

B Y - L A W N U M B E R -2017

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the day of , 2017.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. That said By-law is amended by adding the following to Section 1.20.3:

“.16 Schedule „P“- Off-Street Parking Overlay”

and that Schedule „P“ - Off-Street Parking Overlay , attached hereto, be added to said By-law.

2. That said By-law is further amended by deleting and replacing Section 1.20.35 with the following:

“.35 SPECIFIC ZONING EXCEPTION - In addition to the zoning district, an area on the Schedules identified in Section 1.20.3 may be further delineated and identified by a specific zoning exception symbol – S.20 a subsection – (1), (2), (3), or (4), and a paragraph of subsection (1), (2), (3), or (4).

For example S.20(1)275 identifies that the area is subject to the provisions of paragraph 275 of subsection (1) of Section 20.

An area so identified shall be subject to the provisions of the zoning district, the specific zoning exception as identified by the paragraph of subsection (1), (2) ,(3) or (4) of Section 20 and all other applicable provisions of this by-law.

Where an additional use is permitted under Section 20, any use accessory, excluding an outdoor storage yard except where permitted within the zoning district or specific zoning exception, shall also be permitted subject to the provisions of the zoning district, specific zoning exceptions and any other provisions of this by-law applicable to such accessory use.”

3. That said By-law is amended by adding the following new zoning district to Section 14:

“(13) COMMERCIAL DISTRICT 1.13 (CD 1.13)

.1 PERMITTED USES

Parking Area

Public Parking Area

.5 PROVISIONS

- .1 The provisions of Section 20(4)5.5(a), Section 24 and Section 25 and the following additional provisions shall apply:

- a) Each *parking space, parking aisle, collector aisle, access area, loading space* or *stacking space* shall have no greater than the minimum length and minimum width required under Section 24 and Section 25.

- b) Parking area separation shall be provided as follows:

1. Where the lot width is less than or equal to 18 m, a parking area separation of 0.9 m shall be provided between a *parking area* and an *interior lot line*.
2. Where the lot width is greater than 18 m, a parking area separation between a *parking area* and an *interior lot line* shall be greater than 0.9m and shall include any area excess of Section 13.5.1(a).
3. Parking area separation is not required between a *parking area* and an *alley*.”

4. That Section 20 of said By-law is further amended by adding the following subsection:

(4) TRADITIONAL COMMERCIAL STREET - OFF-STREET PARKING PROVISIONS

1. The following provisions apply to the lands identified on Schedule „P“ - Off-Street Parking Overlay to this By-law.
3. The following *streets* are identified as a Traditional Commercial Street:
 - Devonshire Road between Riverside Drive East and Wyandotte Street East
 - Drouillard Road between Trenton Street and Deming Street
 - Erie Street between Mercer Street and Hall Avenue
 - Ottawa Street between Marentette Avenue and Windermere Road
 - Ouellette Avenue between Wyandotte Street and Tecumseh Road
 - Sandwich Street between Brock Street and Detroit Street
 - Tecumseh Road East between Forest Avenue and Chilver Road
 - Tecumseh Road East between Cadillac Street and Larkin Road
 - Tecumseh Road East between Westcott Road and Rossini Boulevard
 - University Avenue West between Randolph Avenue and Salter Avenue
 - Wyandotte Street East between Arthur Street and Raymo Road
 - Wyandotte Street East between McDougall Street to Argyle Road
 - Wyandotte Street East between Thompson Boulevard and Glidden Avenue
 - Wyandotte Street West between California Avenue and Campbell Avenue
5. In the event of a conflict between the provisions of Section 20(4) and any provisions in any other section, the provisions of Section 20(4) shall prevail.

.1 ADDITIONAL PERMITTED USES

Parking Garage in a *combined use building* provided a minimum building depth of 10.0 m of the ground floor area abutting the Traditional Commercial Street is occupied by any use permitted by the *zoning district* in which the *lot* is located.

.3 PROHIBITED USES

A *Public Parking Area* is prohibited save and except for any bicycle parking spaces.

