# AMENDMENT NO. 207

# TO THE

# CITY OF WINDSOR OFFICIAL PLAN

Part E (Details of the Amendment) of the following text and attached Schedule G of the City of Windsor Official Plan constitute Amendment No. 207.

Also included, but not constituting part of the Amendment, are explanations of purpose, location, background, legislative and policy basis, public involvement, and implementation.

Appendix A – Official Plan Amendment

## A. PURPOSE

This amendment has been prepared to satisfy the requirement under the *Ontario Heritage Act* for a policy review as part of a heritage conservation district study. The amendments support the designation, conservation, and implementation of Heritage Conservation Districts within the City of Windsor.

The policies include enabling language as a tool to support the review of applications under the *Ontario Heritage Act*, the *Planning Act*, and the *Building Code Act*. If the City of Windsor elects to use this tool, it may be integrated through the Heritage Conservation District Plan and Guidelines process. The revised policies also strengthen support for conservation within Heritage Areas, improve consistency in terminology, and reflect recent changes to Ontario's heritage planning legislation.

## B. LOCATION

The changes made apply to all land within the municipal boundaries of the City.

## C. BACKGROUND

A community's identity and civic pride are rooted in its physical and cultural links to the past. The City of Windsor's *Official Plan* supports the identification, protection, conservation, and management of heritage resources, including buildings, structures, archaeological and historic sites, cultural heritage landscapes, and landmarks of cultural heritage value or interest.

Under the *Ontario Heritage Act*, the City may designate properties and areas of cultural heritage value or interest to support their long-term conservation. Heritage conservation is also integrated into municipal planning through tools such as site plan control, zoning by-law amendments, secondary plans, heritage permits, and archaeological assessments where required.

This amendment updates the Official Plan's heritage conservation framework to reflect current provincial legislation, contemporary heritage planning standards, the 2024 Provincial Planning Statement, and updated terminology under the *Ontario Heritage Act*. It also responds to the Walkerville Heritage Conservation District Study by updating relevant policies and revising Schedule G: Civic Image to identify the Walkerville Heritage Conservation District Areas.

Most of the proposed policy changes are located in Chapter 9: Heritage Conservation, with related amendments to Chapters 1, 3, 6, 8, 10 and 11. Together, these changes strengthen the City's ability to conserve cultural heritage resources, support implementation of the Walkerville Heritage Conservation District, and maintain consistency with current legislative and policy requirements.

## D. LEGISLATIVE CONTEXT AND POLICY BASIS FOR THE AMENDMENT

Refer to the Council Report for Legislative context.

**Official Plan**

Appendix A – Official Plan Amendment

Chapter 9 of the City of Windsor Official Plan currently addresses Heritage Conservation including:

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| | **9.1** | **Goal** |
| *RECOGNIZE CONSERVE & ENHANCE* | 9.1.1 | The identification, recognition, protection, conservation, enhancement and proper management of heritage resources. |

| | **9.2** | **Objectives** |
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| *CONSERVATION MANAGEMENT* | 9.2.1 | To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical and contextual significance and ensures their future viability as functional components of Windsor's urban environment. |
| *INTEGRATE WITH PLANNING INITIATIVES* | 9.2.2 | To integrate the conservation of heritage resources into comprehensive planning and urban design initiatives. |
| *LEADERSHIP BY EXAMPLE* | 9.2.3 | To lead the community in the protection, improvement, utilization and management of heritage resources by using municipally owned heritage properties as examples of proper conservation and stewardship. |
| *PUBLIC AWARENESS & PARTICIPATION* | 9.2.4 | To increase awareness and appreciation of Windsor's heritage resources and encourage participation by individuals, organizations and other levels of government in heritage conservation. |
| *ARCHAEOLOGICAL CONSERVATION* | 9.2.5 | To identify, protect and conserve Windsor's archaeological resources in place wherever possible and encourage development that respects Windsor's archaeological heritage. Through an understanding of, and measures to protect archaeological heritage, Windsor can incorporate the past into planning for the future. **(Added by OPA #181– September 09, 2024– By law 139-2024)** |
| *INDIGENOUS COMMUNITY ENGAGEMENT* | 9.2.6 | To recognize that the lands within its jurisdiction are of interest to a number of Indigenous communities. As such, Windsor will engage with all such communities in the land development process. **(Added by OPA #181– September 09, 2024– By law 139-2024)** |

