

AMENDMENT NO. 79
TO THE
OFFICIAL PLAN
CITY OF WINDSOR

Part D (Details of the Amendment) of the following text constitute Amendment No. 79.

Also included, but not constituting part of the Amendment, are explanations of Purpose, Background and Implementation of the Amendment.

A. PURPOSE

The purpose of this amendment is to incorporate an Urban Structure Plan into the Official Plan. This amendment is the second part of the implementation of the Five Year Review of the Official Plan. Additional amendments will update the Environment, Land Use, Infrastructure, Procedures, and Tools Chapters; and the accompanying Schedules in Volumes 1 and 2.

The changes to the Official Plan include in this amendment are:

- Updating Chapter 3 – Development Strategy with the addition of policies related to the Urban Structure Plan.
- Addition of a new schedule containing the Urban Structure Plan.

B. BACKGROUND

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

The Urban Structure Plan in Chapter 3 – Development Strategy has been added to identify the key structural elements within the municipality. These key structural elements and the linkages between these elements establish the strategic framework within which more detailed land use designations and policies can be established.

C. DETAILS OF THE AMENDMENT

1. That Chapter 3, Development Strategy of Volume I – The Primary Plan of the City of Windsor Official Plan BE AMENDED by adding Section 3.4 as follows:

3.4 Urban Structure Plan

The Urban Structure Plan identifies the key structural elements within the municipality. These key structural elements and the linkages between these elements establish the strategic framework within which more detailed land use designations and policies can be established.

3.4.1 Nodes

Nodes in this context are existing or future locations of concentrated activity on the Urban Structure Plan that serve the societal, environmental and economic needs at a neighbourhood and/or regional scale. The most successful nodes are the ones that exhibit a wide variety of land uses, including higher density residential and employment uses, and have access to frequent public transit service. Smaller scale community and neighbourhood nodes play an important role in providing services to the surrounding neighbourhoods, providing a range of housing opportunities and, providing a recognized sense of place for these neighbourhoods

3.4.1.1 Growth Centres

Growth Centres are the highest in the hierarchy of nodes in Windsor due to their scale, density, range of uses, function and current or future identity. Growth Centres should be planned:

- (i) To serve as focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses;
- (ii) To accommodate and support major transit infrastructure;
- (iii) To serve as high density major employment centres;
- (iv) To accommodate a significant share of households and employment growth; and,
- (v) To accommodate a minimum density of 200 residents and 200 jobs per net hectare;

The minimum density for new residential-only development is 80 units per net hectare.

3.4.1.2 Major Activity Centres

Major Activity Centres are second in the hierarchy of nodes in Windsor. The

following comprise Windsor's Major Activity Centres:

- a. Regional Commercial Centres
- b. Regional Institutional Centres
- c. Regional Employment Centres
- d. Regional Open Space System

These types of nodes are considered to be sub-regional in the context of Windsor and were originally planned as single-use facilities that have evolved into multi-use urban areas with a variety of densities. Typically, these nodes are currently or have the potential to be important destinations within the regional public transit network. Future residential development and redevelopment at Major Activity Centres should be medium (30 units per net hectare) to high-density (80+ units per net hectare). Residential intensification is desired at or near Major Activity Centres. Development surrounding these locations will be subject to the preparation of a Secondary Plan or plan of subdivision.

- a) Regional Commercial Centres

Regional Commercial Centres are a type of Major Activity Centre where commercial services are provided to residents across the city and region. This type of node also provides the location for serving the daily and weekly shopping needs of residents living within or near or the node. Regional Commercial Centres may also function as employment centres providing population serving offices, retail, personal services and local institutions.

In the future, these nodes should function as vibrant mixed-use commercial-residential

neighbourhoods serving a higher density of population. Ideally, the predominant form of new or redeveloped housing should be medium and high-density residential buildings with ground floor and possibly second floor commercial uses and upper floor residential dwellings.

b) Regional Institutional Centres

Regional Institutional Centres are a type of Major Activity Centre where institutional services are provided to residents across the city and region. This type of node typically serves as a location for the provision of hospital-based health care and/or major post-secondary education institutions. Regional Institutional Centres can also function as employment centres providing jobs in the health care, education, research and development, offices, retail and personal service sectors.

c) Regional Employment Centres

Regional Employment Centres are a type of Major Activity Centre where a large number of jobs are located. This type of node typically serves as a location for the large scale manufacturing or distribution of goods. Additionally, retail, office and personal service uses may be established as ancillary uses.

d) Regional Open Space System

The Regional Open Space System includes the major natural and open space features that form part of a continuous system throughout Windsor. Some components of the

Regional Open Space System are also designated as Natural Heritage in the Official Plan although not all Natural Heritage features are components of the Regional Open Space System. The Regional Open Space System includes an existing and future natural and naturalized corridor around Windsor with opportunities for future recreation and recreational pathways.

