methods, which will conform to the Ontario Building Code concerning safety and energy efficiency. New doors and windows are also proposed that will be more energy efficient than what is existing.

Utilizing a property in an existing built-up area of the City also promotes efficiency on the existing infrastructure network by not promoting development on Greenfield land.

Climate Change Adaptation:

As temperatures increase and when considering the Urban Heat Island effect for the City of Windsor, the property does not appear to be located within a Heat Vulnerability area. However, the redevelopment of the site will utilize modern building methods which will conform to the Ontario Building Code concerning energy efficiency. New doors and windows are also proposed that will be more energy efficient than what is existing.

Financial Matters:

On February 22, 2021, Council approved the 2021 budget, which included a new reserve fund for all active CIPs in the City. As CIP grant applications are approved, the approved grant amount will be transferred to the capital project account to be kept as committed funds, until the grant is ready to be paid out. The current uncommitted balance of the CIP reserve fund is \$1,198,602.76. However, this balance does not account for other CIP grant requests that are currently being considered by the Development & Heritage Standing Committee/City Council standing committee or have been endorsed by the standing committee and are not yet approved by City Council.

If approved, funds will be transferred from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (project 7076176) to disperse the amount of +/- \$67,650.00 for the *Development and Building Fees Grant Program* identified in this report when work is complete.

The *Revitalization Grant* will be based upon the municipal tax increase and will be calculated by the Finance Department when all work is complete.

Eligible Incentive Programs	Grant
<i>Development and Building Fees Grant</i>	+/- \$66,371.89
<i>Note: Development and Building Fees are paid upfront by the applicant and these fees are approximate and can change at the time of Building Permit</i>	
<i>Revitalization Grant</i>	\$233,190.00
<i>*(23,319 per year between years 1 to 10)</i>	
Total	\$299,561.89

Except for the *Revitalization Grant*, the owner will be reimbursed through the project *Sandwich Community Development Plan Fund* (project 7076176) when all work is complete. The *Revitalization Grant* is funded through the municipal portion of the annual tax levy.

Recommendation II includes a clause that will give the CFO/City Treasurer the flexibility to adjust the amounts of the grant (to upset amount approved by Council) depending on the amounts received by the applicant from all other levels of government, and

discretion based on potential expanded scope/cost of facade work such as in the matter of windows and restoration of cast iron grills and signage improvement. This will encourage high quality facade improvements/heritage conservation work while ensuring that no amounts will exceed the eligible cost of the project as identified in the Downtown CIP and Section 28 (7.3) of the Ontario Planning Act.

Consultations:

The Planning and Building Department has consulted with the owner and architect of 3321-3327, 3331-3337, 3341-3347 Bloomfield Road through the Sandwich Incentive(s) Program application and Site Plan Review Process.

For the purpose of determining the approximate dollar value of grants Carolyn Nelson, Manager of Property Assessment Taxation & Financial Projects was consulted regarding annual Tax Assessment information and the Estimated Post-Redevelopment Property Value Assessment. Josie Gualtieri, Financial Administrator from Financial Planning was consulted regarding funding through Account 7076176-Sandwich Community Development Plan.

The Development and Building fees Grant was determined through consultation with the Building Division. Given that the property is within an area of High Archeological Potential, the Heritage Planner was consulted regarding the requirements Archeological Assessment Reports that was addressed as part of the Site Plan Review process.

Conclusion:

The proposed residential redevelopment located at 3321-3327, 3331-3337, 3341-3347 Bloomfield Road will provide an opportunity to improve the appearance of the area and create new housing units in the Sandwich CIP area. This development addresses the Sandwich CIP Urban Design Guidelines.

The incentive program application meets all of the eligibility criteria as identified in the Discussion section of this report. There are sufficient funds in the Sandwich Community Development Plan Fund to provide the Development & Building Fees grant amount, which has been applied for by the applicant for this project with the Revitalization Grant portion funded through the municipal portion of the annual tax levy. Administration recommends that the application request by the owner of 3321-3327, 3331-3337, 3341-3347 Bloomfield Road for incentives under the Sandwich Incentive Program be approved.

Planning Act Matters:

N/A

Approvals:

Name	Title
Kevin Alexander	Planner III – Special Projects
Josie Gualtieri	Financial Planning Administrator

Neil Robertson	Manager of Urban Design / Deputy City Planner
John Revell	Chief Building Official
Thom Hunt	City Planner / Executive Director, Planning & Development Services
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Janice Guthrie	Deputy Treasurer, Taxation & Financial Projects
Joe Mancina	Commissioner, Corporate Services Chief Financial Officer / City Treasurer
Onorio Colucci	Chief Administrative Officer

Notifications:

Name	Address	Email
Jay Shanmugam		jshanmugam@wechc.com

Appendices:

- Appendix 'A' Location Map
- Appendix 'B' Proposed Development

APPENDIX 'A'

LOCATION MAP



LOCATION MAP



SUBJECT PROPERTY : 3321-3327, 3331-3337, 3341-3347 BLOOMFIELD ROAD

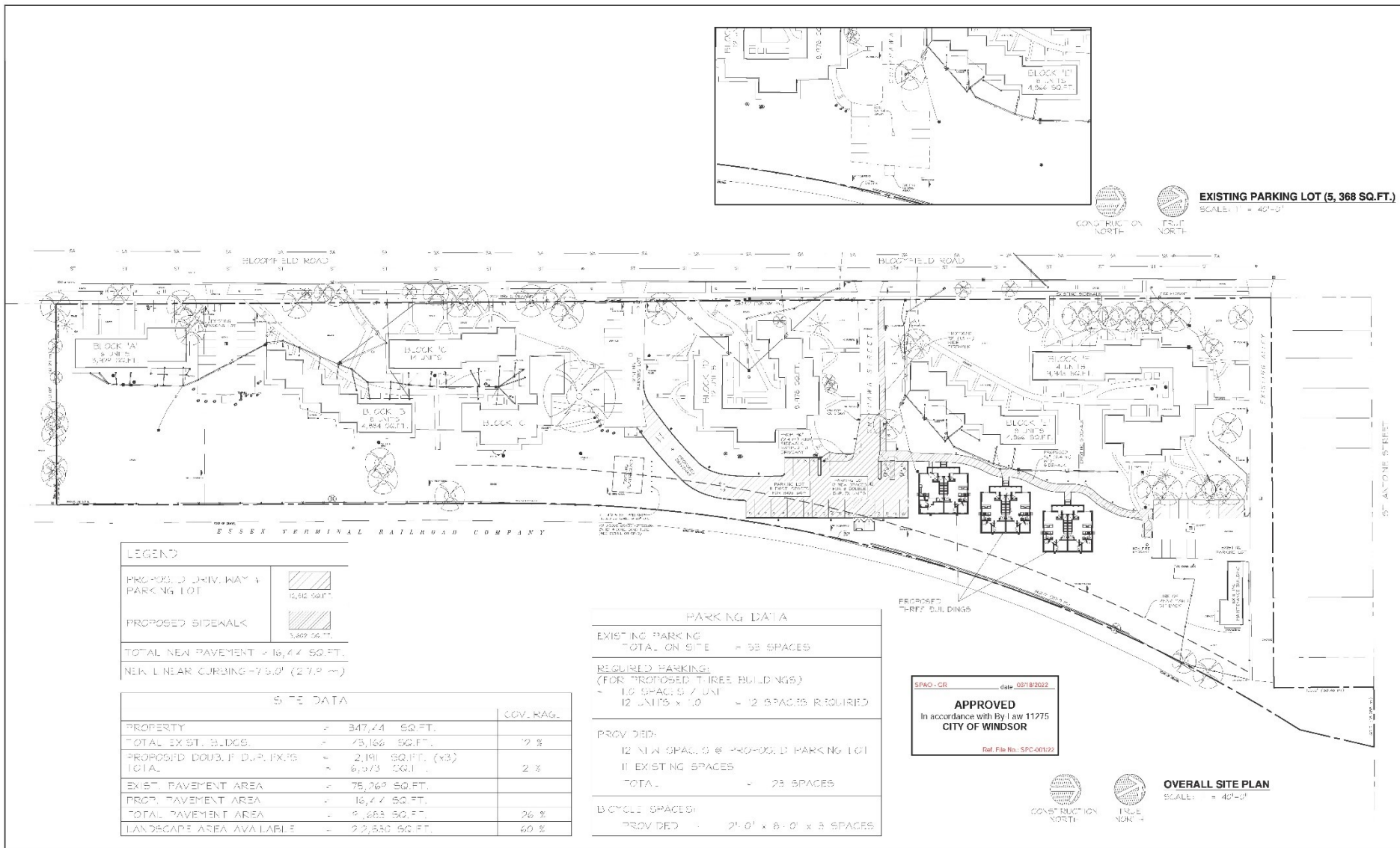


AREA OF DEVELOPMENT



APPENDIX 'B'

PROPOSED DEVELOPMENT



VIJAY VARANTGADKAR ARCHITECT INC.
1011 LINDENBARK ROAD, SUITE 200, ESCOMBE, ONT. M1B 1Y2
Tel: (513) 388-1858

PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1 CHC DISTRICT 2; BLOOMFIELD / ST. JOSEPH

CLIENT: WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DATE: 09/18/2022
BY: [Signature]

SCALE: 1" = 40'-0"

DATE: 09/18/2022
SCALE: 1" = 40'-0"