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| *PROVINCIAL LEGISLATION* | 9.2.7 | To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Funeral, Burial and Cremation Services Act in order to identify and conserve Windsor's cultural heritage including archaeological resources. **(Added by OPA #181– September 09, 2024– By law 139-2024)** |

**9.3.7 Heritage Resources and Planning Initiatives**

9.3.7.1 Council will integrate heritage conservation into the development and infrastructure approval process by:

*PLANNING STUDIES*

(a) Ensuring that secondary plan studies, community improvement plans and other planning studies identify heritage resources which may exist in the areas under study and propose means to protect and enhance those heritage resources;

*BUILT HERITAGE IMPACT STUDY*

(b) To ensure that properties designated under sections IV, V, or VI of the *Ontario Heritage Act* (designated properties) are conserved, development of any adjacent property shall be required to:

(i) Prepare a Built Heritage Impact Study to identify potential adverse impacts on the designated property, and

(ii) In the event any adverse impacts are identified in the Built Heritage Impact Study, then the development shall be subject to the Site Plan Control process to ensure appropriate mitigation measures are implemented;

*APPROVAL PROCESS*

(d) Utilizing the planning approval process (subdivisions / condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the retention of heritage resources, and to ensure any proposed development is compatible with heritage resources;

## E. THE AMENDMENT

### Summary of Revisions to Heritage Policies

Many of the Official Plan policies related to Heritage remain. Schedule G: Civic Image is proposed to be updated to include the boundary designation of the Walkerville Heritage Conservation District.

Appendix A – Official Plan Amendment

The City of Windsor Official Plan establishes the policy framework for identifying, conserving, and managing heritage resources through municipal planning and heritage processes. The proposed Official Plan Amendment consists of two principal components:

**1. Policy and terminology updates:** Amendments to Chapter 9: Heritage Conservation, with related changes to Chapters 1, 3, 6, 8, 10 and 11, to update heritage conservation policies and municipal definitions in consideration of and in consistency with the *Planning Act*, the *Ontario Heritage Act*, and the *Provincial Planning Statement, 2024*. The updated policies outline criteria for identifying heritage resources within the City of Windsor.

**Key Amendments**

- **Revised goal and objectives:** Expands the focus from recognition and management to identification, conservation, and promotion of heritage resources.
- **Modernized definitions:** Updates the definitions of heritage resources and adds or clarifies definitions for protected heritage properties, heritage areas, heritage conservation districts, heritage attributes, and adjacent lands.
- **Alignment with legislation:** Replaces outdated references and criteria with broader references to the *Ontario Heritage Act* and applicable regulations, including requirements for individual property designation, heritage conservation district designation, and the Municipal Heritage Register.
- **Conservation tools:** Clarifies municipal tools for heritage conservation in regards to demolition, removal, alteration, heritage easements, property standards, adaptive reuse, relocation, financial securities, and Council-approved incentive programs.
- **Development review requirements:** Replaces the former Built Heritage Impact Study approach with an updated Heritage Impact Assessment framework, supported by revised Terms of Reference for development or site alteration on or adjacent to heritage resources, prepared in accordance with City terms of reference and potentially subject to peer review. Development of new Heritage Documentation & Salvage assessment and Terms of Reference.
- **Heritage Design:** Strengthens consideration of massing, scale, setbacks, landscapes, views, vistas, shadow impacts, infrastructure, and consistency with applicable heritage conservation district plans.
- **Additional implementation approaches:** Introduces policy tools for the exploration of form-based zoning, proactive heritage strategies, financial securities, and partnerships supporting energy efficiency while maintaining heritage character.
- **Housekeeping changes:** Removes outdated or duplicative language, including former bonusing and specific fund references, and replaces it with broader policy language.

