



OFFICIAL PLAN 5-YEAR REVIEW

Looking Back, Moving Forward... Advancing Windsor's Vision

Report to the City of Windsor Planning Advisory Committee

March 4, 2010

Re: Official Plan Review Report #25
Summary of Moving Forward Phase and Moving Forward Synthesis Report

RECOMMENDATIONS:

- I That the findings of Official Plan Review Report #25: Summary of Moving Forward Phase and Moving Forward Synthesis Report **BE ADOPTED**; and
- II That the “Moving Forward” phase of the Official Plan Review **BE DEEMED COMPLETE**; and
- III That the “Advancing Windsor’s Vision” phase of the Official Plan Review **BE DEEMED COMPLETE** following the preparation of a “General” Official Plan Amendment; and
- IV That the Official Plan Amendments on the following topics **BE PREPARED** as part of the Planning Department’s work program:
 - Urban Structure Plan;
 - Natural Heritage Policies;
 - Environmental Policies;
 - Land Use Policies; and
 - Land Use Designations.

AIM:

To provide a summary of Phase II: “Moving Forward”, of the Official Plan Review and identify the “Advancing Windsor’s Vision” phase and the completion of the Official Plan Review.

BACKGROUND:

The Official Plan Review: “Looking Back, Moving Forward... Advancing Windsor’s Vision” is being conducted to satisfy the requirements of the *Planning Act* including the *Provincial Policy Statement (2005)*. Several administrative reports and background studies have been prepared to date as part of this Official Plan Review. The following sections of this report include a summary of the information analyzed in the Moving Forward phase of the Review and discussion about how the results relate to the Council adopted vision for the future of Windsor as described in the Official Plan.



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Looking Back

The Looking Back work program was comprised of research and analysis that included the identification, description and discussion of the existing conditions, trends and known challenges that face Windsor. The findings were published in a series of *Looking Back Summary Reports* under the following topics:

- Legislation
- Social Conditions
- Economic Conditions
- Natural Environment
- Infrastructure
- Transportation
- Built Form

TRENDS IDENTIFIED

The following is a summary of key trends that were identified in the Looking Back phase of the Review:

- The Official Plan needs to be updated to ensure consistency with Provincial requirements for land use planning.
- The community has a growing interest in ensuring that Windsor has a healthy community with appropriate community services and support for affordable and special needs housing.
- Windsor's demographics are changing and the Official Plan policies need to address the needs of an aging population.
- A long-term strategy for the development and maintenance of employment lands is desired.
- Direction is needed about how to re-use and revitalize old employment areas.
- There is growing concern about retail and commercial vacancies in Windsor.
- There is desire to see transportation and land use policies enhance international trade.
- There is community interest to protect and enhance natural heritage and regenerate urban forests.
- The community desires the development of a greenway network comprised of parks and open space that is equally accessible to all citizens.
- There is increasing demand to protect our surface and groundwater resources.
- Residents are raising more concerns about ensuring the compatibility of adjacent land uses and issues associated with air, water, light and noise pollution.
- There is a desire to minimize urban impacts to climate change by enabling more energy efficiency in development and environmentally-friendly travel choices.
- Growth should be redirected to underutilized lands; and higher-density development should be encouraged.
- Windsor should be promoting intensification as a tool of growth management through its Official Plan.
- Landscapes should be made more attractive through the use of stronger urban design policies.



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- There needs to be a focus on ensuring that suitable infrastructure is provided for current and future needs, keeping in mind that both greenfield and intensified development are occurring.
- There needs to be sufficient reserve capacity in municipal servicing systems.
- Windsor needs to plan for accessibility and mobility for all; including an aging population and the disabled, elderly and youths.
- Optimize transportation infrastructure by ensuring connectivity between different modes of transportation, development of transportation corridors and transit supportive design of residential neighbourhoods and employment areas.
- Encourage development of transportation modes other than the automobile such as bus transit, rail transit, walking, bicycling and high-occupancy vehicle lanes.
- Mitigate potential negative impacts from transportation corridors and protect and enhance Windsor International Airport operations.