PROJECT: Project No. 21785

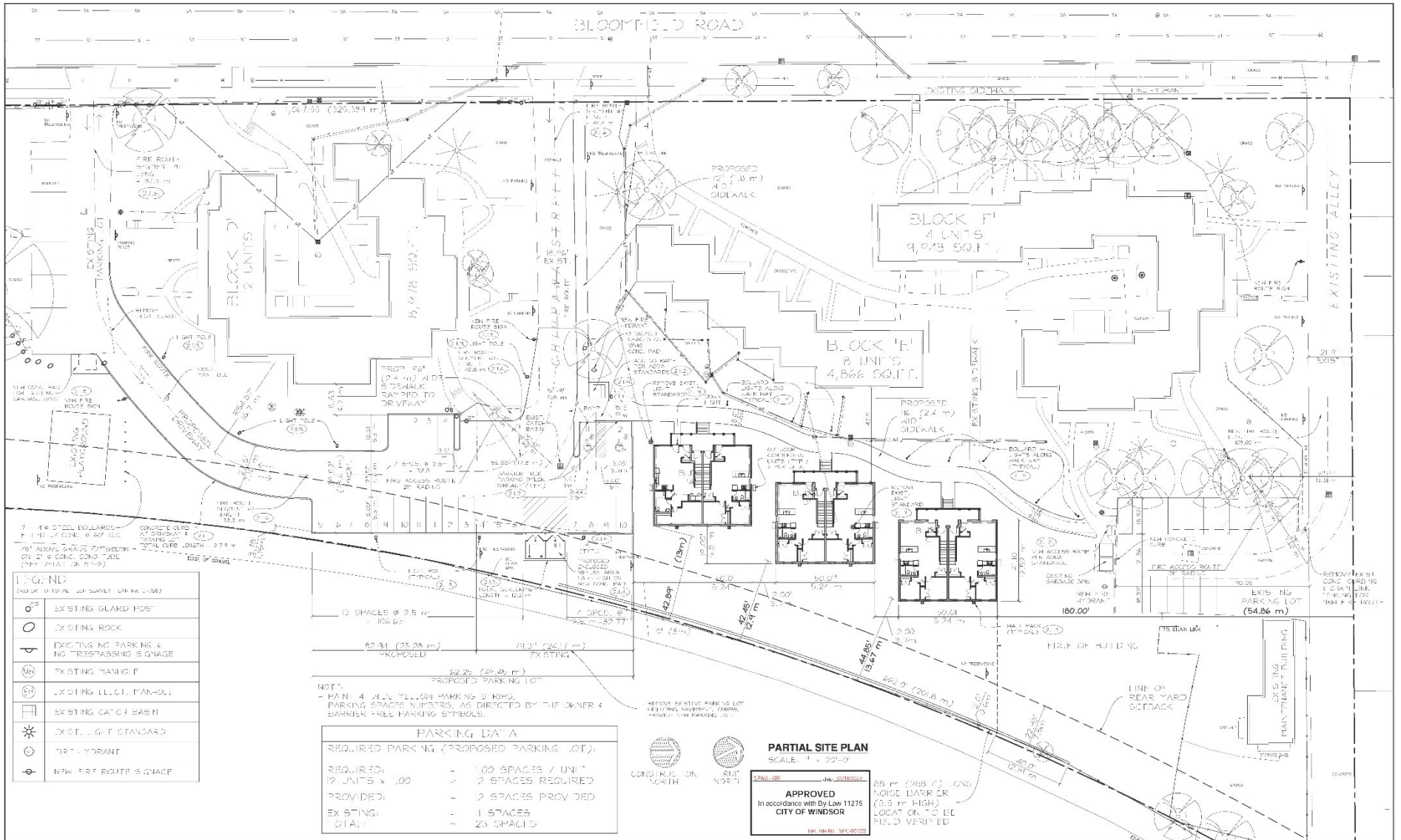
DATE: 09/18/2022
SCALE: 1" = 40'-0"

PROJECT: SITE PLAN

SP-0

APPENDIX 'B'

PROPOSED DEVELOPMENT



VIJAY VASANTGADKAR ARCHITECT INC.
101 LEVERANCE ROAD
SUITE 101, TORONTO, ON
M6H 2E2
TEL: (416) 596-1855

PROJECT:
BLOOMFIELD HOUSING DEVELOPMENT P1
CHC DISTRICT 2:
BLOOMFIELD / ST. JOSEPH

CLIENT:
WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DATE:
21 MAY 2022 (21 MAY 2022)
22 MAY 2022 (22 MAY 2022)
23 MAY 2022 (23 MAY 2022)
24 MAY 2022 (24 MAY 2022)
25 MAY 2022 (25 MAY 2022)
26 MAY 2022 (26 MAY 2022)
27 MAY 2022 (27 MAY 2022)
28 MAY 2022 (28 MAY 2022)
29 MAY 2022 (29 MAY 2022)
30 MAY 2022 (30 MAY 2022)
31 MAY 2022 (31 MAY 2022)

DATE:
21 MAY 2022 (21 MAY 2022)
22 MAY 2022 (22 MAY 2022)
23 MAY 2022 (23 MAY 2022)
24 MAY 2022 (24 MAY 2022)
25 MAY 2022 (25 MAY 2022)
26 MAY 2022 (26 MAY 2022)
27 MAY 2022 (27 MAY 2022)
28 MAY 2022 (28 MAY 2022)
29 MAY 2022 (29 MAY 2022)
30 MAY 2022 (30 MAY 2022)
31 MAY 2022 (31 MAY 2022)

DATE:
21 MAY 2022 (21 MAY 2022)
22 MAY 2022 (22 MAY 2022)
23 MAY 2022 (23 MAY 2022)
24 MAY 2022 (24 MAY 2022)
25 MAY 2022 (25 MAY 2022)
26 MAY 2022 (26 MAY 2022)
27 MAY 2022 (27 MAY 2022)
28 MAY 2022 (28 MAY 2022)
29 MAY 2022 (29 MAY 2022)
30 MAY 2022 (30 MAY 2022)
31 MAY 2022 (31 MAY 2022)

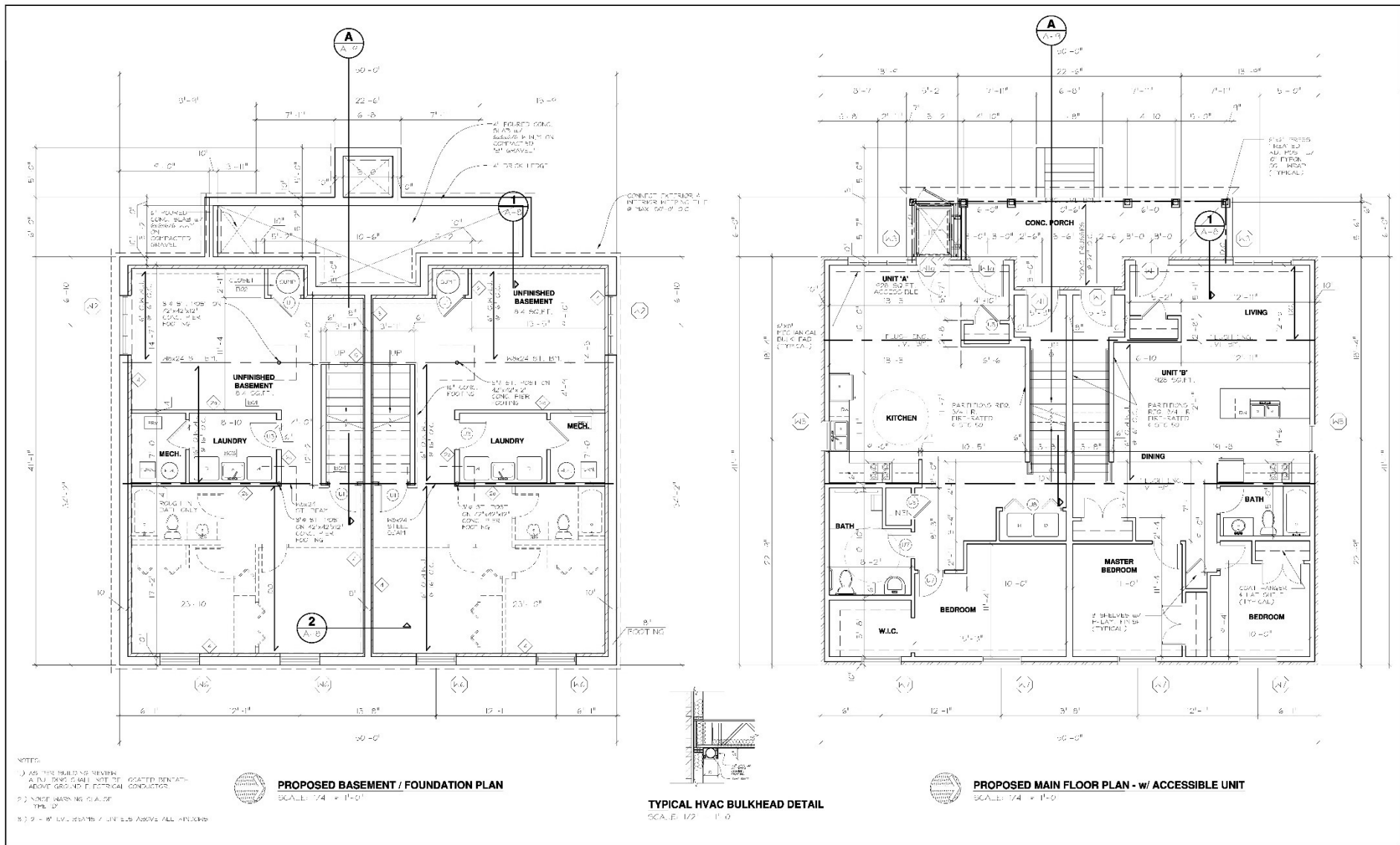
PROJECT:
Project No. 2125

SITE PLAN

SP-1

APPENDIX 'B'

