


PLANNING FOR WINDSOR'S HOUSING GROWTH

13,000 New Homes By 2031

Ontario  The Province has set a target for the City of Windsor to build 13,000 new homes by 2031 to address the growing housing demand. This is part of Ontario's broader goal of 1.5 million homes across the province by that time, guided by the **Provincial Planning Statement 2024**, the **Planning Act**, the **Ontario Building Code**.

The Province establishes the policies and legislation to ensure consistency and clarity in planning across all municipalities, including Windsor.

Windsor's Official Plan has identified areas for this residential growth within existing neighbourhoods and future growth areas. This plan ensures that we make efficient use of existing infrastructure like transportation networks, sewers, and community services.



WHY GROWTH MATTERS

Windsor's economy is booming, and we need new homes to support current and future residents. A variety of housing options, such as semi-detached homes, townhouses, apartments, and additional dwelling units, will provide more choices for residents, including homebuyers, tenants or those looking to downsize without leaving their neighbourhoods. More development also increases the tax base, allowing investment in new amenities, programs, services, and infrastructure.



YOUR VOICE IN THE PLANNING PROCESS

Windsor is committed to engaging residents throughout the development planning process. Here's how you can get involved:

Developer Open House - Developers may host a public open house to present their projects to neighbours. Concerns or support shared during the open house will be summarized in a report to the City as part of the development application.

Development & Heritage Standing Committee (DHSC) Meeting - This public meeting is required by the Planning Act. Residents can provide feedback before the DHSC makes a recommendation to Council.

City Council Meeting - This is the final stage of the review process, where residents have another chance to address Council about the development before the final decision is made. Council's decision is required to be consistent with the Provincial Planning Statement and the City's Official Plan.

UNDERSTANDING ROLES IN THE PLANNING PROCESS

THE PROVINCIAL GOVERNMENT'S ROLE

The Province of Ontario plays a crucial role in setting the legal and policy framework for all municipal planning decisions. This includes:

- **Provincial Planning Statement (PPS), 2024:** Guides land use planning across the province and ensures that development meets long-term economic, environmental, and social objectives of the Province. The PPS 2024 is issued under section 3 of the Planning Act, **which requires that all official plans and land use decisions shall be consistent with the Provincial Planning Statement.**
- **Planning Act:** Regulates land use planning processes and requirements. It provides the legal framework for how municipalities must handle development applications.
- **Ontario Building Code:** Sets construction standards for new buildings, ensuring safety, health, and accessibility.

COUNCIL'S ROLE

Windsor's City Council is responsible for approving development applications. Council must review development proposals to ensure they comply with Provincial policies, Windsor's Official Plan, and community needs. While Council holds decision-making authority, it **must** operate within Provincial policy and legislation. Any denial must be thoroughly justified with appropriate references to the relevant policy and legislation and are subject to appeal with the Ontario Land Tribunal.

PLANNER'S ROLE

City Planners review development applications to ensure they align with Provincial policies, the Planning Act, and Windsor's Official Plan. As Registered Professional Planners (RPP) in Ontario, they bring recognized expertise and ethical standards. Planners provide Council with professional recommendations based on technical analysis, policies, and legislative requirements to support informed decision-making.

SUPPORTING DEPARTMENTS

Various City departments, such as Engineering, Transportation, and Parks, also play key roles in the planning process. These departments ensure that proposed developments can be adequately supported by Windsor's infrastructure and services, such as roads, sewers, and green spaces. Their professional expertise is essential to assessing the feasibility of new developments.

For questions about building and planning, please connect with us:

 519-255-6543 |  planningdept@citywindsor.ca |  CityWindsor.ca