**2. Schedule G: Civic Image revisions:** Schedule G identifies elements that contribute to Windsor's civic image, including Heritage Conservation Districts and Heritage Areas. The proposed revision consists of two components to help property owners, applicants, and municipal staff interpret the Official Plan together with the proposed WHCD Plan.

- Adds the proposed WHCD boundary
- Adds the expanded Walkerville Heritage Area boundary

**Details of Official Plan Amendment**

1) That Schedule "G" Civic Image of Volume I: The Primary Plan of the City of Windsor Official Plan BE DELETED and REPLACED with "Schedule G: Civic Image" as contained in this amendment.
2) That Chapter 9, Volume I: The Primary Plan is hereby amended by:
    - Deleting all references in the text by replacing the word "protect" with the word "conserve" throughout the chapter.
3) That the City of Windsor Official Plan Volume I & Volume II is hereby amended by adding and replacing the following sections:

| Section | Reference Number | Amended Policy |
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| Distinctive Neighbourhood Character | 3.2.1.3 | Windsor will keep much of what gives its existing neighbourhoods their character – trees and greenery, heritage resources, distinctive area identities, parks, and generally low profile development outside the City Centre. Around the neighbourhood centres, the existing character of the neighbourhood will be retained and enhanced. Newly developing areas will be planned to foster their own unique neighbourhood. |
| Heritage Conservation | 6.3.2.17 | Councill shall require development, site alteration and proposed changes to heritage resources or adjacent to heritage resources, to conserve and not negatively impact the cultural heritage value in accordance with the accordance with the Heritage Conservation chapter of this plan. Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architecture, and landscape of the area. Council will adopt Design Guidelines to assist in the design and review of development in these areas. |
| Additional Dwelling Units | 6.3.2.31 | Additional dwelling units located within a heritage conservation district or located on a protected heritage property must adhere to the policies of chapter 9 of this plan and to the requirements of the Ontario Heritage Act. |

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| Heritage Conservation | 6.4.2.5 | Council shall encourage the conservation and adaptive reuse of heritage resources within areas designated as Industrial or Business Park in accordance with the Heritage Conservation chapter of this Plan. |
| Heritage Areas and Conservation Districts | 8.2.2.3 | Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces, and enhances the character of Heritage Areas and Heritage Conservation Districts as identified on Schedule G. All works shall be undertaken in accordance with the Heritage Conservation chapter of this Plan as well as any Heritage Conservation District Plans. In the event of conflict between the Official Plan and a HCD Plan, the heritage conservation district policies shall prevail. |
| Heritage Areas | 8.2.2.4 | Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Area as identified in Schedule G in accordance with the Heritage Conservation chapter of this Plan. |
| Development or Infrastructure Evaluation | 8.2.2.7 | Council will ensure that a proposed development or infrastructure undertaking enhances the image of Windsor, its districts and/or its neighbourhoods by complementing and contributing to:<br><br>a. the activity of the area together with the character, scale, appearance and design features of existing buildings;<br>b. the landmarks in the area<br>c. the consistency and continuity of the area with its surroundings;<br>d. the edges of the area; and<br>e. linkages within, to and from the area;<br>f. sustainable design and maintenance.<br>g. the conservation of heritage resources including protected heritage properties, heritage areas, heritage conservation districts, built heritage resources, archaeological resources/sites, and cultural heritage landscapes. |
| Exterior Design | 8.7.2.10 | Council will consider the preparation of building design guidelines as part of new development or redevelopment involving:<br><br>(a) Civic Ways;<br>(b) Mainstreets;<br>(c) Heritage Areas;<br>(d) Business Improvement Areas;<br>(e) Gateways;<br>(f) Community Improvement Areas; and,<br>(g) Special Policy Areas; and, |