PROPOSED DEVELOPMENT



VJAY VASANTGADKAR ARCHITECT INC.
10111 PLEASANT ROAD
SUITE 100, FLORENCE, OHIO 44646
TEL: (330) 886-1885

PROJECT:
BLOOMFIELD HOUSING DEVELOPMENT P1
CHC DISTRICT 2:
BLOOMFIELD / ST. JOSEPH

CLIENT:
WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DESIGN TEAM:
1. J. VASANTGADKAR, ARCHITECT
2. J. VASANTGADKAR, ARCHITECT
3. J. VASANTGADKAR, ARCHITECT
4. J. VASANTGADKAR, ARCHITECT
5. J. VASANTGADKAR, ARCHITECT

DATE:
11/14/2021
11/14/2021

SCALE:
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

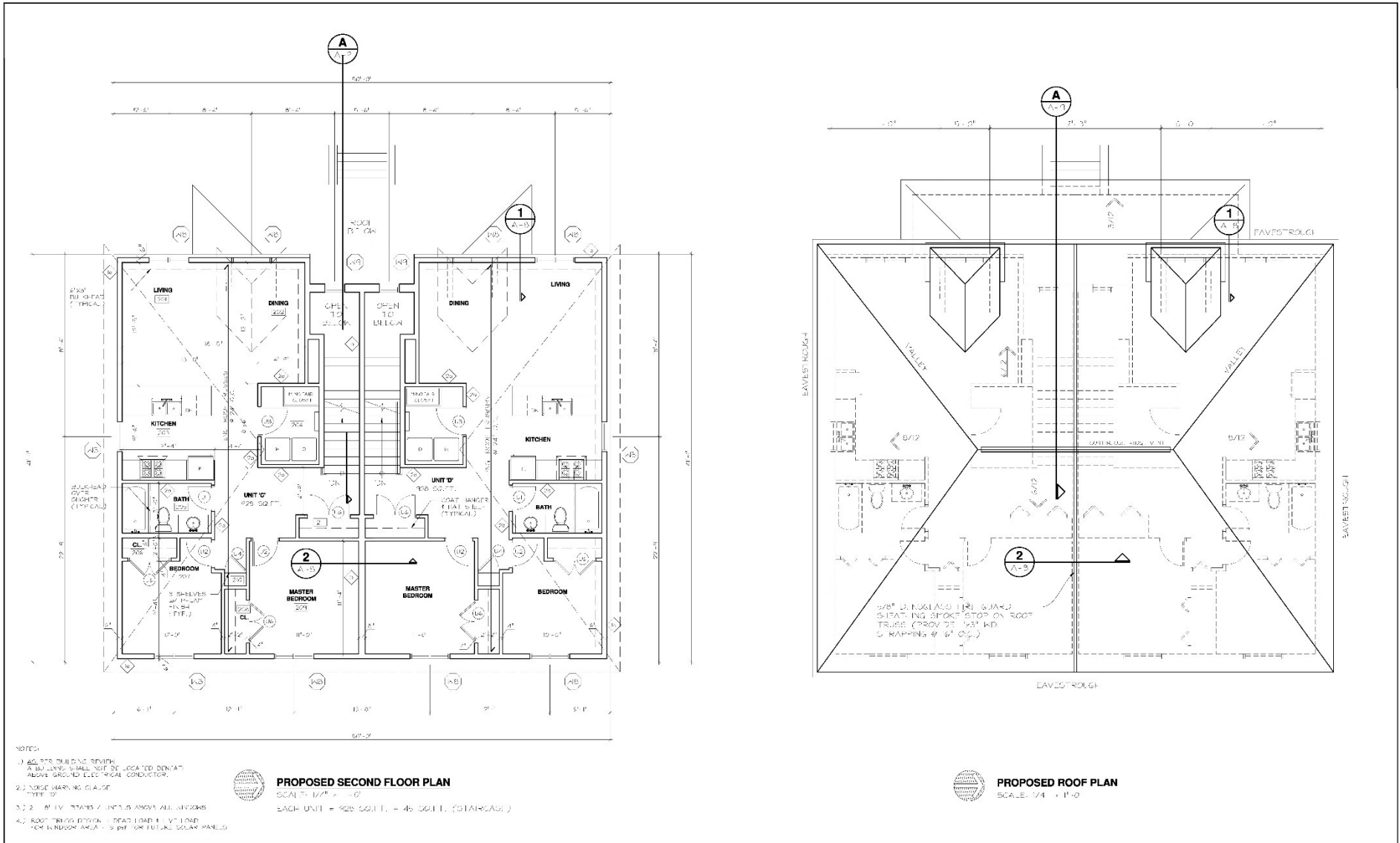
PROJECT:
Project No. 2185

ARCHITECT:
FLOOR PLANS

PROJECT NO.:
A-1a

APPENDIX 'B'

PROPOSED DEVELOPMENT



VINAY VASANTGADKAR ARCHITECT INC.
1011 LEBANON ROAD
SUITE 100, FLORENCE, KY
40302
(502) 385-1885

PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1
CHC DISTRICT 2:
BLOOMFIELD / ST. JOSEPH

CLIENT: WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DATE: 08/22/2022
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.

DATE: 08/22/2022

DATE: 08/22/2022

DATE: 08/22/2022

PROJECT: Project No. 2125

PROJECT: SECOND FLOOR PLAN & ROOF PLAN

A-2a

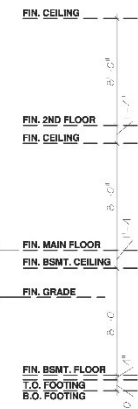
APPENDIX 'B'

PROPOSED DEVELOPMENT

MIYAJI VASANTGADKAR
ARCHITECT INC.
 1614 LESPERANCE RD.
 SUITE 200 WINDSOR, ONT.
 L9A 1K2
 TEL: (519) 838-1845



PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EEDS PRESCRIPTIVE METHOD A.6.1

TOTAL WALLS	3,362 SQ.FT.
TOTAL GLASS	407 SQ.FT.
W. S. & C.	19 %

DATE	REVISION



ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS TO BE ACCORDANCE TO CC 2012/13
 ALL DIMENSIONS TO BE ACCORDANCE TO CC 2012/13
 ALL DIMENSIONS TO BE ACCORDANCE TO CC 2012/13

BLOOMFIELD HOUSING DEVELOPMENT P1 CHC DISTRICT 2: BLOOMFIELD / ST. JOSEPH

WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

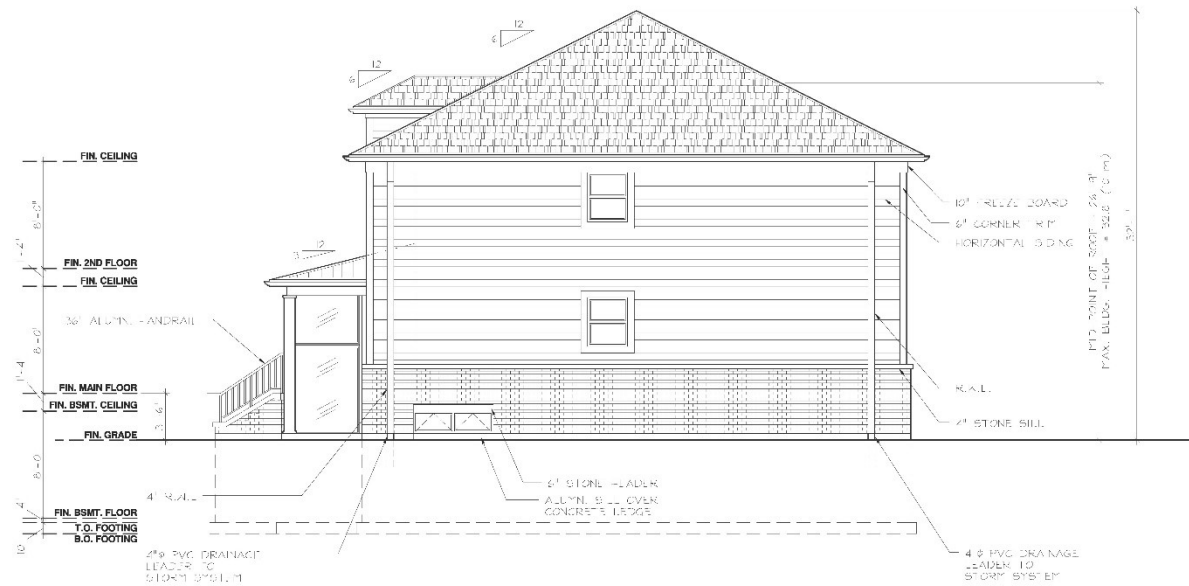
DATE	2180
NUMBER	
SCALE	
BY	
CHECKED BY	V.V.
DATE	

SPMG - GH date: 09/18/2022
APPROVED
 In accordance with By-Law 112/5
CITY OF WINDSOR
 Ref. File No.: SPC00122

A-3a

APPENDIX 'B'

PROPOSED DEVELOPMENT



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VIJAY VASANTGADKAR ARCHITECT INC.
1614 LESBRIDGE RD., SUITE #200 WINDSOR, ONT. N9A 6K7
TEL: (519) 899-1956

DATE: 05-18-2022
BY: [Signature]
A. DETAIL NO.
B. LOCATION SHEET
C. DETAIL OR

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
FOR ALL DIMENSIONS TO BE SHOWN TO THE FACE OF MATERIALS.
ALL DIMENSIONS SHALL BE IN METERS UNLESS NOTED OTHERWISE.