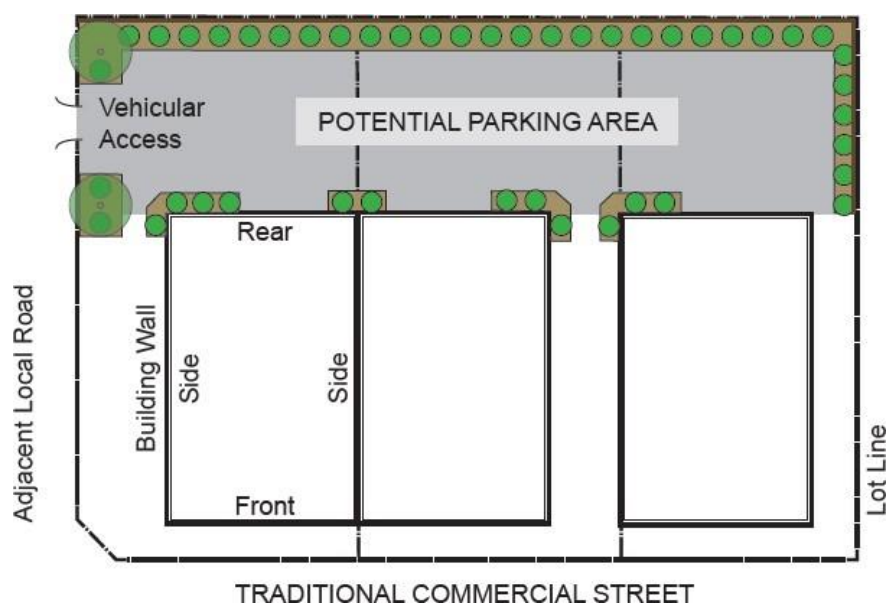
.5 ADDITIONAL PROVISIONS

- (a) For any *parking area* with five or more *parking spaces*, that portion of the *parking area* not used for a *parking space*, *parking aisle*, *collector aisle*, *access area*, *loading space* or *stacking space* shall be maintained exclusively as a *landscaped open space yard*.
- (b) The following additional provisions apply to any new or expanded *parking area*, *parking garage*, *access area* and *stacking space* with the exception of Drouillard Road Area shown on Schedule P.5 Off-Street Parking Overlay and any *school drop-off / pick-up area*:
 1. A *parking space*, *collector aisle*, *parking aisle*, or a *stacking space* is prohibited between the Traditional Commercial Street and the furthest main rear building wall or any other building wall where the building front is not oriented toward the Traditional Commercial Street.
 2. An *access area* to or from a Traditional Commercial Street is prohibited where access can be provided from an *alley* or from a *street* not identified on Schedule P.
 3. Where an *access area* cannot be provided from an *alley* or from a *street* not identified on Schedule P, a maximum of one *access area* may be provided from a Traditional Commercial Street.
 4. The width of the *access area* shall be a minimum of 3.0 m for *parking areas* with less than 20 *parking spaces* and shall not exceed 7.0 m for all *parking*

areas.

- (c) These provisions apply only to any new or expanded *parking area*, *parking garage*, *access area* and *stacking space* in the Drouillard Road Area shown on Schedule P.5 Off-Street Parking Overlay:
1. A *parking space*, *collector aisle*, *parking aisle*, or a *stacking space* is prohibited between the Traditional Commercial Street and the furthest main front building wall.
 2. A maximum of one *access area* may be provided from a Traditional Commercial Street.
 3. The width of the *access area* shall be a minimum of 3.0 m for *parking areas* with less than 20 *parking spaces* and shall not exceed 7.0 m for all *parking areas*.

ILLUSTRATION 20.4.5.5 – EXAMPLE OF POTENTIAL PARKING AREA



5. That said By-law is further amended by deleting and replacing Section 24.20.3 with the following:

24.20.3 REQUIRED PARKING SPACES – BUSINESS IMPROVEMENT AREAS AND OTHER DEFINED AREAS

- .1 Excluding lands in the *Central Business District*, for lands in any *Business Improvement Area* and for all lands within a *Commercial District* located:
- .1 on the north and south side of Wyandotte Street West between Dougall Avenue and Patricia Road;
 - .2 on the north and south side of University Avenue between Dougall Avenue and Randolph Avenue;
 - .3 on the north and south side of Tecumseh Road East between Forest Avenue and Chilver Road, Cadillac Street and Larkin Road, and Westcott Road and Rossini Boulevard;
 - .4 on the east and west side of Ouellette Avenue between Giles Boulevard and Tecumseh Road;

for an existing *building*, the required minimum number of *parking spaces* shall be as shown opposite the respective use in Table 24.20.3.1:

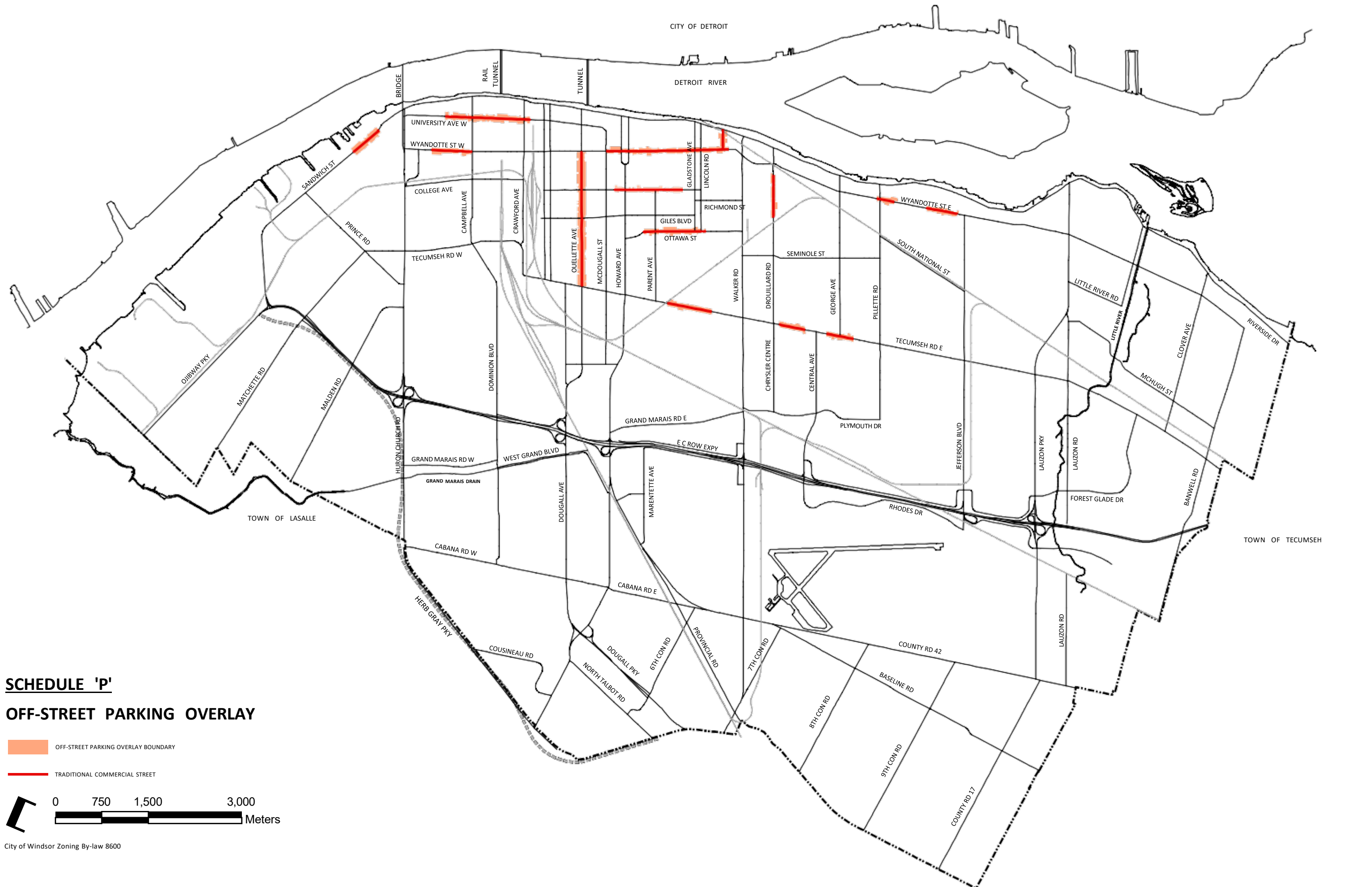
TABLE 24.20.3.1 – REQUIRED PARKING SPACES BUSINESS IMPROVEMENT AREAS & OTHER DEFINED AREAS	
USE	PARKING RATE – MINIMUM
Bake Shop	0
Business Office	0

Convenience Store	0
Food Convenience Store	0
Food Outlet – Take-out	0
Medical Office	1 for each 27 m ² GFA
Pawnshop	0
Personal Service Shop	0
Pharmacy	0
Professional Studio	0
Repair Shop – Light	0
Restaurant	None for the first 90 m ² GFA AND 1 for each additional 15 m ² GFA
Retail Store	0
Veterinary Office	1 for each 27 m ² GFA
All other uses not listed above	Section 24.20.5 shall apply