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| | | h) Heritage Conservation Districts |
| Landscaping | 8.5.2.5 | Council will encourage the use of landscaping to:<br>(a) promote a human scale;<br>(b) promote defined public spaces;<br>(c) accentuate or screen adjacent building forms;<br>(d) frame desired views or focal objects;<br>(e) visually reinforce a location;<br>(f) direct pedestrian movement;<br>(g) demarcate various functions within a development;<br>(h) provide seasonal variation in form, colour, texture and representation;<br>(i) assist in energy conservation; and<br>(j) mitigate the effects of inclement weather; and/or,<br>k) conserve and protect identified heritage resources. |
| Energy Conservation | 8.5.2.8 | Council will encourage energy conservation through various guidelines that promote:<br>(a) energy efficient designs, materials and alternative energy sources such as water, wind and sun;<br>(b) a compact pattern of development that clusters compatible uses within close proximity to one another;<br>(b) a compact, transit-oriented pattern of development that clusters compatible uses within close proximity to one another at densities that make transit service a viable investment;<br>(c) landscaping that can assist in reducing heating and cooling requirements;<br>(d) the conversion and reuse of buildings including built heritage resources; and<br>(e) a sustainable, effective and efficient transportation system |
| Complementary Design | 8.7.1.2 | To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles as determined by policies and guidelines adopted by Council. |
| Unique Character | 8.7.1.5 | To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings. This includes the areas identified on Schedule G. |
| New Development | 8.7.2.1 | Council will ensure that the design of new development:<br><br>(a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, character, scale and appearance;<br><br>(b) provides links with pedestrian, cycle, public transportation and road networks; and |

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| | | (c) maintains and enhances:<br><br>i. heritage resources – such as protected heritage properties, heritage conservation districts, heritage areas, built heritage resources, archaeological resources/sites, and/or cultural heritage landscapes;<br><br>ii.natural area features and functions;<br><br>(d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities. |
| Redevelopment Areas | 8.7.2.2 | Council will ensure that the design of extensive areas of redevelopment achieves the following:<br><br>e. maintains and enhances historic development patterns or heritage resources as determined by policies and guidelines contained within this plan, secondary plans, Community improvement plans, heritage areas, and heritage conservation district plans.<br><br>f. is complementary to adjacent development in terms of overall massing, orientation, setback and exterior design, character, scale and appearance. For those redevelopment areas within a heritage conservation district, any site alteration and development must be consistent with the applicable heritage conservation district plan. |
| Infill Development | 8.7.2.3 | Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard. Proposed development or site alteration must demonstrate to the satisfaction of the City that the project has properly addressed the following:<br><br>a. massing;<br>b. building height;<br>c. architectural proportion;<br>d. volumes of defined space;<br>e. lot size;<br>f. position relative to the road;<br>g. building area to site area ratios;<br>h. the pattern, scale and character of existing development; and<br>i. exterior building appearance. |

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| | | **j.** any adjacent heritage resources. |
| Exterior Design | 8.7.2.10 | Council will consider the preparation of building design guidelines as part of new development or redevelopment involving:<br>(a) Civic Ways;<br>(b) Mainstreets;<br>(c) Heritage Areas;<br>(d) Business Improvement Areas;<br>(e) Gateways;<br>(f) Community Improvement Areas; and<br>(g) Special Policy Areas. |
| Protect and Improve | 8.9.1.2 | To protect and improve views and vistas of significant landmarks, heritage resources, and features. |
| Scales of Views and Vistas | 8.9.2.3 | Council will recognize views and vistas of landmarks, heritage resources, and features at the city-wide scale, as well as at smaller scales such as neighbourhoods, roads, public spaces and individual buildings. |
| Views Through Open Space | 8.9.2.5 | Council will provide for the addition, expansion and retention of open space areas to facilitate views and vistas to and from landmarks, heritage resources, and features of city-wide importance. |
| Protection of Views | 8.9.2.8 | Council will ensure that significant views and vistas of landmarks, heritage resources, and features are not obstructed, dominated or marred by a proposed development or infrastructure undertaking. |
| Decorative Sidewalks | 8.11.2.8 | Council will promote a consistent decorative treatment of sidewalks within strategic areas, such as the City Centre, Mixed Use areas, Mainstreets, Heritage Conservation Districts, and Commercial Centres. |
| Heritage Conservation | | |
| Preamble | 9.0 | A community's identity and civic pride is rooted in physical and cultural links to its past. Heritage resources are not only a celebration of Windsor's rich history but also provide a sense of place to the community, are attractive assets for place-making, and can be capitalized for culture-generating economies. Council is committed to recognizing, conserving and enhancing heritage resources for the interest and community benefit for all current and future generations.<br><br>This chapter of the Official Plan provides goals, objectives and policies to guide the conservation of Windsor's heritage |