PROJECT NO: 2021-000000
BLOOMFIELD HOUSING DEVELOPMENT PHASE 2: CHC DISTRICT 2: BLOOMFIELD / ST. JOSEPH

CLIENT:
WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

WORK:
ELEVATIONS

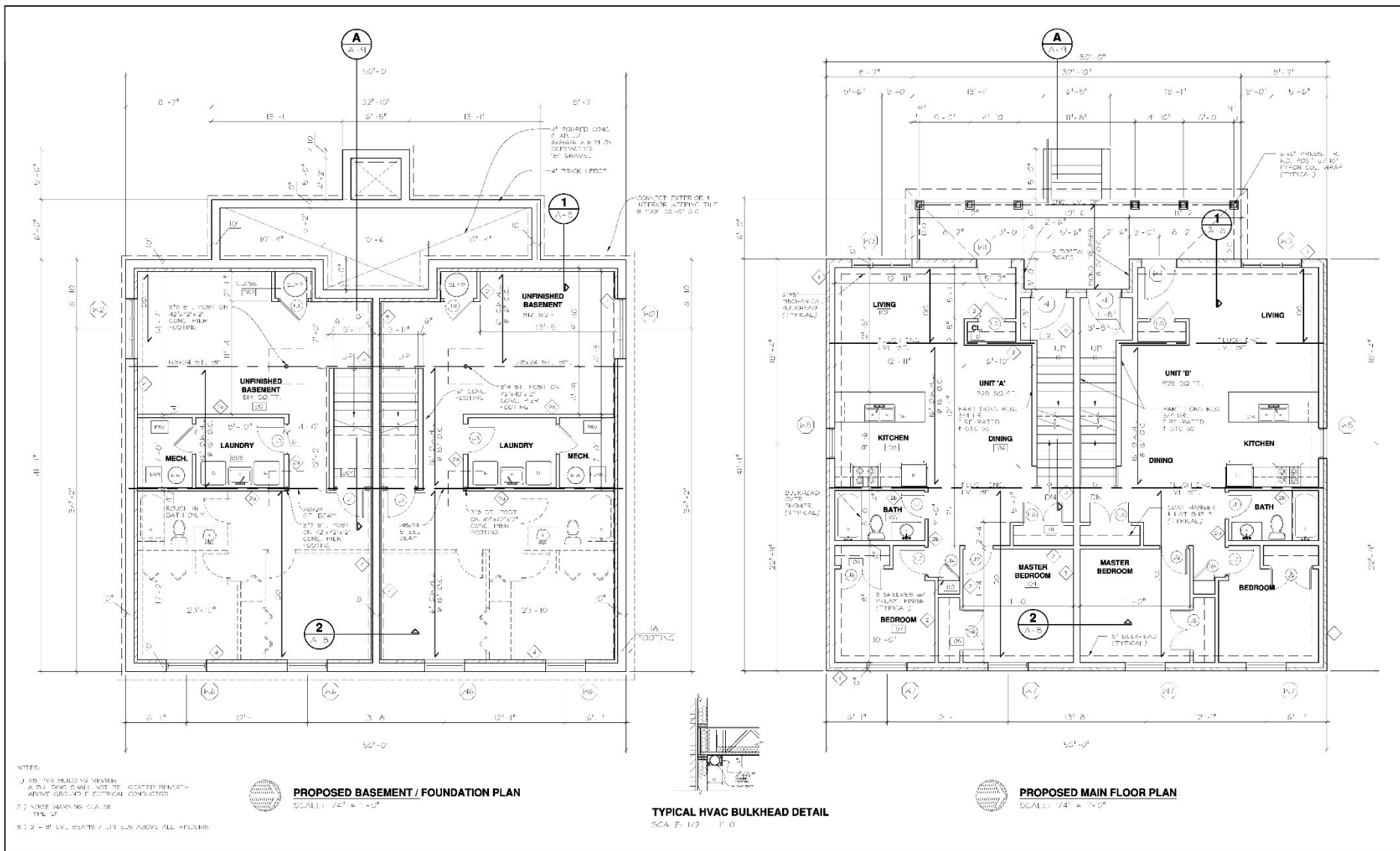
PROJECT NUMBER: 2180
SCALE:
DATE: 05/18/2022
DRAWN BY: J.V.
CHECKED BY: J.V.

SPAD GR _____ date: 06/18/2022
APPROVED
In accordance with By-Law 11275
CITY OF WINDSOR
Ref. File No.: SPC 00122

A-4a

APPENDIX 'B'

PROPOSED DEVELOPMENT



VIJAY VASANTGADKAR ARCHITECT INC.
611 SPRINGFIELD ROAD
SUITE 200, BURLINGTON, ONT.
L7R 4K1
TEL: (516) 888-1885

PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1
CHIC DISTRICT 2;
BLOOMFIELD / ST. JOSEPH

CLIENT: WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DATE: ALL WORK SHOWN TO BE COMPLETED BY 10/31/2022
OR 11/30/2022 IF NOT ALL WORK COMPLETED BY 10/31/2022
ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED
SEE PROJECT SPECIFICATIONS

DATE: 08/21/2022

DATE: 08/21/2022	BY: [Signature]
SCALE: 1/4" = 1'-0"	REVISION: 1: V.V.
	REVISION: 2: V.V.
	REVISION: 3: V.V.
	REVISION: 4: V.V.
	REVISION: 5: V.V.
	REVISION: 6: V.V.
	REVISION: 7: V.V.
	REVISION: 8: V.V.
	REVISION: 9: V.V.
	REVISION: 10: V.V.
	REVISION: 11: V.V.
	REVISION: 12: V.V.
	REVISION: 13: V.V.
	REVISION: 14: V.V.
	REVISION: 15: V.V.
	REVISION: 16: V.V.
	REVISION: 17: V.V.
	REVISION: 18: V.V.
	REVISION: 19: V.V.
	REVISION: 20: V.V.
	REVISION: 21: V.V.
	REVISION: 22: V.V.
	REVISION: 23: V.V.
	REVISION: 24: V.V.
	REVISION: 25: V.V.
	REVISION: 26: V.V.
	REVISION: 27: V.V.
	REVISION: 28: V.V.
	REVISION: 29: V.V.
	REVISION: 30: V.V.
	REVISION: 31: V.V.
	REVISION: 32: V.V.
	REVISION: 33: V.V.
	REVISION: 34: V.V.
	REVISION: 35: V.V.
	REVISION: 36: V.V.
	REVISION: 37: V.V.
	REVISION: 38: V.V.
	REVISION: 39: V.V.
	REVISION: 40: V.V.
	REVISION: 41: V.V.
	REVISION: 42: V.V.
	REVISION: 43: V.V.
	REVISION: 44: V.V.
	REVISION: 45: V.V.
	REVISION: 46: V.V.
	REVISION: 47: V.V.
	REVISION: 48: V.V.
	REVISION: 49: V.V.
	REVISION: 50: V.V.