DREW DILKENS, MAYOR

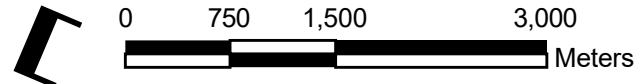
CLERK

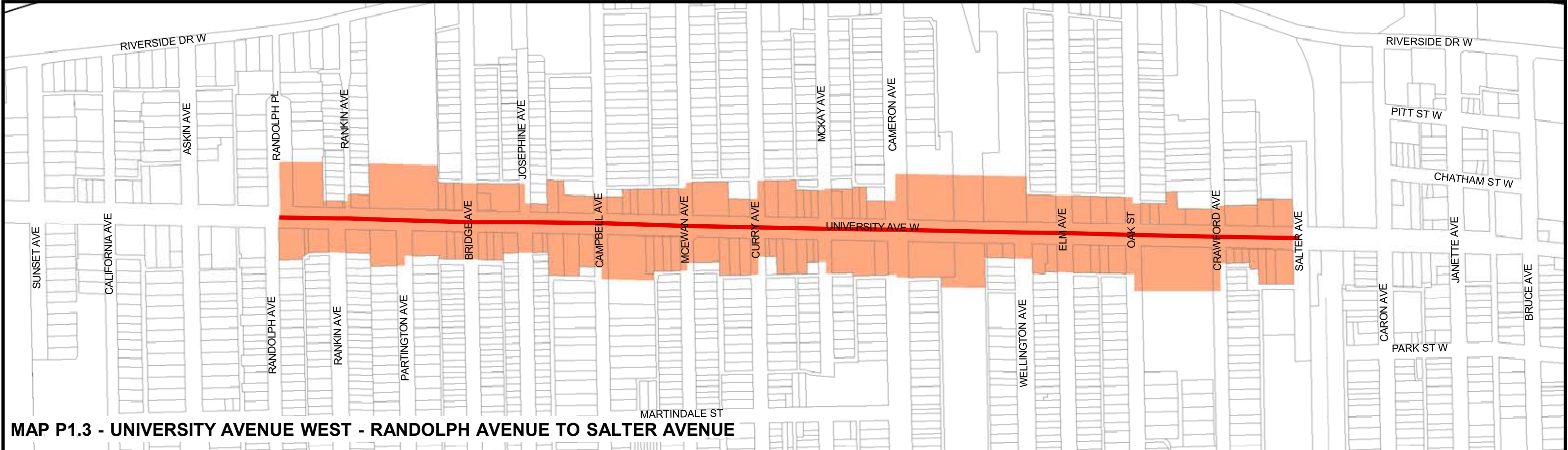
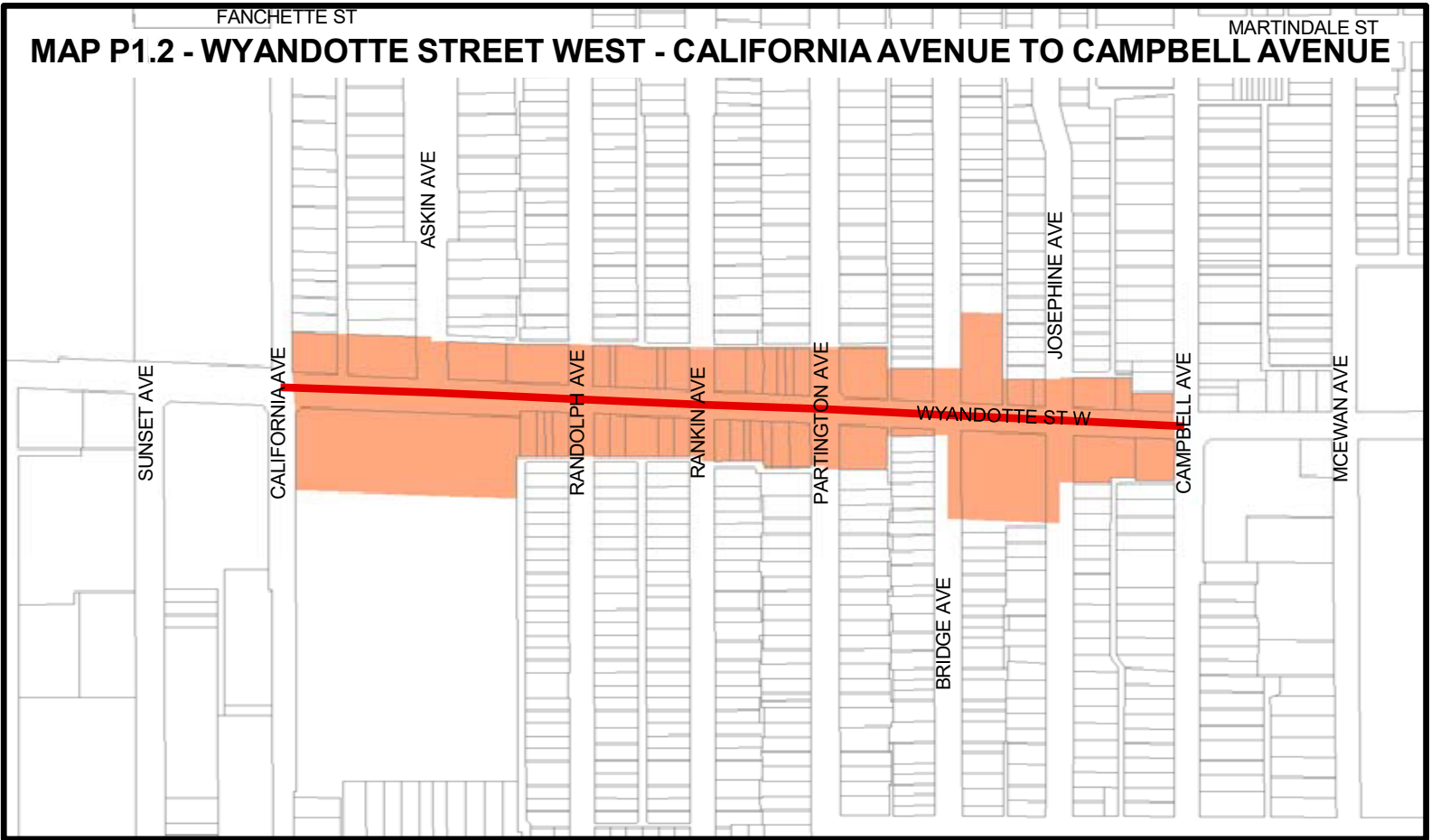