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| | | resources and must be read in conjunction with other parts of this Plan. |
| Identify, Conserve, Promote | 9.1.1 | Goal: The identification, recognition, protection, conservation, and promotion of heritage resources, to support the understanding, enjoyment, valuing and caring of the historical environment. |
| Conservation Management | 9.2.1 | To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which conserve the cultural heritage value and ensures the~~ir~~ ongoing and future viability as functional components of Windsor's urban environment. |
| Integrate with Planning Initiatives | 9.2.2 | To integrate and promote the conservation of heritage resources through planning initiatives. |
| Promotion and Partnerships | 9.2.4 | To increase awareness, education, and appreciation of Windsor's heritage resources and encourage participation and partnerships by individuals, organizations, and other levels of government in heritage conservation. |
| | 9.3.1 | Definitions |
| Heritage Resources | 9.3.1.1 | For the purpose of this Plan, heritage resources include protected heritage properties, built heritage resources, archaeological resources/site, and cultural heritage landscapes (including cemeteries, heritage conservation districts, and/or heritage areas) that Council has identified as being important to the community. |
| Built Heritage Resources | 9.3.1.2 | Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. |
| Cultural Heritage Landscape | 9.3.1.3 | Cultural heritage landscapes are defined geographical areas of heritage significance, which have been modified by human activities such as archaeological sites, heritage conservation districts, parks/gardens, golf courses, neighbourhoods, cemeteries, trail ways, streets, street patterns and industrial complexes of cultural heritage value. |
| Heritage Area | 9.3.1.4 | For the purpose of this Plan, a Heritage Area is an area, district, or neighbourhood where there are concentrations of important heritage resources and which has been formally adopted by Council and identified on Schedule G. |

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| Heritage Resources | 9.3.1.5 | Heritage Resources include protected heritage properties, built heritage resources, cultural heritage landscapes, heritage areas, and archaeological resources/sites. |
| Heritage Conservation Districts | 9.3.1.6 | Heritage Conservation Districts are a type of cultural heritage landscape recognized by Council and protected by designation through the Ontario Heritage Act. |
| Heritage Attribute | 9.3.1.7 | Heritage attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. |
| Heritage Resources Adjacent | 9.3.1.8 | Adjacent means property adjoining or contiguous to a Protected Heritage Property, or lands in the vicinity of a Protected Heritage Property, situated with the potential to impact a Protected Heritage Property's cultural heritage value or interest and/or heritage attributes, or as defined within a Council approved Heritage Conservation District. |
| | 9.3.2.1 | Council will identify, recognize, and conserve Windsor's heritage resources by: |
| Area Studies | 9.3.2.1 (b) | (b) Researching, documenting, and evaluating the history, and cultural heritage value or interest of potential heritage resources on an area or neighbourhood basis in conjunction with Heritage Conservation District studies, secondary plans or other special studies as may be appropriate; |
| Individual Sites | 9.3.2.1 (c) | (c) Researching, documenting, and evaluating potential heritage resources on an individual property basis in accordance with the requirements of the Ontario Heritage Act; |
| | 9.3.3 | Managing Changes to Heritage Resources |
| | 9.3.3.1 | Council will recognize and manage development and changes to all heritage resources by: |
| Designate Heritage Properties | 9.3.3.1 | (a) Designating real property, including any buildings and structures thereon that contribute to its cultural heritage value or interest, under the Ontario Heritage Act; |
| Heritage Conservation Districts | 9.3.3.1 | (b) Designating defined geographic areas within the municipality as Heritage Conservation Districts under the Ontario Heritage Act; |
| Municipal Heritage Register | 9.3.3.1 | (c) Maintaining a register of heritage properties in accordance with the requirements of the Ontario Heritage Act; |