BASIS FOR PREPARING THE FOUNDATION STUDIES

The people of Windsor attended a series of public consultation events starting in late-Summer 2006 and contacted the Planning Department to help identify the current issues and their vision for what they wanted Windsor to become in the future. Additionally, the Official Plan Review Team worked with staff from across the Corporation of the City of Windsor and Dillon Consulting to help identify land use policy issues arising through the course of regular City business interactions. The comments received from the people of Windsor and City of Windsor Administration identified issues that need to be addressed through the Review. The issues include an identified the need for the following additional studies:

- Intensification and brownfield opportunities.
- Residential land needs, housing projections, affordable housing targets, and land supply requirements.
- Employment land needs.
- Regional commercial systems to identify the hierarchy of warranted retail and commercial floor space.
- Density targets for built-up areas and areas for new residential and employment lands development.

Moving Forward

The purpose of the Moving Forward phase of the Review is to identify topics and prepare background information that will support proposed policy changes to be prepared and implemented in the Advancing Windsor's Vision phase of the Review. Additional information was obtained from the people of Windsor by way of a marketing campaign called "Tell the City How to Grow". The Steering Committee instructed the Official Plan Review that the purpose of the Tell the City How to Grow campaign was to ensure that every person in Windsor knew that the Official Plan was being reviewed and that they had the opportunity to provide their input and feedback by contacting the City's 311 service. Tell the City How to Grow included a series of prime-time and news hour television advertisements on CBC Windsor, A-Channel Windsor and TVCogeco Windsor. Additionally, a series of newspaper advertisements were placed in the



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Windsor Star, a series of billboard signs were posted at key locations throughout Windsor and an Email bulletin campaign for those on the Official Plan Review contact list were run. Additionally, a series of public consultation events were held including a high-profile weekend event at Devonshire Mall in Summer 2008.

In response to the information obtained through consultation, the following Foundation Study reports were prepared:

- Population and Housing Projections and Affordable Housing Targets (Lapointe Consulting)
- Employment Projections and Employment Land Needs (EDP Consulting)
- Commercial Demand and Supply Analysis (Urban Metrics) (Note: The name of this study was changed from the Residual Market Demand and Impact Analysis at the recommendation of the Steering Committee)
- Natural Area Policy Review (Essex Region Conservation Authority)
- Residential Intensification Analysis (City of Windsor Planning Department)
- Housing Outlook (Will Dunning)
- Commercial Land Use Policy Report (Urban Metrics and Dillon Consulting)
- Land Needs Analysis (Dillon Consulting)

The following sections describe the findings of the Foundation Studies.

FOUNDATION STUDY ANALYSIS

Projection work prepared as part of this Official Plan Review has been prepared in accordance with the Province of Ontario's Projection Methodology Guidelines. The forecast and projection work is largely based on the Statistics Canada 2006 Canada Census. The Census information was collected before the full effects of the major global economic restructuring had occurred. The economic meltdown was felt globally with the major decline of the stock markets in late-Winter 2009.

Population and Housing Projections and Affordable Housing Targets (Population Growth is Stagnant or Declining and, Aging Population Means Alternative Housing Choices)

The Population and Housing Projections and Affordable Housing Targets, hereafter referred to as the Population Projections validated a key observation from the Looking Back phase of the Review - Windsor has an aging population. Age groups 0-44 will gradually decrease as a percentage of the population, while the 45-64 groups will increase, and the 65+ group will particularly increase from 13% of the population in 2006 to 19% of the population in 2031. Senior citizens will represent close to half of all the population growth in Windsor in the 25-year forecast period. It is forecast that the demand for single family homes is expected to decrease from a total of 70% of new construction in 2006 to 64% of new construction in 2031. In contrast, the demand for new row housing and apartments is expected to increase from 20% in 2006 to 29% by 2031. It is expected that 79% of new housing constructed will be in the form of ownership, while 21% will be in the form of rental housing. The 2006 demand for new rental housing was 32%. It is estimated that 1,592 additional units of affordable



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ownership housing (\leq \$163,000 for 2006) and 405 units of affordable rental housing will be needed for the period 2006-2016.

The Population Projections prepared in 2007 using 2006 Canada Census data demonstrate that the people of Windsor are aging and that our population growth has been tied to migration to the city and not increased birth rates. It is noted that these projections were prepared using the best data available and does not capture the impacts experienced as part of the global economic restructuring that has affected the heavy-industrial manufacturing base that Windsor has enjoyed for the past century.