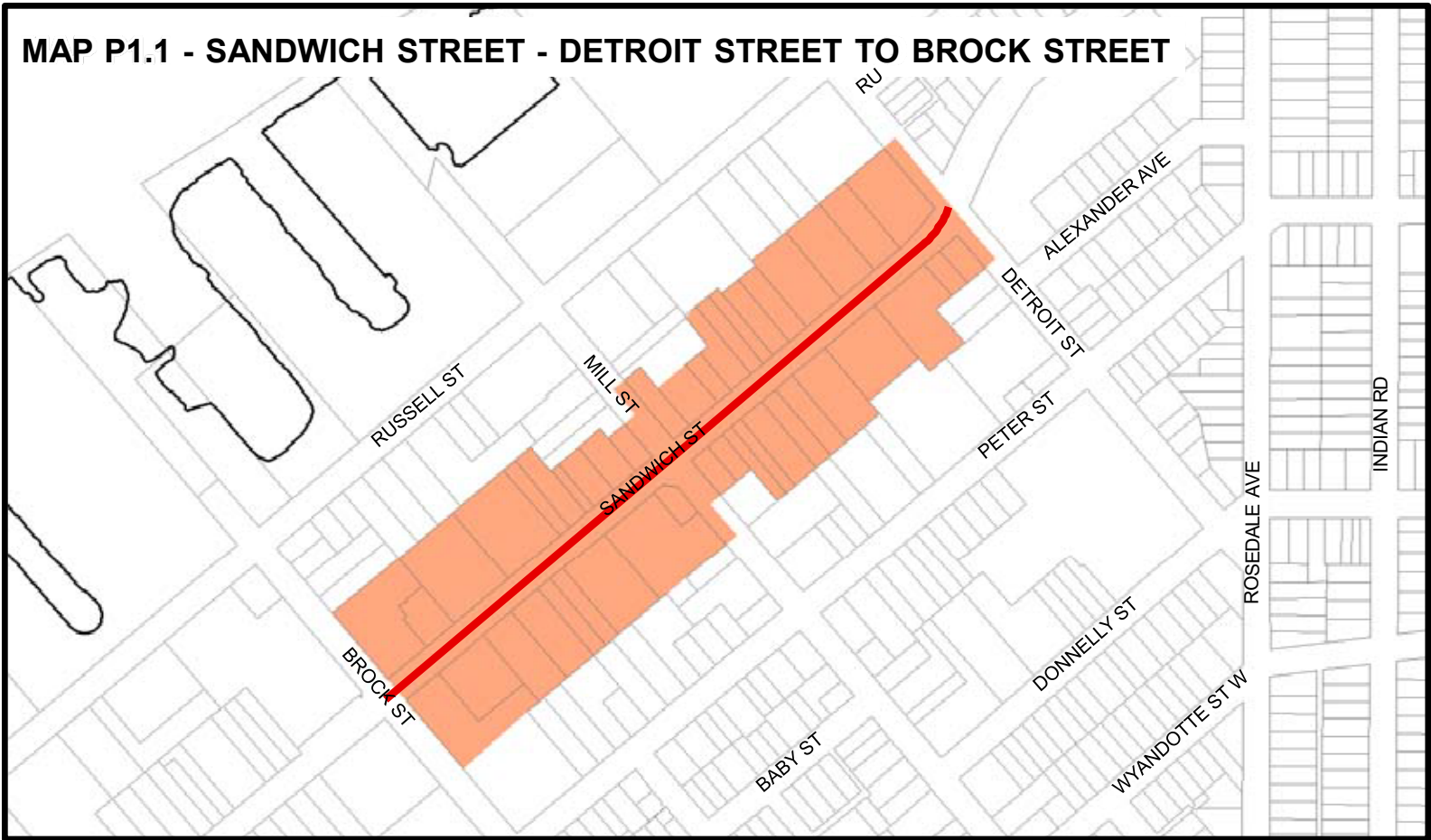
First Reading - , 2017
Second Reading - , 2017
Third Reading - , 2017