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| Heritage Conservation Awards | 9.3.3.1 | (e) Presenting plaques and certificates to heritage resources and persons representing the outstanding restoration and conservation of Windsor's heritage resources by means of an annual heritage conservation awards programme. |
| Heritage Property Designation Criteria | 9.3.3.2 | To be considered for designation under the Ontario Heritage Act, the property needs to meet the criteria listed under the Ontario Heritage Act and associated regulations. |
| Heritage Conservation District Criteria | 9.3.3.3 | Council will require each designated Heritage Conservation District to meet the requirements of the Ontario Heritage Act and its applicable regulations. |
| Identify Heritage Resources<br><br>Heritage Register | 9.3.3.4 | Council will identify heritage resources by:<br><br>(i) Maintaining and updating a Register under the Ontario Heritage Act, and<br><br>(ii) Identifying neighbourhoods containing collections of important heritage resources such as Heritage Areas and Heritage Conservation Districts on Schedule 'G': Civic Image. |
| Demolition or Removal | 9.3.3.4 | (b) Requiring any person who proposes to demolish or remove a heritage attribute, building, or structure on a designated heritage property to submit plans to Council for approval under the Ontario Heritage Act; |
| Alteration Approval | 9.3.3.4 | (c) Requiring that, prior to approval of any alteration of a designated heritage property, the applicant demonstrate that the proposal will not adversely impact the cultural heritage value or interest and the heritage attributes of the property and/or its Heritage Conservation District; |
| Record for Archives | 9.3.3.4 | (h) Requiring that, prior to approval of any alteration, partial removals/demolition, or change in use of a designated heritage property, the applicant prepare, to the satisfaction of the Municipality, an archival record for submission to the municipal archives. These records may also be required for other non-designated heritage resources as part of the development process and requirements; |
| Easements | 9.3.3.4 | (e) Entering into heritage conservation easements or agreements with the recipients of heritage grants and/or loans to guarantee conservation of the cultural heritage value and interest of the heritage resource on the real property; |
| Property Standards | 9.3.3.4 | (f) Requiring that heritage properties are maintained, in order to retain their cultural heritage value or interest, heritage attributes, and integrity; |

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| Adaptive Reuse | 9.3.3.4 | (k) Encouraging the adaptive reuse of heritage resources; |
| Relocation | 9.3.3.4 | (h) Recognizing that the importance of a heritage resource is tied most significantly to its original location, and that all means should be undertaken to include heritage resources appropriately in new development, the relocation of a heritage resource may only be considered when:<br><br>(i) The heritage resource is threatened by demolition;<br>(ii) The heritage resource is threatened by alterations which would destroy its cultural heritage value or interest;<br>(iii) The heritage resource will serve a useful function in the proposed location;<br>(iv) The heritage resource will have public exposure in the proposed location;<br>(v) The heritage resource will enhance existing heritage resources already located in the vicinity of the proposed location; and<br>(vi) The relocation of the heritage resource is feasible in terms of engineering and economic criteria. |
| Bonusing | 9.3.3.4 | (j) deleted |
| Financial Securities | 9.3.3.4 | k) Utilizing financial securities to ensure the implementation of conservation of heritage resources; |
| Infrastructure | 9.3.5 | (i) Infrastructure undertakings are to respect and enhance the heritage resource. In an HCD, works must be consistent with the policies of the applicable Heritage Conservation District Plan; |
| Development | 9.3.5 | (ii) Development be of compatible height, massing, scale, setback and architectural style. In an HCD, works must be consistent with the policies of the applicable Heritage Conservation District Plan; |
| Incentives | 9.3.5 | b) Promoting, maintaining, and administering Council adopted incentive programs for heritage resources; |
| Technical Advice | 9.3.5 | (g) Providing technical information on the conservation of heritage resources; |
| Demolition | 9.3.5 | (h) The municipality may apply demolition control to heritage areas and heritage conservation districts; |
| Form-Based Zoning | 9.3.5 | j) The municipality may explore Form-Based zoning as a tool to protect the character and heritage resources of heritage areas and heritage conservation districts; |