Based on data published in the Statistics Canada Labour Force Survey reports, it is observed that south-western Ontario has experienced a substantial loss of jobs since the 2006 Canada Census was prepared. With the loss of jobs, it is expected that the area has also experienced stagnant or negative population growth since 2006. The 2011 Canada Census will include the next actual population count. The demand for new housing construction is closely tied with population growth. The medium growth (reference) scenario population projections expected a positive population growth of 0.33% between 2006 and 2011. In 2010, it appears that the low growth scenario which projected growth of 0.25% between 2006 and 2011, and 0.6% after 2011 may be more appropriate in consideration of the employment figures for south-western Ontario.

In consideration of the population growth being experienced in Windsor and Essex County, it is likely that there will be below-average demand for new housing construction in the short-term and that a return to traditional demand will occur as the economic restructuring away from heavy-manufacturing begins through the creation of new jobs in other sectors. This expectation has been validated by the findings of the 2008-2011: Housing Outlook report.

It is noted that Windsor and Essex County have some of the most affordable housing in Canada and North America. It is expected that this will be a key advantage for attracting potential employees to new jobs as the economic restructuring begins to take hold on the industrial landscape of Windsor and Essex County.

In 2006, affordable ownership housing in Windsor and Essex County was considered to be houses with resale prices at or below \$146,700. Affordable rental housing was considered in 2006 to be Bachelor units at or below \$497/month, 1-bedroom units at or below \$647/month, 2-bedroom units at or below \$772/month and 3-bedroom units at or below \$994/month.

It is recognized in the Population Projections that the City should set a target in the Official Plan that 23% of new housing construction be considered affordable and monitor income levels, housing ownership, and rental prices, to ensure that an adequate affordable housing is available to the people of Windsor.



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Employment Projections and Employment Land Needs Report (Global Economic Restructuring Means Changing from Automotive Manufacturing to Green Energy Manufacturing and Logistics)

The Employment Projections and Employment Land Needs Study, hereafter referred to as the Employment Projections Report identified that Windsor needs an additional 100 net hectares of designated employment lands to meet demand in the 20-year planning period. It is recognized that the major global economic restructuring will bring about a change in the type of employment lands needed in Windsor, with less demand for heavy manufacturing and increased demand for business parks, light industrial, offices, business services, logistics facilities and institutional uses. It is considered unlikely that there will be the demand for new large automotive assembly or automotive manufacturing facilities in Windsor within the planning period.

Based on the Population Projections, it is estimated that Windsor will have approximately 21,100 additional jobs at fixed places of work between 2007 and 2026. It is expected that approximately 45% of these additional jobs would locate on land designated as Business Park or Industrial and that roughly 400 to 500 net hectares of employment lands are needed to support the projected employment growth in the planning period. Taking into account lands designated as Future Employment Area in the Sandwich South Planning District (generally east and south of Windsor International Airport), the city has an ample supply of future employment lands for the planning period.

The Employment Projections Report identified that industry in Windsor is moving away from heavy-manufacturing and moving towards establishing an advanced light-to-medium manufacturing base and the development of a personal services sector. It is anticipated that the majority of new industrial employment will locate into the Sandwich South Planning District.

Residential Intensification Analysis (Looking to Existing Serviced Areas to Provide New Housing)

The Residential Intensification Analysis report identified that there are at least 15 potential intensification sites that could support a total of up to 603 residential units during the planning period. During the period 2006-2026, the projected housing demand is 20,807 total units comprised of 14,489 low-density, 3,101 medium density and 3,218 high-density. The recommended intensification target for Windsor is 1,968 units or approximately 10% of new construction. It is recommended that 810 of the intensification units be low-density, 40 medium density and 1,118 high-density.

The projections in the Residential Intensification Analysis are supported by the observations noted in the Housing Outlook: 2008 – 2011. Historically, there has been limited demand for medium and high-density residential construction in Windsor compared to other similar-sized Ontario municipalities as there have been vast tracts of vacant land and above average income levels to support demand for single-family residential dwellings.



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As the major sources of income for the residents of the community change from heavy-industrial manufacturing jobs to personal services and light-to-medium advanced manufacturing, it is predicted that there will be less demand for large single-family dwellings and that there will be increased demand for compact and less-expensive-to-own medium and high-density residential dwellings.

The demand for suburban dwellings is expected to decrease and the demand for urban dwellings is expected to increase because of an aging population that desires to be less automobile-dependent and have the ability and opportunity to walk from their home to where they shop, attend health care appointments and enjoy recreation and entertainment opportunities.