SCHEDULE 'P'
OFF-STREET PARKING OVERLAY

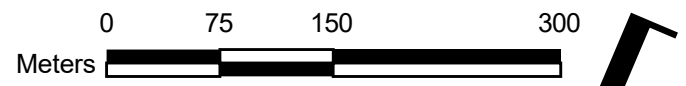
- OFF-STREET PARKING OVERLAY BOUNDARY
- TRADITIONAL COMMERCIAL STREET





SCHEDULE P - MAP 1 : OFF-STREET PARKING OVERLAY

OFF-STREET PARKING OVERLAY
 TRADITIONAL COMMERCIAL STREET



**MAP P2.1 - WYANDOTTE STREET EAST - GLADSTONE AVENUE TO MONMOUTH ROAD
DEVONSHIRE ROAD - WYANDOTTE STREET EAST TO RIVERSIDE DRIVE**



**MAP P2.2 - OTTAWA STREET - MARENTETTE AVENUE TO WINDERMERE ROAD
DEVONSHIRE ROAD - WYANDOTTE STREET EAST TO RIVERSIDE DRIVE**

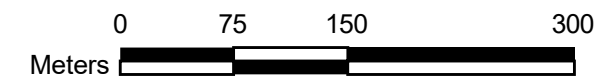


MAP P2.3 - WYANDOTTE STREET EAST - MCDOUGALL STREET TO GLADSTONE AVENUE

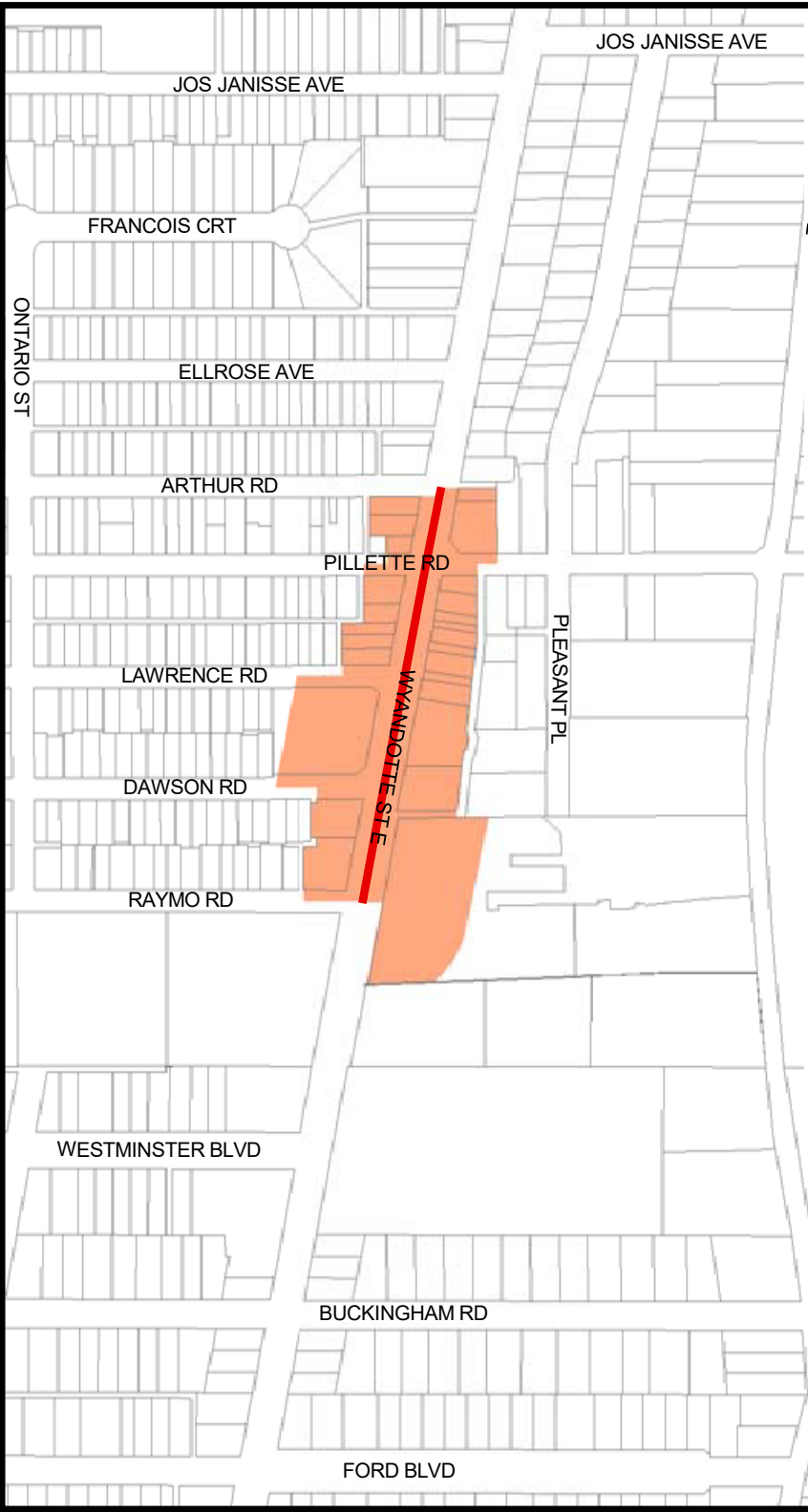


SCHEDULE P - MAP 2 : OFF-STREET PARKING OVERLAY