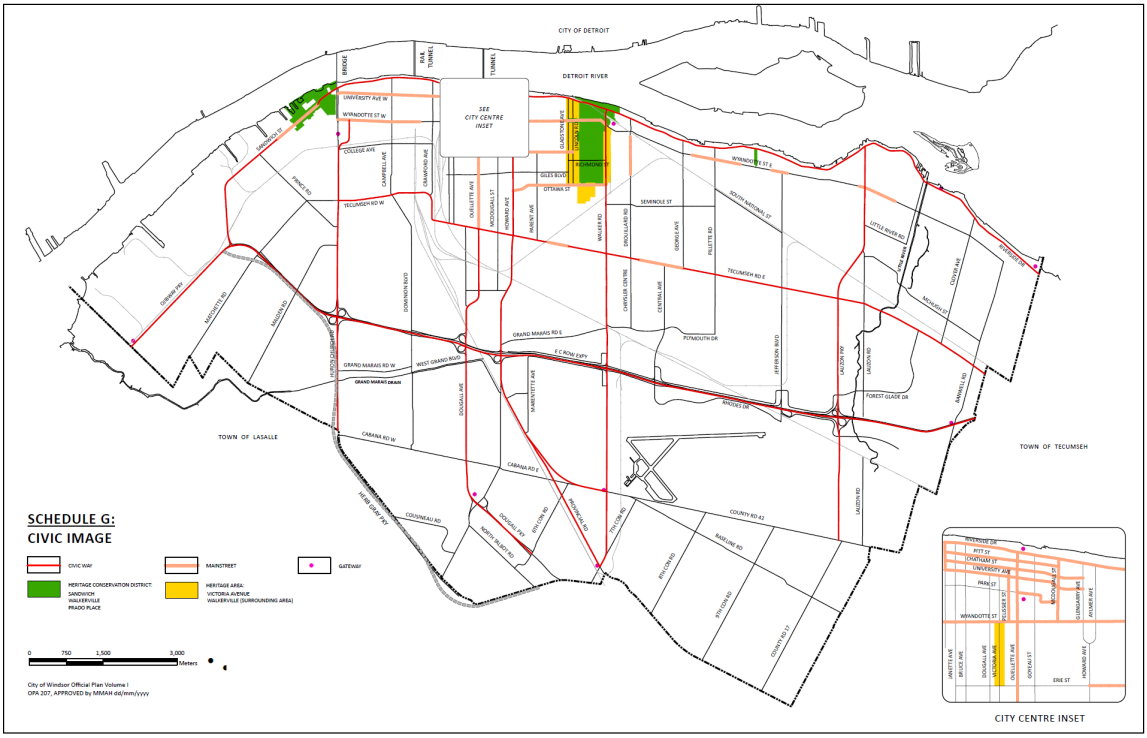
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| Energy Efficiency | 9.3.5 | (k) partnering with other corporate and energy interest groups to enhance energy efficiency in heritage resources, while maintaining the heritage integrity and character of the resource; |
| Heritage Strategies. | 9.3.6.1 | (j) develop and implementing proactive strategies for conserving significant built heritage resources and cultural heritage landscapes; |
| Heritage Impact Assessment | 9.3.7.1 | ( c ) To ensure that heritage resources on or adjacent to a proposed site alteration or development project are conserved, a proponent shall prepare a heritage impact assessment in accordance with the City's Terms of Reference for preparing such documents and to the satisfaction of the City as part of a complete application; |
| Approval Process | 9.3.7.1 | (d) Utilizing the planning approval process (subdivisions / condominiums, official plan amendments, zoning amendments, site plan control, consent, minor variance, demolition control) to facilitate the conservation of heritage resources, and to ensure any proposed development conserves heritage resources; |
| Urban Design Criteria | 9.3.7.1 | (e) Addressing the following factors when assessing applications such as zoning amendments, site plan control applications, demolition control and payment-in-lieu, which may impact heritage resources:<br><br>(i) Respecting the massing, profile and character of adjacent buildings;<br><br>(ii) Approximating the width and established setback pattern of nearby heritage resources;<br><br>(iii)Respecting the yards, gardens, trees and landscaped grounds associated with the heritage resources;<br><br>(iv)Maintaining, enhancing or creating views and vistas of heritage resources; and<br><br>(v) Minimizing the impact of shadowing on or adjacent to heritage resources. |
| Demolition Control | 9.3.7.1 | (f) Utilizing the demolition control provisions of the Planning Act and the Heritage Act to assist in the conservation of heritage resources; |