Natural Areas Policy Review (Protect Natural Heritage and Sub-Watershed Areas)

The Natural Areas Policy Review reviewed 233 hectares of environmentally sensitive land uses in Windsor including natural heritage areas, sub-watershed areas, and 18 sites that were identified for more comprehensive review. The 18 sites were evaluated using 10 criteria established by the Province. The findings in the Natural Areas Policy Report identify additional places that require planning policy protection to satisfy the Provincial legislation.

The Official Plan should be strengthened to maintain or enhance the overall diversity of species, conserve rare plant communities and faunal species, maintain or enhance the long-term health of populations of native species, represent the remaining types of ecosystems and ecological processes, maintain and enhance natural corridors for wildlife travel and genetic variability, protect the quality and quantity of water resources, establish priorities for restoration, stewardship and acquisition of land, and assist decision makers in making sound, informed decisions on how and where development should occur without compromising the ecological integrity of natural systems.

Commercial Supply and Demand Analysis (There is More Supply than Demand for Retail Commercial Space in Windsor)

The Commercial Supply and Demand Analysis report identified that Windsor has 14.3 million square feet of retail space, with automobile-oriented being the largest category with 31% of the surface area. The commercial space inventory (2007) includes about 1.5 million square feet of Food Store Retail (FSR), 5.7 million square feet of Non Food Store Retail (NFSR), 5.0 million square feet of Service space, and 0.4 million square feet of Other Retail space and 1.7 million square feet of vacant space. The overall retail commercial vacancy rate was about 12% in 2007, the traditional main street areas had a vacancy rate of about 18% in 2007 and the City Centre Planning District had a vacancy rate of about 25% in 2007.

It is forecast that Windsor's demand for additional retail commercial space over the period 2006-2026 is 417,000 square feet of FSR, 2,263,000 square feet of NFSR, 1,406,000 square feet of Other Retail and Services for a total estimated demand of an additional 4,086,000 square feet of new construction. In 2007, the total potential supply of approved supply and applications pending a decision was 3,464,000 square feet. The



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difference between the supply (3,464,000 square feet) and demand (4,086,000 square feet) of retail commercial space in Windsor is 622,000 square feet.

The Commercial Demand and Supply Analysis identified that Windsor has an oversupply of retail commercial floor space in the short-term through at least 2011 and perhaps even longer. The study demonstrated that the amount of retail floor space required is directly related to the population of the primary and secondary trade areas. In the case of Windsor and Essex County, the population has been projected to grow minimally between 2006 and 2011 and according to some sources may be experiencing negative growth as a consequence of the global economic restructuring. Based on the population projections, it is anticipated that Windsor will have a small shortage of retail commercial floor space – approximately 620,000 square feet in 2026 if no new retail commercial floor space is constructed and the population of Windsor reaches over 250,000 by 2026.

In the years of 2008 and 2009, the commercial land use inventory that was originally prepared as part of the Commercial Demand and Supply Analysis has been updated and the key observation is that the amount of vacant commercial floor space in Windsor has increased each year. This observation points to the need for re-use of existing retail commercial floor space rather than the construction of additional retail commercial floor space. An update to the Commercial Demand and Supply Analysis will be prepared as part of the next Official Plan Review. The next count of Windsor and Essex County's population will occur as part of Statistics Canada's 2011 Canada Census and preliminary results should become available in the second half of 2011.

Commercial Land Use Policy Report (There is Enough Retail Commercial Space Available to Meet Windsor's Demand Through 2031)

The Commercial Land Use Policy Report expanded on the information produced in the Commercial Demand and Supply Analysis. The report noted that in 2006, Windsor had approved over 800,000 square feet of additional retail commercial space that is comprised of new large format retail commercial developments. It is estimated that the retail space supply will exceed projected demand in 2011 by more than 250,000 square feet. The potential supply also includes about 400,000 square feet of approved future expansions in existing shopping centres and about 750,000 square feet of retail commercial space in vacant designated commercial land (69.1 acres at 25% coverage).

The total potential supply of retail commercial space by 2031 amounts to 4.3 million square feet. This figure is based on adding new committed space (0.8 million square feet), uncommitted space (1 million square feet) and other approved space (2.5 million square feet), including the take up of vacant space, vacant designated commercial land and expansion of existing lands. It is estimated that by 2031, there will be a demand for approximately 4.1 million square feet of additional retail and commercial service space, all of the potential demand for new retail commercial space will be accounted for by the existing supply of retail commercial space.