OFF-STREET PARKING OVERLAY TRADITIONAL COMMERCIAL STREET



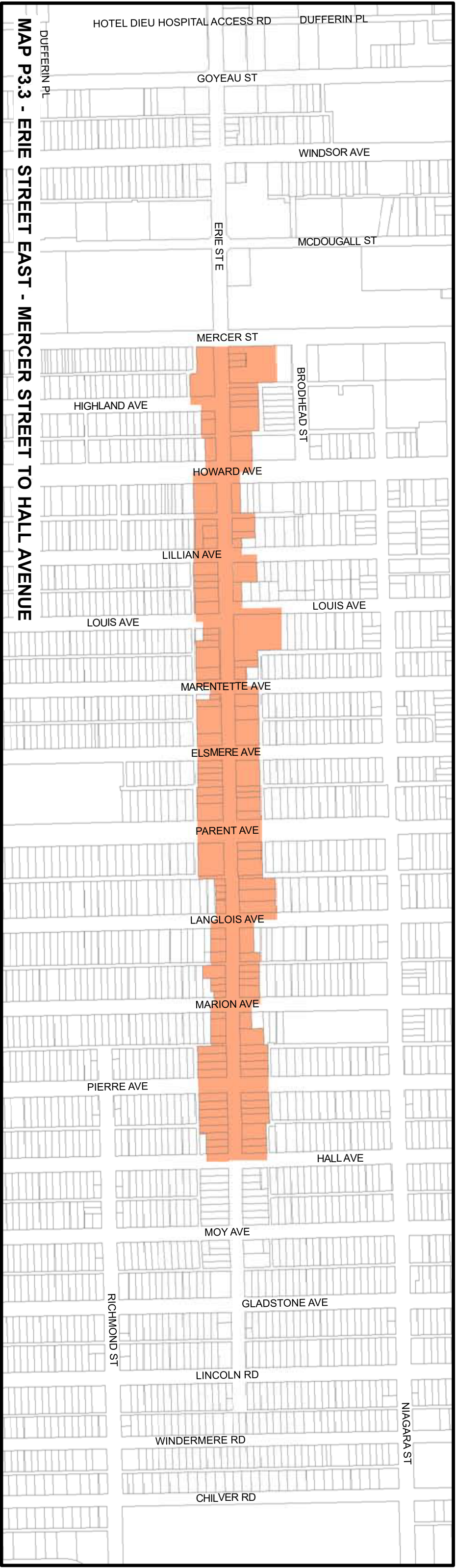
MAP P3.1 - WYANDOTTE STREET EAST - ARTHUR ROAD TO RAYMO ROAD



MAP P3.2 - WYANDOTTE STREET EAST - THOMPSON BOULEVARD TO GLIDDEN AVENUE



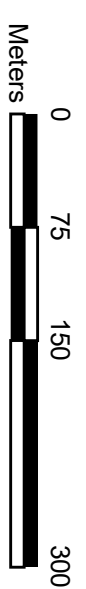
MAP P3.3 - ERIE STREET EAST - MERCER STREET TO HALL AVENUE



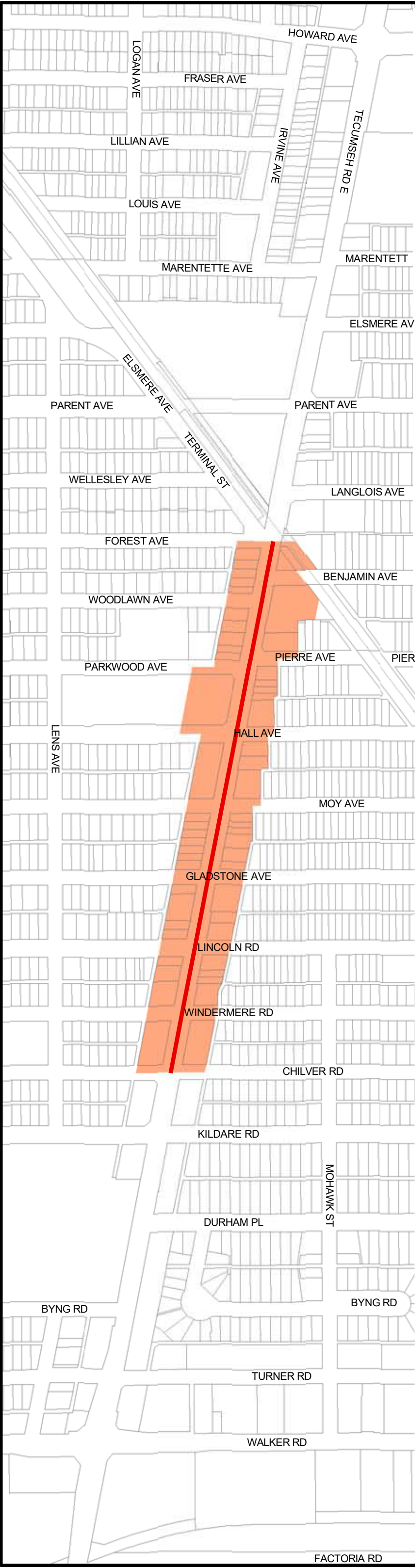
SCHEDULE P - MAP 3 : OFF-STREET PARKING OVERLAY

OFF-STREET PARKING OVERLAY

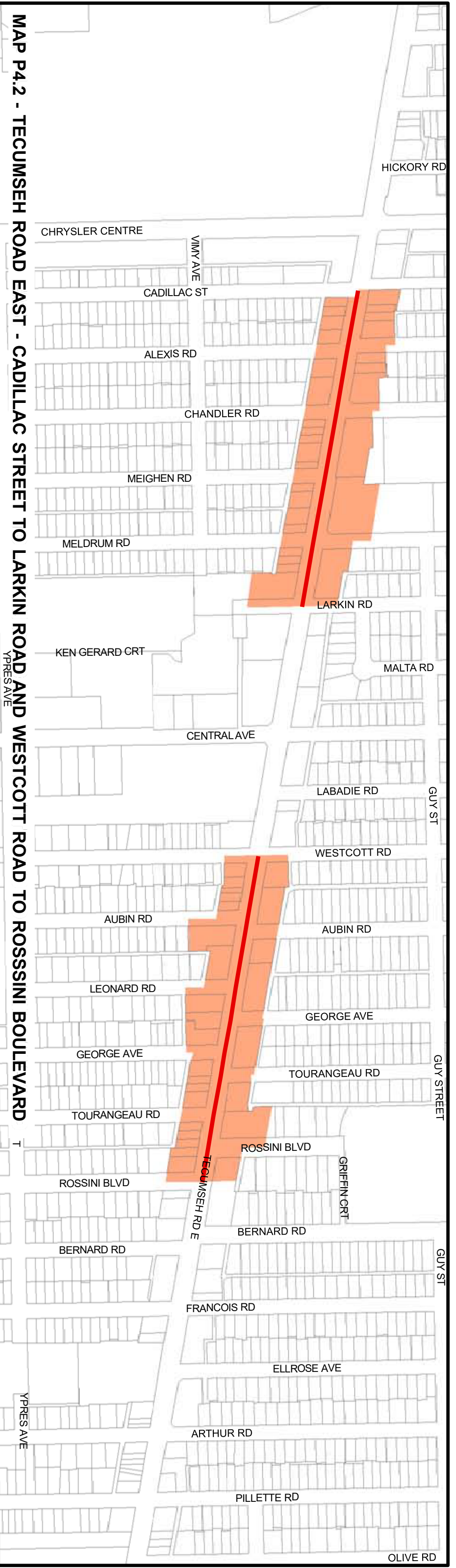
TRADITIONAL COMMERCIAL STREET



MAP P4.1 - TECUMSEH ROAD EAST - FOREST AVENUE TO CHILVER ROAD



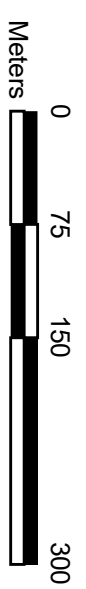
MAP P4.2 - TECUMSEH ROAD EAST - CADILLAC STREET TO LARKIN ROAD AND WESTCOTT ROAD TO ROSSINI BOULEVARD