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| Development Proposals | 9.3.7.1 | (i) Requiring development proposals that affect a heritage resource undertake a Heritage Impact Assessment to the satisfaction of the City Planner; |
| Study Purpose<br><br>Heritage Impact Assessment | 10.2.9 | Heritage Impact Assessment - The purpose of a Heritage Impact Assessment is to identify and evaluate cultural heritage resources and determine if any heritage resources, including listed or designated heritage resources, are impacted by development proposals and the potential need for mitigation measures; |
| Heritage Documentation and Salvage Plan | 10.2.9 | Heritage Documentation and Salvage Plan (HDSP)- The purpose of a Heritage Documentation and Salvage Plan (HDSP) is to create a permanent record of a heritage resource prior to demolition, relocation, removal, or substantial alteration; identify heritage materials, features, and attributes suitable for retention, salvage, reuse, interpretation, or commemoration; and establish measures to mitigate the loss of cultural heritage value or interest through appropriate conservation and documentation strategies; |
| Evaluation Criteria | 11.4.3.6 | (g) potential impacts on adjacent or on-site heritage resources. |
| Municipal Initiatives | 11.8.4.2 | Council may contribute funding toward the revitalization of areas through the capital works budget for projects including, but not limited to:<br><br>(a) Streetscape improvements;<br>(b) Infrastructure improvements;<br>(c) The provision and upgrading of open space areas;<br>(d) The provision and upgrading of community facilities;<br>(e) Environmental site assessment and remediation;<br>(f) Development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes;<br>(g) The provision of energy efficient uses, buildings, structures, works, improvements or facilities; and,<br>(h) the conservation and revitalization of heritage resources. |
| Cultural Heritage Support | 11.8.4.6 | Support for the conservation and revitalization of heritage resources; |
| Mature Neighbourhoods as Heritage Resources | 1.52.1 | Schedule A-1 identifies Mature Neighbourhoods in the City. These areas reflect the cultural heritage of the City and should be protected. When considering the development of these areas, the policies of Section 9.3.7 shall be applied. |
| Heritage Conservation | 1.52.2 | Infill and intensification within Mature Neighbourhoods, shown on Schedule A-1, shall be consistent with the built form, height, massing, architecture and landscape of the area. Council will |

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| | | adopt Design Guidelines to assist in the design and review of development in these areas. |

**SCHEDULE G: Civic Image**

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| Schedule 'G' | | Revision to Map | |




## F. PUBLIC INVOLVEMENT:

Community and stakeholder consultation continued throughout the process, helping shape the proposed WHCD and expanded Walkerville Heritage Area boundaries, the heritage conservation framework, and the approach to managing change.

Report [S105/2026] details the consultation methods, feedback received, and resulting revisions to the WHCD Plan.

Statutory notice required under the Planning Act was published in the Windsor Star prior to the Development & Heritage Standing Committee Meeting (DHSC) meeting.

## G. IMPLEMENTATION:

This amendment brings the Official Plan into conformity with provincial Legislation such as the *Planning Act, Ontario Heritage Act* and consistency with the Provincial Polanning Statement (2024).

The Amendment should be read and implemented in conjunction with the overall policies contained with the Official Plan.

Appendix A – Official Plan Amendment