The Commercial Land Use Policy Report provides guidance and recommendations for updating the commercial policies in the Official Plan. The recommendations provide a long-range focus on the development and redevelopment of buildings and land in the



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City Centre Planning District and the traditional main street areas of Windsor. It is noted that there is not sufficient demand to accommodate all of the commercial space currently approved or proposed in Windsor to 2031. Given the uncertain state of the local economy, the designation of additional commercial lands should be tied to the population growth and the performance of Windsor's existing including all Business Improvement Areas.

Land Needs Analysis Report (Need for New Industrial and Residential Designated Lands in the Sandwich South Planning District)

The Land Needs Analysis report identified Windsor's need for residential, commercial and employment lands over the planning period through 2026. It is projected that Windsor has an undersupply of housing over the 20-year planning period as identified in the Population and Housing Projections and Affordable Housing Targets report. The analysis demonstrates that approximately 5,900 single-family and semi-detached units are needed, about 80 row units are required and approximately 1,200 apartment units are needed for a total of approximately 7,200 additional units. These additional units translate into an approximate 7-year supply based on an average of 1,040 units constructed annually.

It is estimated that Windsor will require the designation of an additional 333 gross hectares of residential lands in the Sandwich South Planning District through 2026 to accommodate the projected residential demand. It is projected that Windsor has an oversupply of approximately 200,000 square feet of commercially designated land over the 20-year planning period through 2026 as identified in the Commercial Land Use Policy Report.

The potential supply (approved and proposed) is 4.3 million square feet and the estimated demand is 4.1 million square feet. It is projected that Windsor needs an additional 400-500 net hectares of additional employment lands as identified in the Employment Projections and Employment Land Needs report. This projected demand can be accommodated through the designation of lands in the Sandwich South Planning District.

The Land Needs Analysis Report discusses the requirement for additional designations of residential, commercial and employment lands over the 20-year planning period through 2026. The requirements are closely tied to the population projections discussed earlier in this report and there is a relationship between population growth and the demand for designated lands. Windsor currently has an oversupply of commercially designated lands (i.e. Commercial Corridor and Commercial Centre) and this is expected to remain the case throughout the planning period. It is expected that the existing supply of commercially designated land in the City of Windsor can support the retail and service commercial floor space needs of a population of between 250,000 and 260,000 people.

Windsor's existing residential designations can support approximately 13,000 new residential dwellings based on the current mix of housing types that is dominated by single-family dwellings. The remaining 7,000 units of the projected demand could be



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located on approximately 340 hectares of new designations in the Sandwich South Planning District. As is the case with the commercial land supply, the additional residential demand is based on the population of Windsor growing to between 250,000 and 260,000 by 2026.

In the event of stagnant or population decline, less residential lands would be required. In terms of employment lands, the future demand is forecast to be between 400 and 500 hectares. About 100 hectares of this demand can be accommodated with existing employment land designations and about 300-400 hectares of this demand would need to be accommodated in the Sandwich South Planning District. It is noted that the actual demand for employment lands will be influenced by the outcome of potential development at and in the vicinity of Windsor International Airport.

DISCUSSION

Like other mid-size and large cities in North America, Windsor has been impacted by positive and negative changes over the past decade. The events of September 11, 2001 led to increased security at American border crossings and have consequently affected flows of goods and traffic on municipal roads that lead to the Windsor-Detroit Tunnel and the Ambassador Bridge which in turn has impacted the quality of life of residents who live along these routes and the jobs related to cross-border functions.

The global economic restructuring that started in 2005-2006 has impacted the local economy through considerable loss of jobs at local General Motors, Ford of Canada and Chrysler manufacturing facilities and their associated supplier plants. Consequently, the economic restructuring has contributed to the stagnant or declining population growth that Windsor is experiencing in the short-term. Another consequence of the loss of local jobs is a decrease in disposable income that is available to local retail commercial outlets. This spending decrease has contributed to increased retail and service commercial vacancy rates across Windsor and has highlighted the rising number of retail commercial vacancies in the commercial areas including corridors, BIA's, etc...

There are however, some positives for Windsor as a result of these negative changes. Windsor is one of the most affordable communities in North America and currently has some of the lowest real estate prices for a community of this size. These factors, combined with our proximity to the United States and the global market place (via Windsor International Airport) provide excellent operational and financial advantages for companies to locate here.