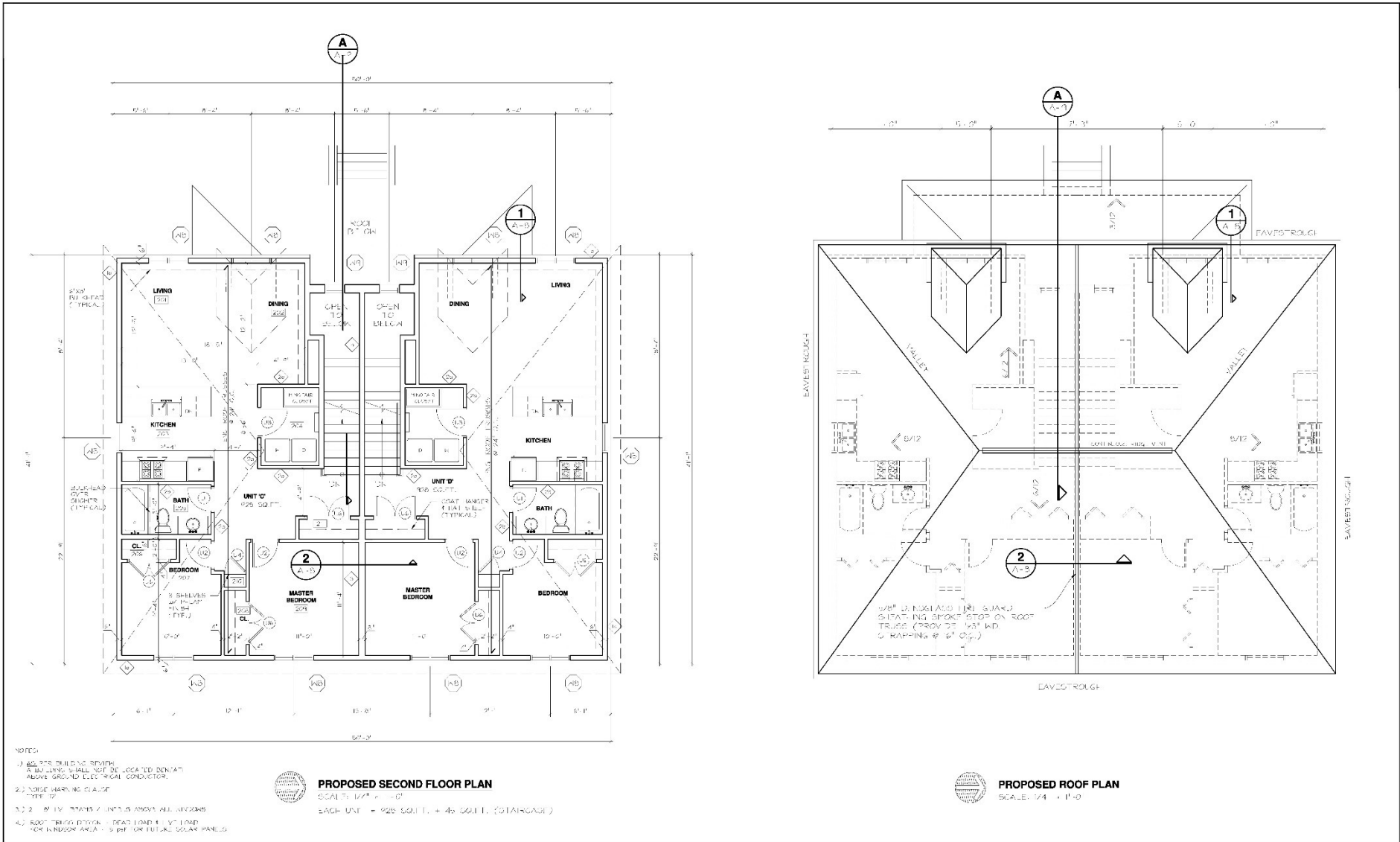
PROJECT NO: 21285

FLOOR PLANS

A-1b

APPENDIX 'B'

PROPOSED DEVELOPMENT



VINAY VASANTGADKAR ARCHITECT INC.
1011 LINDENWOOD ROAD
SUITE 100A, FLORENCE, ON.
M9W 1T1
(416) 595-1855

PROJECT:
BLOOMFIELD HOUSING DEVELOPMENT P1
CHC DISTRICT 2:
BLOOMFIELD / ST. JOSEPH

CLIENT:
WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DATE:
21 NOV 2022
22 NOV 2022
23 NOV 2022
24 NOV 2022
25 NOV 2022
26 NOV 2022
27 NOV 2022
28 NOV 2022
29 NOV 2022
30 NOV 2022
NO FURTHER REVISIONS

DATE	BY	DESCRIPTION

DATE	
SCALE	
CLIENT	
DESIGNER	
DRAWN BY	
CHECKED BY	
APPROVED BY	
PROJECT NO.	

PROJECT:
Project No. 2185

ARCHITECT:
SECOND FLOOR PLAN & ROOF PLAN

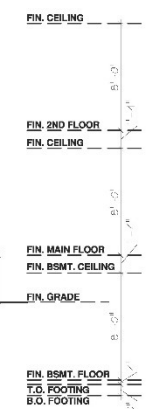
DATE:
A-2b

APPENDIX 'B'

PROPOSED DEVELOPMENT



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



VIJAY VASANTGADKAR ARCHITECT INC.
1614 LESBRANCE RD.
UNIT 80A WINDSOR, ONT.
M9C 5P2
TEL: 905-882-1858

DATE: 09/18/2022
DRAWN BY: P.V.
CHECKED BY: V.V.
SCALE: 1/8" = 1'-0"

BLOOMFIELD HOUSING DEVELOPMENT PHASE 1 CHC DISTRICT 2: BLOOMFIELD / ST. JOSEPH

WINDSOR ESSEX COMMUNITY HOUSING CORPORATION
ELEVATIONS

PROJECT NUMBER: 2185
SCALE: 1/8" = 1'-0"
DRAWN BY: P.V.
CHECKED BY: V.V.
DATE: 09/18/2022

APPROVED
In accordance with By-Law 11275
CITY OF WINDSOR
Ref. File No.: SPC 00122

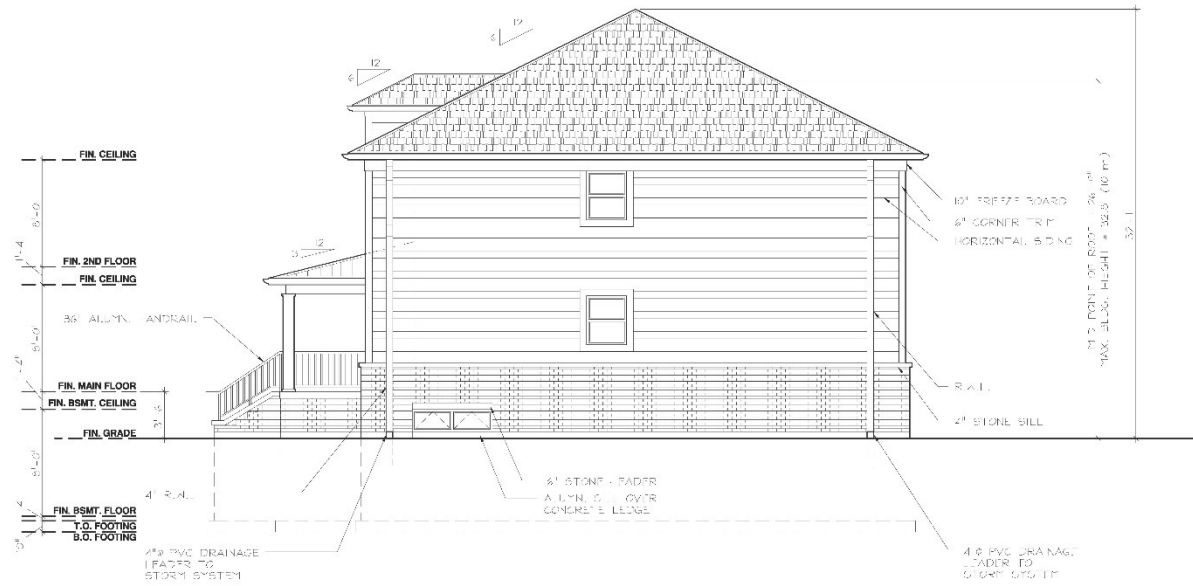
A-3b

EEDS PRESCRIPTIVE METHOD A.6.1

TOTAL WALLS	3,362 SQ. FT.
TOTAL GLASS	107 SQ. FT.
W. S.I.C.	19 %

APPENDIX 'B'

PROPOSED REDEVELOPMENT



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VILAY VASANTGADKAR ARCHITECT INC.
1414 LESPERANCE RD. UNIT #80A WINDSOR, ONT. N9A 7Y2
TEL: (519) 888-6554

DATE	REVISION

- ALL DIMENSIONS TO FACE UNLESS NOTED
- FINISH AND ALL SPECIFICATIONS TO BE REPORTED TO THE ARCHITECT/ENGINEER
- ALL DIMENSIONS SHALL BE TO CENTER UNLESS NOTED
- TO BE SCHEDULED