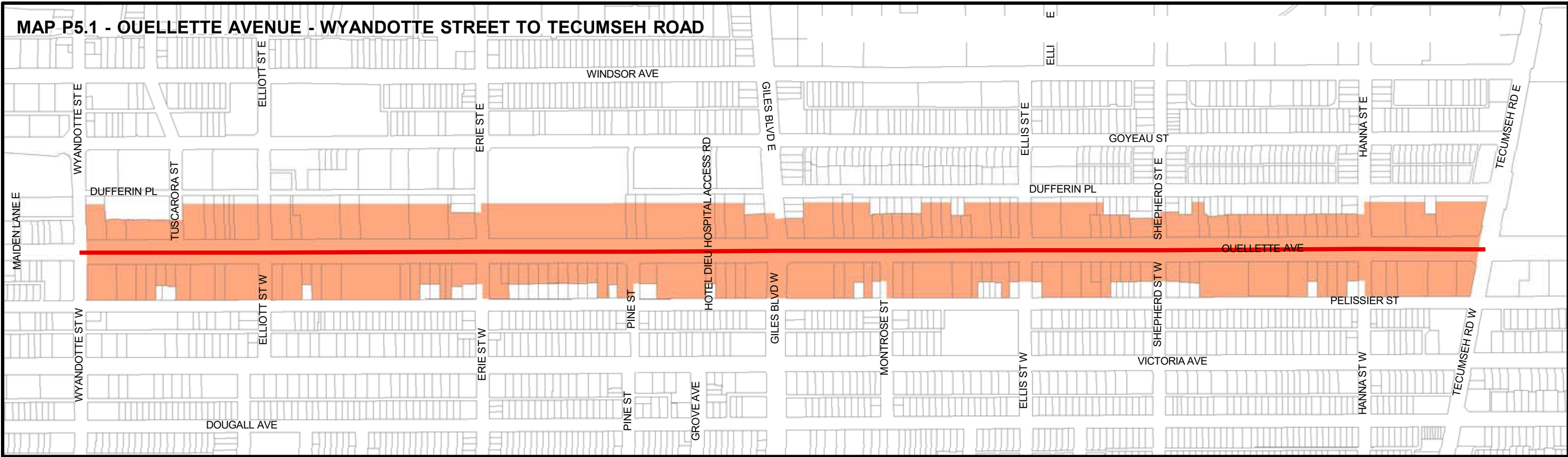
SCHEDULE P - MAP 4 : OFF-STREET PARKING OVERLAY

OFF-STREET PARKING OVERLAY

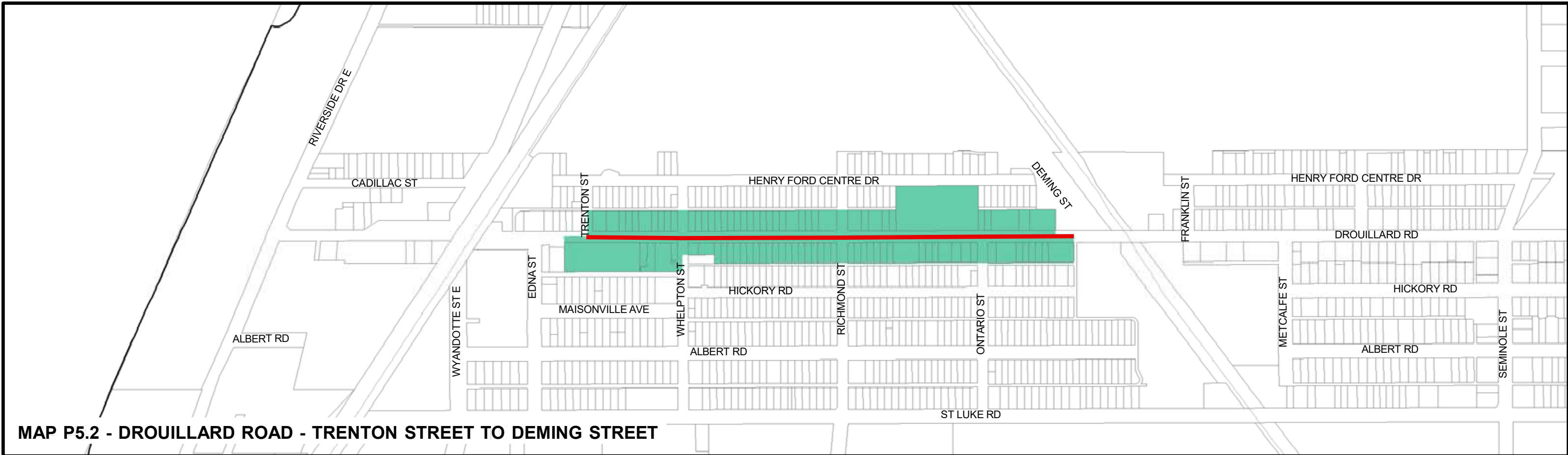
TRADITIONAL COMMERCIAL STREET



MAP P5.1 - OUELLETTE AVENUE - WYANDOTTE STREET TO TECUMSEH ROAD



MAP P5.2 - DROUILLARD ROAD - TRENTON STREET TO DEMING STREET



SCHEDULE P - MAP 5 : OFF-STREET PARKING OVERLAY

- OFF-STREET PARKING OVERLAY
- DROUILLARD ROAD OFF-STREET PARKING OVERLAY
- TRADITIONAL COMMERCIAL STREET