Consultation

The extensive consultation with the public and administration continued in the Moving Forward phase of the Official Plan Review. On January 14, 2008, the City of Windsor launched a 6-week communications campaign called "Tell the City How to Grow!" The campaign featured a series of billboards, newsprint, radio and television advertisements that asked the people of Windsor to "Tell the City How to Grow" by calling or emailing 311. Council approved funding of this campaign so that all of the people of Windsor would know that the Official Plan is being reviewed. The input and feedback received



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through the campaign has been recorded in a spreadsheet and summaries of the consultation have been presented in reports to the Steering Committee.

Public Consultation

A contact list was established in January 2006 and the people of Windsor who have provided their contact information have been notified by Email or letter mail of Official Plan Review events and project news.

A series of 5 public consultation sessions were held during late January and early February, 2008, one at each of the five Customer Care Centres throughout Windsor. Additional feedback was obtained at the following meetings on the following dates:

1. April 17, 2008 (PAC);
2. June 26, 2008 (PAC);
3. September 8, 2008 (City Council);
4. November 18, 2008 (PAC);
5. January 22, 2009 (Additional public consultation requested by PAC);
6. August 26, 2009 (Additional public consultation requested by PAC);
7. September 17, 2009 (PAC);
8. December 3, 2009 (PAC); and
9. December 16, 2009 (Additional public consultation requested by PAC).

It is noted that there have been multiple opportunities for the people of Windsor to provide comments to Administration about how they would like to see Windsor grow in the future.

Administrative Consultation

Throughout the Official Plan Review, the Planning Department has provided updates and sought input from the Advisory Committees, Committees and City of Windsor Departments. Contributors include the Housing Advisory Committee, the Windsor Essex County Environment Committee, Transportation Planning, Engineering, Housing Services, Windsor Police Services and the Legal Department.

CONCLUSIONS AND NEXT STEPS:

This report marks the conclusion of the Moving Forward phase of the Official Plan Review. The Foundation Studies prepared in the Moving Forward phase have built on the issues and comments generated in the Looking Back phase and have helped administration develop a series of recommendations that recommend the preparation of an Urban Structure Plan following the completion of the Official Plan Review and a series of Official Plan Amendment on topics that are described in the following sections.



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Recommended Official Plan Amendment Topics

A series of Official Plan Amendments (OPA) is recommended to update the Official Plan. An overview of the OPA topics is provided in the following sections.

GENERAL AMENDMENTS

The General amendment will recommend updated policies based on the foundation studies and comments made by the people of Windsor and City of Windsor staff. This amendment will include policy updates to Volumes I and II of the Official Plan.

URBAN STRUCTURE PLAN

A key finding received through this Official Plan Review consultation points to the need to include an Urban Structure Plan (USP) as a companion of the Development Strategy described in Chapter 3 of the Official Plan. A USP provides clarification and the policy underpinnings of a growth and development framework for the city.

The purpose of a USP is to visually depict the location and policy vision for elements of the city's urban structure:

- Employment Nodes;
- Greenway System;
- Recreation Areas;
- Retail Commercial Areas;
- Development Areas;
- Landmarks;
- Geographic features; and
- Vistas.

A key component in the development of a USP is the identification of opportunities for growth and development in the context of key trends, development strategies and compliance with land use legislation. Common trends identified in the public consultation conducted through the Official Plan Review revealed the desire for complete communities with more walkable, mixed-use neighbourhoods that are close to public transit, as examples.

This type of plan will help to foster a shared understanding of the functional and experiential conditions that define and identify Windsor. Examples of USP's are included in Appendices A and B to this report.

NATURAL HERITAGE AMENDMENTS

The Natural Heritage amendment will recommend updated policies based on the findings of the Natural Areas Policy Review foundation study and comments made by the people of Windsor and City of Windsor staff. This amendment is focused on Chapter 5, Section 3.3 of the Official Plan that addresses Natural Heritage policies.



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ENVIRONMENTAL POLICIES

The Environmental Policies amendment will recommend updates to Chapter 5 of the Official Plan (except Section 5.3.3) and is based on changes to Provincial legislation, policies and comments made by the people of Windsor and City of Windsor staff. This chapter of the Official Plan addresses policies related to the natural environment of Windsor.

LAND USE POLICIES

The Land Use Policies amendment will recommend updates to Chapter 6 of the Official Plan and is based on the findings of all of the Moving Forward Foundation Studies and consultation with the people of Windsor and City of Windsor staff. This chapter addresses land use requirements for all types of built land uses including, but not limited to residential, commercial, employment, institutional and transportation.