BLOOMFIELD HOUSING DEVELOPMENT PHASE 2: BLOOMFIELD / ST. JOSEPH

WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

ELEVATIONS

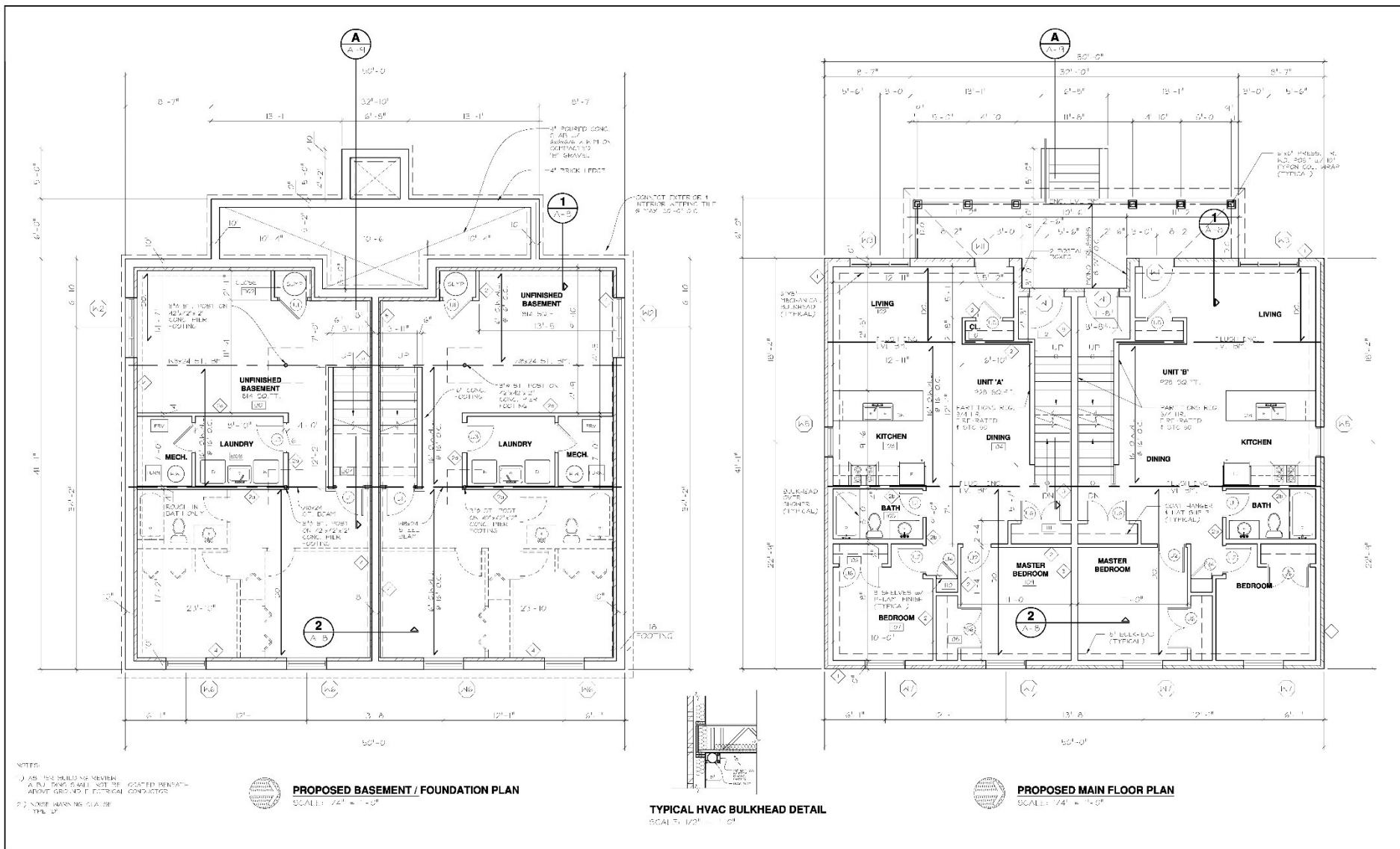
PROJECT NUMBER	2180
SCALE	
DATE	
DRAWN BY	T.O.
CHECKED BY	V.V.
DATE	

SP40 - GR Date 08/8/2022
APPROVED
In accordance with By-Law 112/5
CITY OF WINDSOR
REV. FIG. NO. SPC-001022

A-4b

APPENDIX 'B'

PROPOSED DEVELOPMENT



VIJAY VASANTGADKAR ARCHITECT INC.
1511 WINDSOR ROAD
SUITE 200, BOSTON, MA 02118
TEL: (617) 552-1825

PROJECT NAME:
BLOOMFIELD HOUSING DEVELOPMENT #1
CHIC DISTRICT 2:
BLOOMFIELD / ST. JOSEPH

CLIENT:
WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

GENERAL NOTES:
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
DO NOT SCALE DIMENSIONS

DATE:
30 JAN 2022

BY:
DIPANKAR S. GHOSH

SCALE:
AS SHOWN
PROJECT NO: 2185

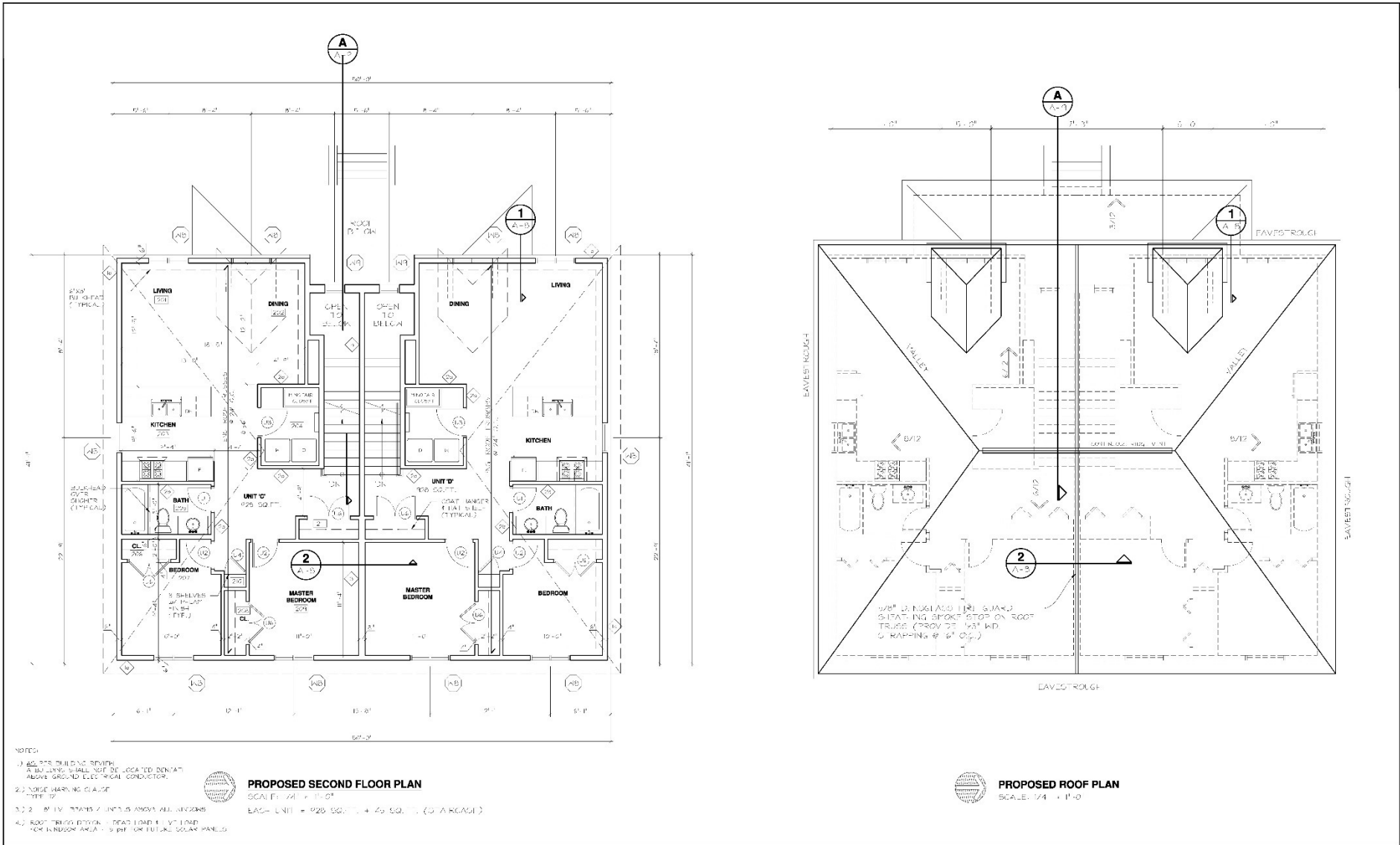
PROJECT NO:
2185

TYPE:
FLOOR PLANS

NO.:
A-1c

APPENDIX 'B'

PROPOSED DEVELOPMENT



VIJAY VASANTGADKAR ARCHITECT INC.
1111 PERSIMMON ROAD
SUITE 100 - BURLINGTON, ONT.
L7R 4K1
(905) 335-1355

PROJECT:
BLOOMFIELD HOUSING DEVELOPMENT P1
CHC DISTRICT 2:
BLOOMFIELD / ST. JOSEPH

CLIENT:
WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DESIGN TEAM:
ALL WORKSHOWN TO BE SUBMITTED TO THE CITY OF WINDSOR FOR REVIEW AND APPROVAL BY THE WINDSOR ESSEX COMMUNITY HOUSING CORPORATION.
NO OTHER COMMENTS.

DATE:
2022-08-01

DESIGNER:
SCALE: 1/4" = 1'-0"
DATE: 08-01-2022
PROJECT NO: 21785

PROJECT:
Project No: 21785

ARCHITECT:
SECOND FLOOR PLAN & ROOF PLAN

SCALE:
A-2c

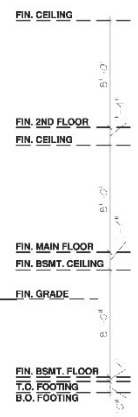
APPENDIX 'B'

PROPOSED DEVELOPMENT

VILAY VASANTGADKAR ARCHITECT INC.
 1614 LESPERANCE RD
 UNIT #800 WINDSOR, ONT
 N9A 7Y2
 TEL: (519) 898-1666



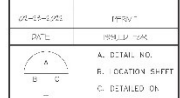
PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EEDS PRESCRIPTIVE METHOD A.6.1

TOTAL WALLS	3,362 SQ.FT.
TOTAL GLASS	107 SQ.FT.
W. S. & C.	13 %

SFAG - CR dtd: 03/16/2022
APPROVED
 In accordance with By Law 11275
 CITY OF WINDSOR
 Ref. File No. SPC-00122



ALL MEMBERS TO BE LAPPED AND TIED TO THE WALLS
 ALL JOINTS TO BE REINFORCED TO AC TO BE TIED TO THE WALLS / BRICKS
 ALL JOINTS TO BE REINFORCED TO AC TO BE TIED TO THE WALLS / BRICKS

BLOOMFIELD HOUSING DEVELOPMENT PHASE 2: BLOOMFIELD / ST. JOSEPH
 WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

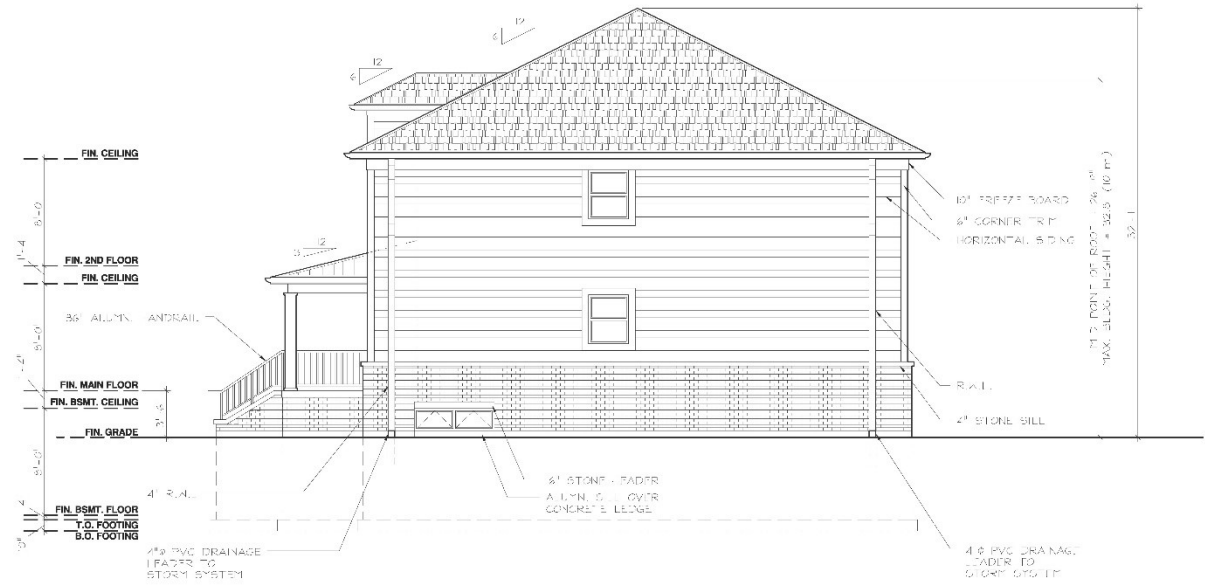
ELEVATIONS

1:1000
 NUMBER 2180
 SCALE
 DRAWN BY T.O.
 CHECKED BY V.V.