3.4.1.3 Neighbourhood Nodes

Neighbourhood Nodes are small-scale centres typically focused on retail and service commercial uses. The function of Neighbourhood Nodes is to provide retail and personal services to residents living in neighbourhoods at or near these locations. Mixed use street-level commercial and upper-level commercial or residential uses are encouraged at Neighbourhood Nodes. Neighbourhood Nodes are intended to provide a limited employment function through commercial and minor institutional services. Residential intensification up to medium densities is encouraged at Neighbourhood Nodes. Medium density is considered 30 to 80 units per net hectare.

3.4.2 Corridors

Corridors represent the backbones of the urban network structure. Neighbourhoods gravitate towards these corridors to serve their everyday needs or to connect with larger nodes, commercial centres and employment centres to access a wider range of services and opportunities. Corridors have opportunities for intensification that would provide a wider range of services and opportunities for adjacent neighbourhoods but also more opportunities to live and work in the area. Corridors may connect with nodes and extend along roadways radiating away from a central

point. Some corridors exist without such connection and represent stand alone sections.

Corridors are located along transit routes, with City Corridors having the most frequent service. Ideally, corridors are walkable, providing neighbourhoods and those who use transit with easy access to services along main streets. Corridors provide residents with opportunities to travel by bus, bicycle or on foot to their desired destination within or beyond their neighbourhood. Increased employment and residential densities along corridors supports more frequent transit, and in turn more frequent transit supports and attracts higher density land uses along the corridor. This symbiotic relationship between transit, pedestrians and corridor intensification is key to the success of any corridor. Thus, corridors and transit should be planned and fostered together.

3.4.2.1 City Corridors

City Corridors serve to connect the City Centre Growth Centre and Regional Commercial Centres. City corridors radiate from these Centres following numerous high frequency transit corridors. City corridors connect to Regional Commercial Centres along selected arterial roads but do not extend as far outward or as numerous as corridors connected to the City Centre. These corridors are intended to provide services for those living in close proximity to the area but also those who may arrive by transit, bicycle and by car.

There are higher density employment and residential opportunities, with a significant amount of retail to support both every day needs, but also needs beyond the day to day such as furniture and appliance stores, home improvement stores, and stores that carry specialty items.

Pharmacies and medical services are available with multiple choices for

specialized care including doctors who specialize in specific types of care.

Government services and buildings associated with the municipality, province or federal government are also found in these areas.

Entertainment facilities, designed to attract people from well beyond the immediate area are also found on corridors that radiate from the City Centre.

Transit Service is frequent (10-20 minute peak headways) and offers multiple connections to other nodes and corridors throughout the city by a main transfer location or transit station. Regional transit connections are also available.

Residential development may include high profile (8-14 stories), medium profile (2-8 stories) and residential over retail at street, as well as row housing and lofts.

3.4.2.2 Neighbourhood Corridors

The purpose and function of neighbourhood corridors is to link street sections to neighbourhood nodes or as standalone sections of community retail and services. These corridors provide for the day to day needs of the immediate neighbourhood that surrounds them. While employment is not the major focus, these corridors create a sense of community by providing places for residents to walk to such as local retail businesses and services. Local services may also include pharmacies, convenience stores and retail to serve the day to day needs of residents.

Transit service is available and multiple routes may converge within the corridor and provide a few connections to other corridors and to Regional Commercial Centres.

3.4.3 Neighbourhoods

Neighbourhoods are the most basic component of Windsor's urban structure and occupy the greatest proportion of the City. Neighbourhoods are stable, low-to-medium-density residential areas and are comprised of local streets, parks, open spaces, schools, minor institutions and neighbourhood and convenience scale retail services.

The three dominant types of dwellings in Windsor's neighbourhoods are single detached, semi-detached and townhouses. The density range for Windsor's neighbourhoods is between 20 to 35 units per net hectare. This density range provides for low and some medium-density intensification to occur in existing neighbourhoods. Multiple dwelling buildings with medium and high-densities are encouraged at nodes identified in the Urban Structure Plan.

3.4.4 Structural Elements in Neighbouring Communities

Several urban structural elements are included for the neighbouring communities of Detroit, Michigan, United States of America; and the towns of Tecumseh and LaSalle in Essex County, Ontario. These communities are beyond Windsor City Council's jurisdiction and the structural elements are included on Official Plan Volume I – Schedule 'J' for reference purposes only.

2. That Volume 1 – The Primary Plan of the City of Windsor Official Plan BE AMENDED to add the Urban Structure Plan as Schedule J as follows:



D. IMPLEMENTATION:

This amendment in the existing Official Plan and will be read and implemented in conjunction with the overall policies in the plan.