LAND USE DESIGNATIONS

The Land Use Designations amendment will update all of the Official Plan Schedules and is based on the findings of the Land Needs Analysis Report and consultation with the people of Windsor and City of Windsor staff. This includes recommendations for redesignation of lands to meet the land needs requirements of Windsor for the 20-year planning period.

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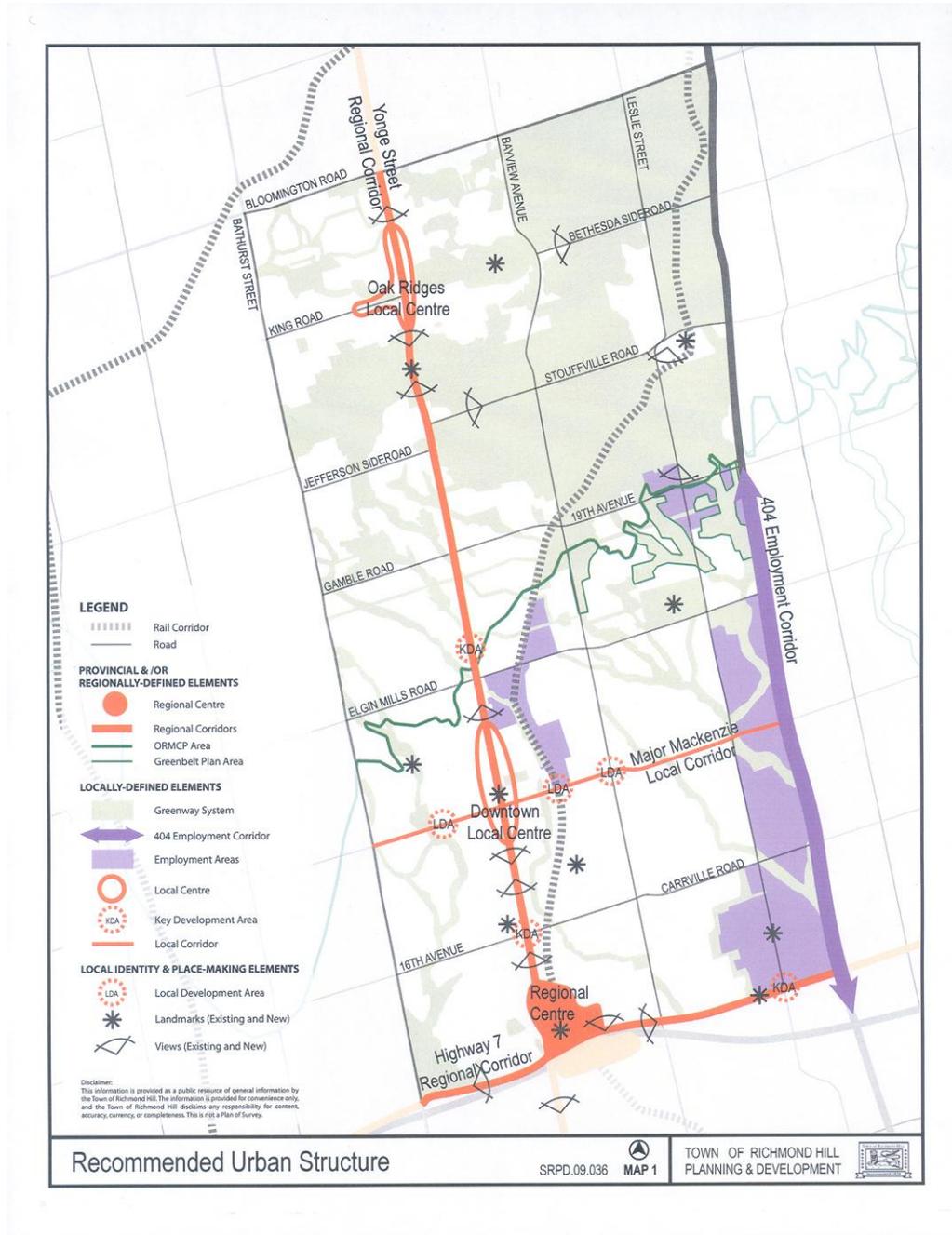
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Appendix A – Urban Structure Plan Example: Richmond Hill, Ontario





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Appendix B: Urban Structure Plan Example – London, Ontario