A-3c

APPENDIX 'B'

PROPOSED DEVELOPMENT



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VIJAY VASANTGADKAR ARCHITECT INC.
 1414 LESBRANCE RD.
 UNIT 209 WINDSOR, ONT.
 N6B 1Y2
 TEL: 905.898.8888

DATE	REVISION

A. DETAIL NO.
 B. LOCATION SHEET
 C. DETAILED OR

- ALL DIMENSIONS TO FACE UNLESS NOTED
 - VERIFY ALL CONDITIONS TO BE REPORTED TO THE A.I. / DRAFTER
 - ALL DIMENSIONS FROM 1" TO 10" REPORTED TO 1/8" NEAREST
 - 50% OF WALL THICKNESS

PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1
 CHC DISTRICT 2:
 BLOOMFIELD / ST. JOSEPH

CLIENT: WINDSOR ESSEX COMMUNITY HOUSING CORPORATION
 DRAWING: ELEVATIONS

PROJECT NUMBER: 2186
 SCALE: 1/4" = 1'-0"
 DRAWN BY: P.O.
 CHECKED BY: V.V.
 DATE: 08/18/2022

APPROVED
 In accordance with By-Law 112/15
CITY OF WINDSOR
 Ref. File No.: SPC 00122

A-4c

APPENDIX 'B'

PROPOSED DEVELOPMENT



VIJAY VASANTGADKAR ARCHITECT INC.
 1414 LES BRANCE RD.
 UNIT 205 WINDSOR, ONT.
 L9A 1K2
 TEL: 905.886.8848

SCALE	PROJECT
1/4" = 1'-0"	PROJ. NO.

SCALE	PROJECT
1/4" = 1'-0"	PROJ. NO.

1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 2. VERIFY ALL CONDITIONS TO BE REPORTED TO THE CITY OF WINDSOR
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

**BLOOMFIELD HOUSING DEVELOPMENT P1
 CHC DISTRICT 2:
 BLOOMFIELD / ST. JOSEPH**

WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

ELEVATIONS

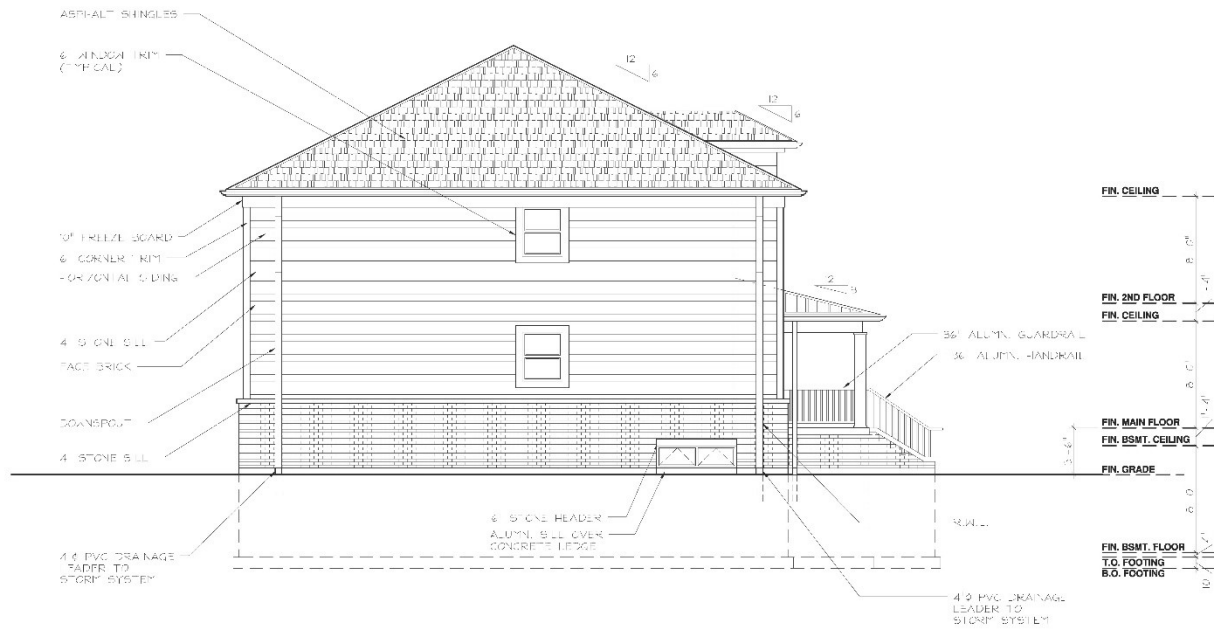
PROJECT NUMBER	2180
DATE	
DRAWN BY	P.O.
CHECKED BY	V.V.

APPROVED
 In accordance with By-Law 11275
CITY OF WINDSOR
 Del. File No.: SPC-001722

A-5

APPENDIX 'B'

PROPOSED DEVELOPMENT



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

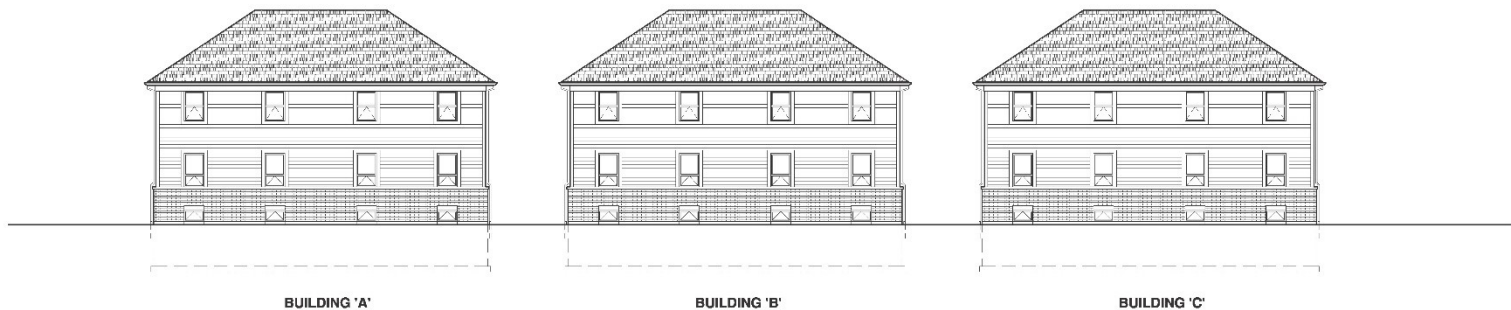
VIJAY VASANTGADKAR ARCHITECT INC. <small>1414 LES BRANCE RD. UNIT 205 WINDSOR, ONT. L9A 4K2 TEL: 905.886.8888</small>	
PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1 CHC DISTRICT 2: BLOOMFIELD / ST. JOSEPH CLIENT: WINDSOR ESSEX COMMUNITY HOUSING CORPORATION DRAWING: ELEVATIONS SHEET: 2 OF 2 DATE: 03/18/2022 DRAWN BY: P.O. CHECKED BY: V.V. PROJECT NO.:	
APPROVED In accordance with By Law 11275 CITY OF WINDSOR <small>Ref. File No.: SPC 00172</small>	A-6

APPENDIX 'B'

PROPOSED DEVELOPMENT



PROPOSED OVERALL WEST ELEVATIONS
SCALE: 3/4" = 1'-0"



PROPOSED OVERALL EAST ELEVATIONS
SCALE: 3/4" = 1'-0"

SPAD - GR	date 03/18/2022
APPROVED	
In accordance with By-Law 112/5	
CITY OF WINDSOR	
Ref. # Be. No.: SPC-00122	

VIJAY VASANTGADKAR ARCHITECT INC.
101-11 PATERSON ROAD
SUITE 101, WINDSOR, ON
N9A 1P2
Tel: (519) 308-1552

PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1
CHC DISTRICT 2:
BLOOMFIELD / ST. JOSEPH

CLIENT: WINDSOR ESSEX COMMUNITY HOUSING CORPORATION

DATE: 03/18/2022
BY: [Signature]
FOR: [Signature]

SCALE: 3/4" = 1'-0"

PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1

DATE: 03/18/2022
SCALE: 3/4" = 1'-0"

PROJECT: BLOOMFIELD HOUSING DEVELOPMENT P1

DATE: 03/18/2022
SCALE: 3/4" = 1'-0"

A-7

Subject: Bill 109, More Homes for Everyone Act, 2022, City Wide

Reference:

Date to Council: August 2, 2022
Author: Thom Hunt, MCIP, RPP
City Planner/ Executive Director
thunt@citywindsor.ca
519-255-6543, ext. 6897

Planning & Building Services
Report Date: July 15, 2022
Clerk's File #: GH/6905

To: Mayor and Members of City Council

Recommendation:

That Council **RECEIVE** report S91/2022 as the basis for comments on *Bill 109*; and,
That Mayor and Council **SUBMIT** a letter referencing the City of Windsor's significant concerns about the passed legislation, and further request changes to *Bill 109, More Homes for Everyone Act, 2022* prior to its implementation date set for January 1, 2023.

