
CANADIAN TRANSIT COMPANY
Ambassador Bridge Enhancement Project

CEAA ENVIRONMENTAL
ENVIRONMENTAL IMPACT ASSESSMENT

AMBASSADOR BRIDGE ENHANCEMENT PROJECT
Replacement Span and Plaza Expansion

APPENDIX K

WINDSOR OFFICIAL PLAN

Windsor Official Plan Summary

Vision

Windsor's stated vision in the Official Plan is of the City as an international gateway, a diverse community of safe, caring neighborhoods, a vibrant economy and a healthy, sustainable environment. The City's commitment to the vision is reflected in an action strategy centered on four interrelated themes that include:

- a) safe, caring and diverse community
- b) vibrant economy
- c) sustainable, healthy environment, and
- d) responsive, effective local government

Land Use Designations – Site Study Area

Greenway System – Recreationway (Figure 1)

“Recreationways” are a planned network of multi-use pedestrian and cycling trails designed to serve recreational movements within the Greenway. They are to be provided for by ensuring that new development proposals and infrastructure undertakings include extensions and improvements to the “Recreationway” as a part of the upfront stages of construction.

Greenway System – Linkage (Figure 1)

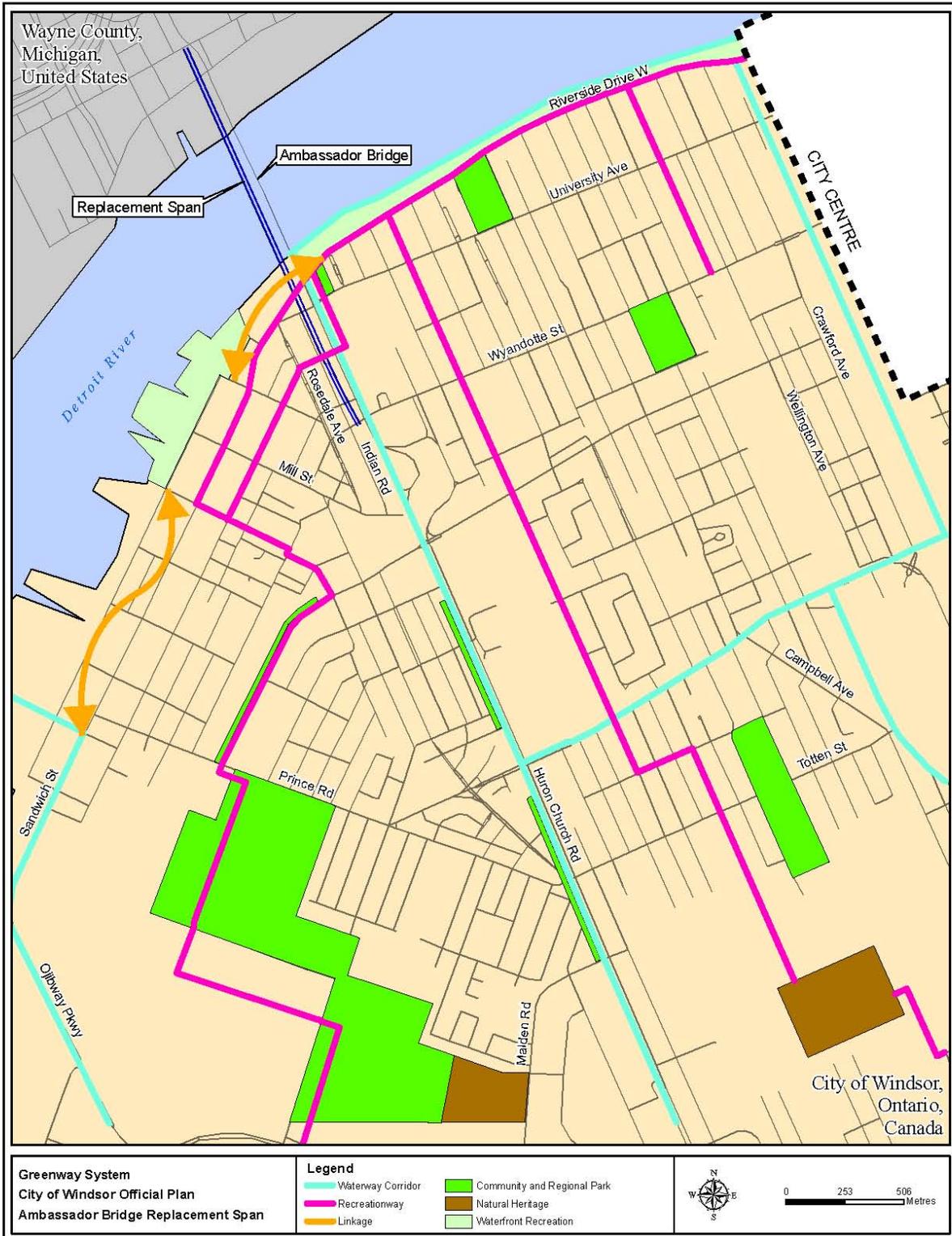
The Official Plan intends to establish “Linkages”, potential natural and/or recreational corridors between lands designated as Community and Regional Parks, Natural Heritage, Waterfront Recreation and/or Waterway Corridors.

Development Constraints – Shoreline and Flood-prone Areas (Figure 2)

Development is provided for in “Shoreline and Flood-prone Areas” provided that: the effects of the proposal on wave and current patterns, water flows and levels, and water quality are considered to be acceptable; adequate floodproofing measures are incorporated in the development; and the development be set back an appropriate distance from the shoreline based on consideration of: the type of shoreline; bank stability; angle of bank slope; degree of erosion protection, and; other relevant aspects.

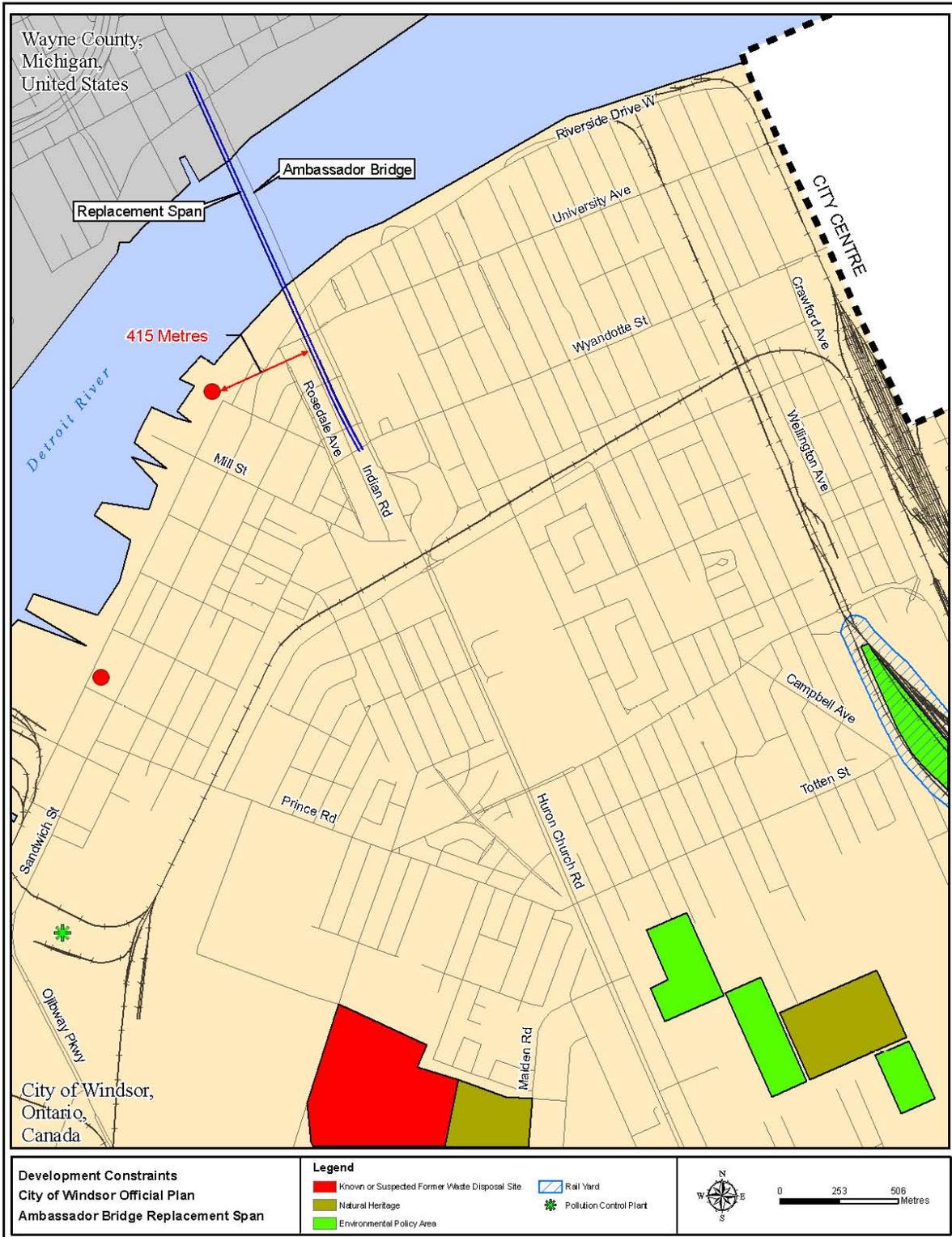
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FIGURE 1: OFFICIAL PLAN GREENWAY SYSTEM



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FIGURE 2: OFFICIAL PLAN DEVELOPMENT CONSTRAINTS



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Land Use – Residential (Figure 3)

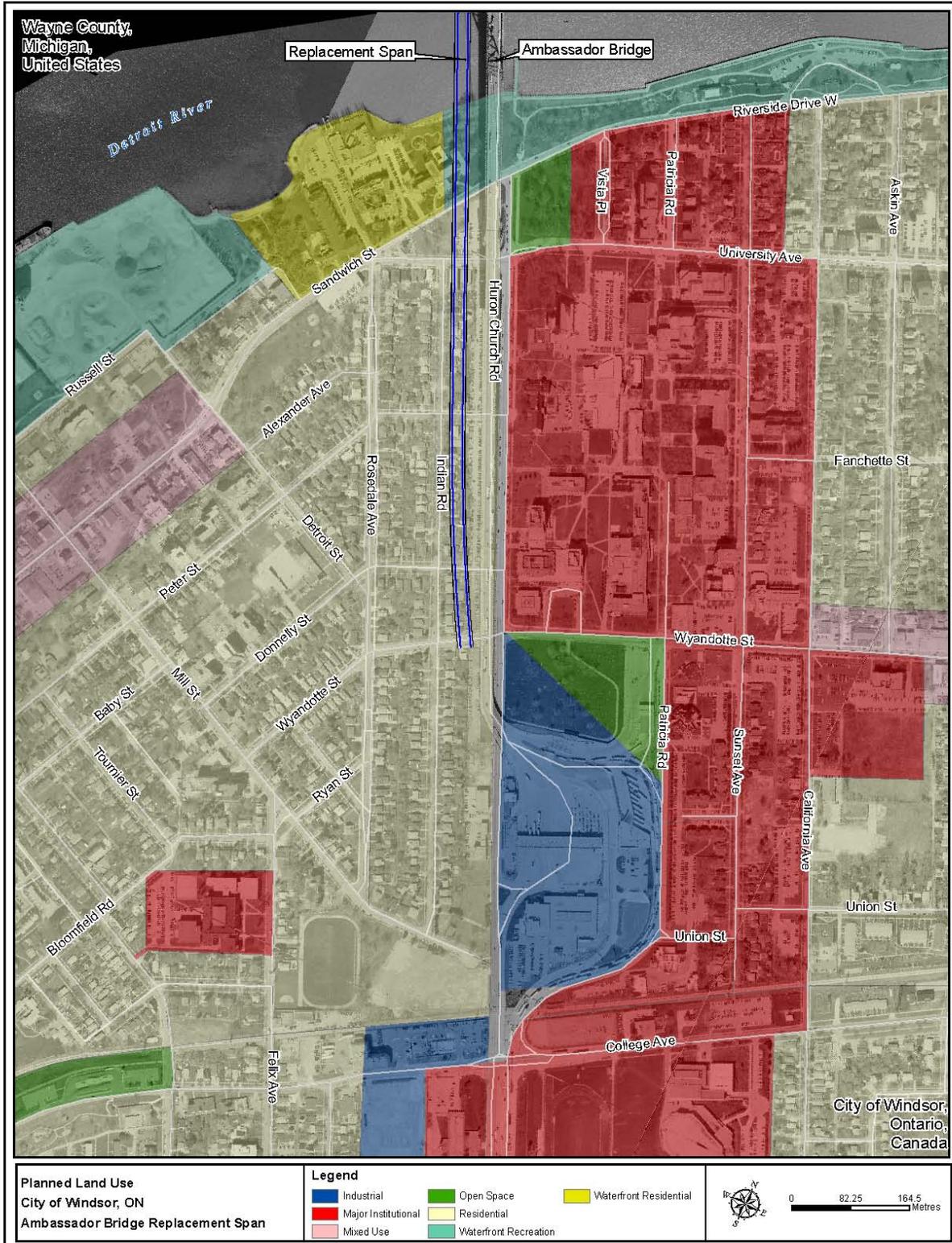
The land in the Project in the site Study Area and much of the land in the other Study Areas is designated as “Residential” in the Official Plan and meant to provide for a broad range of housing types and complementary services and amenities.

Land Use – Waterfront Recreation (Figure 3)

Land in the Site Study Area is designated “waterfront Recreation” and is intended to provide for uses benefiting from a location adjacent to the Detroit River, to recognize recreation as an important contributor to the identity and experience of the entire City and the main locations for recreation and leisure activities and facilities along the waterfront.

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FIGURE 3: OFFICIAL PLAN LAND USE



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Civic Image – Civic Way (Figure 4)

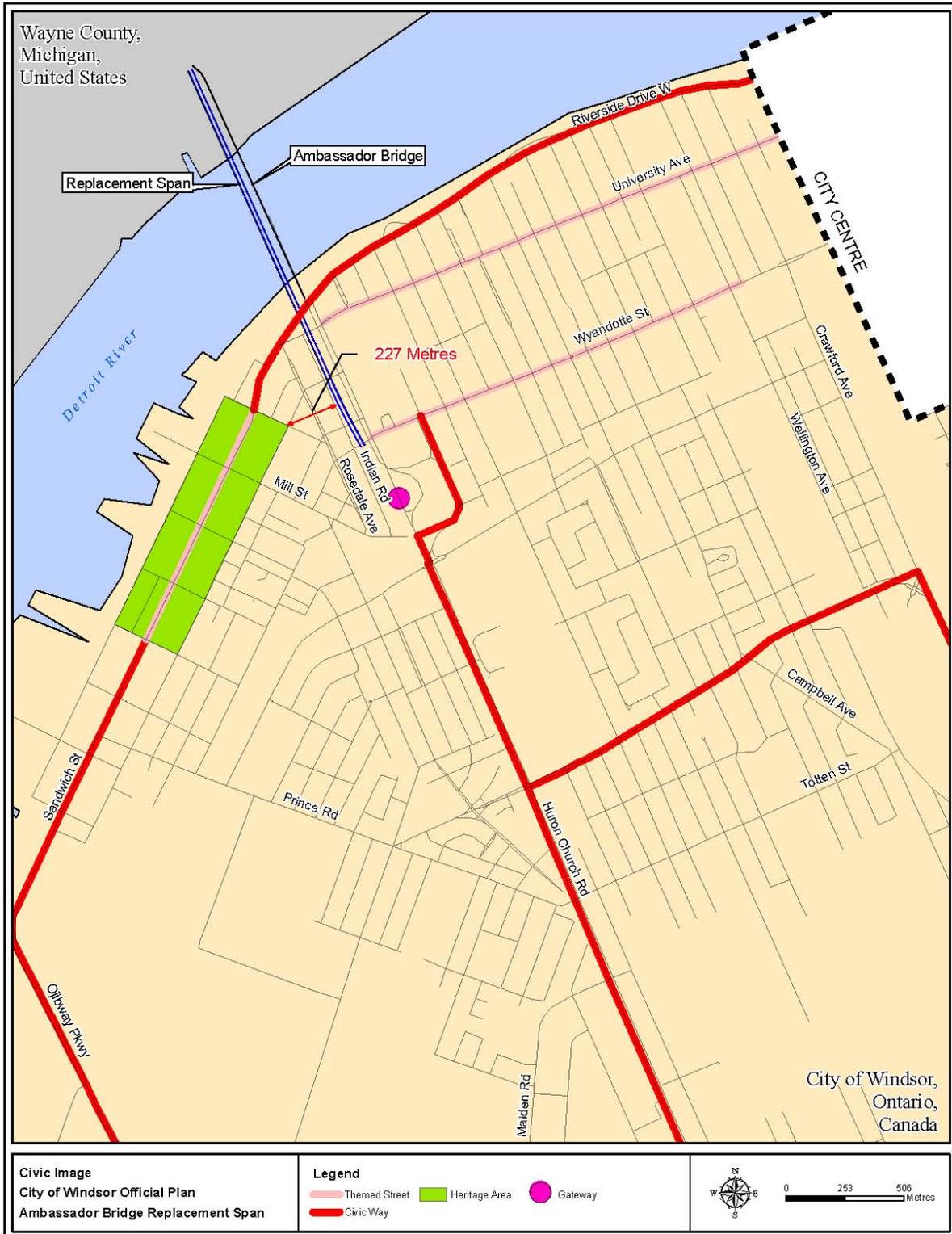
The Official Plan promotes the development of “Civic Ways” to promote and present an attractive and unifying image, maintain a sense of welcome and arrival for travelers, create a memorable impression and complement and enhance the City’s investment in major infrastructure. To do this the Official Plan proposes to enhance the public rights-of-way along major entry points and protect and enhance significant views and vistas from public space and heritage resources along the Civic Way.

The Official Plan specifically speaks to the protection of views and vistas of the Ambassador Bridge by ensuring they are not obstructed, dominated or marred by a proposed infrastructure undertaking.

The Official Plan encourages the partial screening of surface parking lots, by among other things, the use of low fences, walls, berms and other landscape elements.

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FIGURE 4: OFFICIAL PLAN CIVIC IMAGE



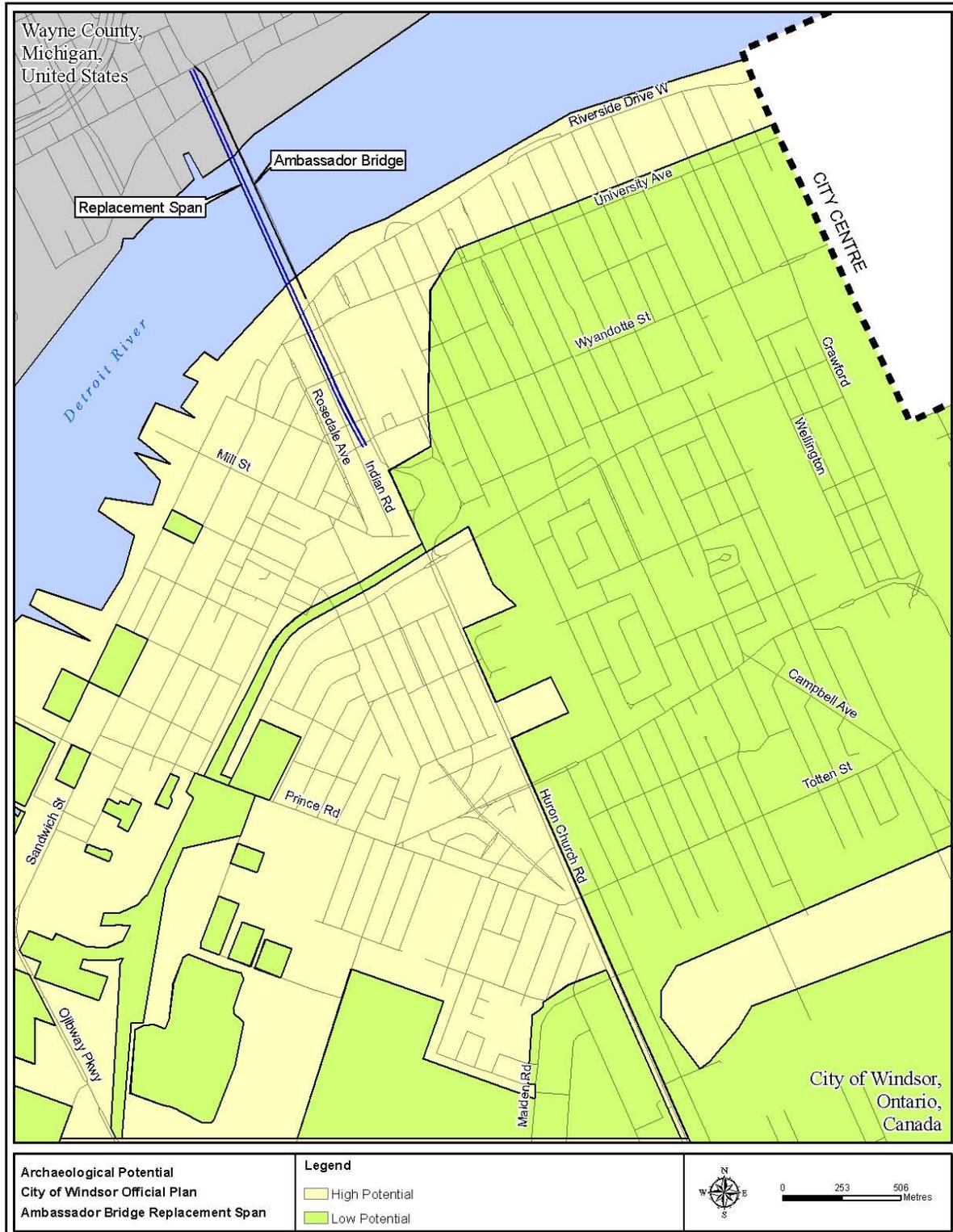
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Heritage Conservation (Figure 5)

The Site Study Area is designated an area of “High Archaeological Potential” as is much of the Local Study Area. The Official Plan aims to protect heritage resources or conserve significant archaeological resources by: requiring infrastructure undertakings on lands containing potential archaeological resources avoid the destruction or alternation of these resources; through documentation and removal or mitigation in advance of land disturbances; submission of plans for approval that demonstrate the proposal will not adversely impact the heritage significance of the property and/or its Heritage Conservation district, and preparation of an archaeological assessment when known archaeological resources or areas of archaeological potential are affected.

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FIGURE 5: OFFICIAL PLAN HERITAGE CONSERVAITON



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Other Land Use Designations – Local Study Area

Greenway System – Waterway Corridor

The Official Plan creates a Greenway System and designates “Waterway Corridors”, consisting of the Detroit River, Lake St. Clair, Turkey Creek (Grand Marais Drain) and their tributaries, to establish a linked and continuous network of natural environment and recreational elements. The System includes, among others, land designated “Waterfront Recreation”, Recreationways and Linkages which are potential natural and/or recreational corridors.

Greenway System – Community and Regional Parks and Open Space (Figure 3)

Land immediately east of the Project and throughout the Local Study Area is designated “Open Space” and “Community and Regional Parks”, intended to provide the main locations for recreation and leisure activities and facilities. This Public Open Space is designated as a “Community and Regional Park” designed for the recreation and leisure activities of all Windsor residents and/or a broader regional population. The Official Plan encourages the connection of lands designated Waterfront Recreation to the Greenway system.

Development Constraints – Known or Suspected Former Waste Disposal Sites (Figure 2)

The Official Plan requires that development within 500 meters of a “Known or suspected Waste Disposal Site” will be supported by a report in accordance with provincial legislation, policy and appropriate guidelines to demonstrate the site is suitable for development.

Development Constraints – Natural Heritage (Figure 2)

The Official Plan identifies land as “Natural Heritage” to provide for the protection and conservation of environmentally significant and sensitive natural areas, including provincially designated areas of natural and scientific interest (ANSI) and wetlands.

Development Constraints – Floodplain Areas (Figure 2)

The Official Plan prohibits buildings or structures in “Floodplain Areas” except in flood fringe areas and provided sufficient information accompanies the application to show the proposed development will be protected from the effects of a Regulator Flood, potential upstream and downstream impacts will not significantly affect hydrology or hydraulics of the floodplain, and adequate floodproofing measures incorporated.

Land Use – Major Institutional

Land east of the Project is designated as “Major Institutional” intended to provide the main locations for large scale institutional uses, in this case the University of Windsor.

Land Use – Mixed Use (Figure 3)

In several locations in the Local Study Area, including Sandwich Street, University Avenue and Wyandotte Street, there are “Mixed Use” designations which are meant to provide for compact clusters of commercial, office, institutional, open space and residential uses intended to serve as the focal point for the surrounding neighborhoods, community or region. They are intended to be designed with a pedestrian orientation and foster a distinctive and attractive area identity.

Land Use – Waterfront Residential (Figure 3)

Just west of the Site Study Area is a “Waterfront Residential” designation meant to provide for residential development with policies providing for the control of development in these areas to ensure the lower profile character is maintained and to minimize any potential hazards due to flooding or erosion.

Land Use – Waterfront Port (Figure 3)

This land use designation is intended to provide the main locations for port related employment activities along the waterfront with policies providing for the control of development in these areas to minimize any potential hazards due to flooding or erosion, ensure compatibility with adjacent uses and to ensure that employment access to the waterfront is maintained. Uses provided for include industrial and business uses which require direct water access, multi-modal transportation facilities, docking facilities or dry docks.

Land Use – Industrial (Figure 3)

Land to the east of the Project is designated “Industrial”, a type of employment land meant to provide the main locations for industrial activities including a broad range of appropriately clustered industrial uses separated from sensitive land uses. In certain older industrial areas such a separation may not have been achieved.

Civic Image – Theme Streets (Figure 4)

The Official Plan recognizes the significance of several roads in the Local Study Area designated as “Theme Streets” and intends to enhance the public rights-of-way consistent with the established character of the neighborhood, using streetscaping elements such as special lighting, landscaping, paving stones, street furniture, public art and other complementary features and fixtures and protecting and enhancing significant views and vistas.

Civic Image – Heritage Area (Figure 4)

The Official Plan designates the “Sandwich Heritage Area” which is considered to be a collection of important heritage resources to ensure a proposed infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Areas.

Civic Image – Gateway (Figure 4)

The Official Plan intends to ensure a proposed infrastructure undertaking maintains, reinforces and enhances the image of Windsor as an international gateway as expressed by the dominance of, by among other things, the Ambassador Bridge, by promoting gateways at the major entry points. Such gateways will be designed to: provide a sense of welcome and arrival; assist in orientation; create a memorable image; and contribute to the social, cultural, historic and thematic character of the area being defined.

Procedures – Implementation

The objectives and policies contained in the Official Plan are intended to assist in the achievement of the Plan's Strategic Directions. The interpretation of the Official Plan's policies allow for a limited degree of flexibility and therefore, the boundaries between the various land use designations are approximate, except where they relate to some well defined physical feature such as a Controlled Access Highway, Arterial Road, railway line or watercourse. Minor adjustments to these boundaries do not require an Official Plan amendment provided that the intent of the Plan is maintained. Public infrastructure and municipal facilities and services may be permitted in all areas without requiring an amendment to this Plan.