Executive Summary:

N/A

Background:

On December 6, 2021, the province of Ontario created a Housing Affordability Task Force (HATF) consisting of nine members with the mandate of determining ways to address the housing affordability crises across the Province.

On January 19, 2022, the Minister of Municipal Affairs and Housing hosted a Provincial-Municipal Housing Summit for Ontario's Big City Mayors and Regional Chairs. The purpose of the Summit was to identify further opportunities for collaboration between all levels of government to address the housing affordability crisis and to develop performance indicators that government can use to accelerate and incent new housing supply.

On February 8, 2022, the Province received and released a report from the HATF, which included 58 recommendations intended to increase the supply of market housing.

On March 30, 2022, the Province took the first step in implementing recommendations of the HATF by releasing its More Homes for Everyone Plan, and the introduction of *Bill 109, More Homes for Everyone Act, 2022*.

On April 14, 2022, the Province passed Bill 109, making changes to the *Planning Act, Development Charges Act, 1997*; the *New Homes Construction Licensing Act, 2017*; and, the *Ontario New Homes Warranties Act* in an effort to, among other goals, incentivize the timely processing of certain applications to bring housing to market faster and increase transparency. Among the changes, The *Planning Act* sees the most considerable change.

Discussion:

As with the HATF report recommendations, the changes in *Bill 109* are largely based on a simplified supply/demand premise that a greater increase in housing units (regardless of type or location) will decrease housing costs overall and lead to more housing affordability. The premise that the cause of the housing affordability crises is a function of an increase in population and lack of market rate housing unit supply is not supported by Staff.

This supply/demand premise does not respond to the fact that the Canadian housing market has been significantly ‘financialized’ over the past decade and as a result, housing costs have risen at a far greater rate than household incomes in the same timeframe.

Staff support the general intention of streamlining development processes to assist in increasing the supply of housing, but *Bill 109* does not recognize that the Planning approvals process is a partnership involving the municipality, the applicant, the community, external agencies and Provincial Ministries.

The approval process is not linear, but rather is more iterative, reacting to community issues, agency comments, and changes in developer plans. Time is necessary to create flexibility in negotiating solutions to problems encountered and build community consensus.

Staff have serious concerns over the changes contained in Bill 109 and the consequences some of the amendments will cause.

Among the many changes to the *Planning Act* includes a punitive consequence in the form of fee refunds from municipalities to gradually refund site plan, zoning by-law and official plan amendment applications fees to an applicant if a decision is not made within the legislated timelines of receiving the complete application. The following describes the tiered refunding timeline.

- **Zoning By-law Amendment: Decision to be made within 90 days**

Decision made within 91 and 149 days = **50% Refund**

Decision made within 150 and 209 days = **75% Refund**

Decision made 210 days or later = **100% Refund**

- **Combined OPA/ZBA: Decision to be made within 120 days**

Decision made within 121 and 179 days = **50% Refund**

Decision made within 180 and 239 days = **75% Refund**

Decision made 240 days or later = **100% Refund**

- **Site Plan: Decision to be made within 60 days**

Decision made within 61 and 89 days = **50 % Refund**

Decision made within 90 and 119 days = **75% Refund**

Decision made 120 days or later = **100% Refund**

The implementation of these measures (effective January 1, 2023) will have major financial impacts to the City. Based on the 2021 activity and 2002 forecasted activity this will result in an approximate \$1 Million levy impact as the fee revenues would be required to be refunded and staffing and related costs would have to be absorbed by the tax levy. Alternatively, the City would need to increase (double its current complement) of staffing involved in the development approvals process across the organization. However, this has significant challenges due to recruitment difficulties.

It is important to note that although the HATF and Bill 109 is focused on housing, the legislated refunds not only apply to Housing developments, but also apply equally to applications for commercial and industrial developments as well.

For any Site Plan applicants, the changes will result in more upfront work on the part of applicants including coordination with external agencies for permits and/or other approvals before the intake of an application by the City.

In order to process a Zoning By-Law Amendment or an OPA jointly with a Zoning By-Law amendment, in accordance with the proposed changes, the number of staff involved in development approvals would need to approximately double in number. If the legislated timelines were still not met, this would lead to a loss in revenue that would need to be absorbed by the municipal levy.

It's important to note that the municipality has no control over the resources an applicant will choose to employ in working on applications at their end, nor does the City have a way to effect the speed at which the applicant responds to and acts on information requests. As such there is time that an application is being processed by the City and times when the application is back in the hands of the developer awaiting further information or a response.

Applicants play a major role in the timing of, and the quality of submissions and resubmissions. In addition, there are periods of time when an application is waiting on further information from the applicant, and as such, the City has no control over how much time is used. Per *Bill 109*, the clock keeps running regardless of where the application is, and even if the applicant were to agree to “pause” the time clock it has no effect on the refund status.

These changes may in turn be counter to the intent of the *Act* and result in a slowing down the development approvals process and decrease opportunities to establish more meaningful dialogue between developers and the community, and work collaboratively with applicants.

As a consequence, *Bill 109* will require developers to do more work upfront without much guidance from Planners and other City staff in the development approval process, and will require City Staff to be more rigorous and stringent when deeming an application complete.

These changes will reduce the ability of staff to negotiate and seek common ground to find consensus and may cause premature decisions on applications, including refusals, thus resulting in more litigation time and costs at the Ontario Land Tribunal (OLT).

Another consequence of this change is the negative impact it will have on retaining staff and attracting professional talent to public sector development planning jobs. There is increasing public scrutiny and pressure on public sector employees involved in the development approvals process (i.e. addressing neighbouring impacts and compatibility concerns) compared to private Planning consultants that work for developer interests.

In addition, there is a very robust and competitive development marketplace for private Planning professionals. This heightened housing market economy has resulted in increased private sector Planning salaries and greater remote work opportunities made possible by technology. As a result, it is becoming very difficult to retain and attract Planners to keep or take a public sector Planning job compared with private companies that now offer greater wages and more work flexibility.

Bill 109 may cause the public sector Planning staff shortages to become an even greater problem for municipalities, since the legislated time frame reductions and refund changes require a greater number of Planners to be recruited into the public sector of which there is already a professional shortage due to increased market demands.

Any staff shortages will result in greater pressure on the current complement of staff to handle more files as the intake of development applications rises and try to adhere to legislative timelines, and quite simply timelines may not be possible to achieve as workload increases.

Risk Analysis:

Some of the changes in Bill 109 are an unnecessary over reach with punitive costs to the municipality. Some of the amendments will lead to animosity between the community and the development industry due to the lack of consensus building that the current planning process affords.

There are significant financial risks with *Bill 109*. It is estimated that the general tax levy may have to absorb as much as \$1 million in refunded development application fees if the legislation remains unchanged.

In addition, there are significant staffing level increase needed to meet the prescribed timelines including an estimate doubling of the Planning staff needed in the Development approvals area and throughout the organization, including related staff in Legal, Clerks, Engineering, etc. that support the development approvals function.

Challenges already exist in attracting and retaining staff for Planning and Development positions in the City. The legislative changes in *Bill 109* will further challenge the City to retain and attract Planning and Development Approvals staff overall.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The general tax levy may have to absorb as much as an estimated \$1 million dollars in refunded development application fees should prescribed decision timelines not be met by the municipality. Alternatively, the related development approval staff complement would need to double to approximately 25 FTEs to potentially meet the timelines and not be in a refund position. However because the timelines and time taken for decisions is not solely in the control of the City, there will be some refunded applications regardless of staffing levels.

Consultations:

Neil Robertson, Deputy City Planner

Michael Cooke, Deputy City Planner

Conclusion:

The City of Windsor has implemented a number of actions to streamline planning approvals, plan for intensification and bring greater housing supply to the market quicker in an effort to address housing affordability in our jurisdiction.

Of note, the recent digital transformation to Cloudpermit and other digital changes have greatly improved the speed of approvals through the implementation of paperless application and review procedures. In addition, the Residential Density Housing study and its Amendments are key example of more recent efforts to streamline development timelines and seek greater housing supply.

More focus from the province is needed in providing funding programs, tools and mechanism for achieving greater housing affordability. The current provincial response

by way of *Bill 109* focuses narrowly on general housing supply increase as a solution to the housing affordability crises.

The legislated changes will not result in more housing affordability, but rather will result in less accountability for getting community consensus on development applications, increased litigation costs, premature decisions, and significant financial implication to the general tax levy by way of prescribed fee refunds, and increased difficulty in retaining and attracting municipal planning and development approvals staff.

The Province needs to reconsider the Bill 109 legislation and/or make significant changes to have any positive impact on housing developments in general.

Planning Act Matters:

N/A

Approvals:

Name	Title
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Onorio Colucci	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices: