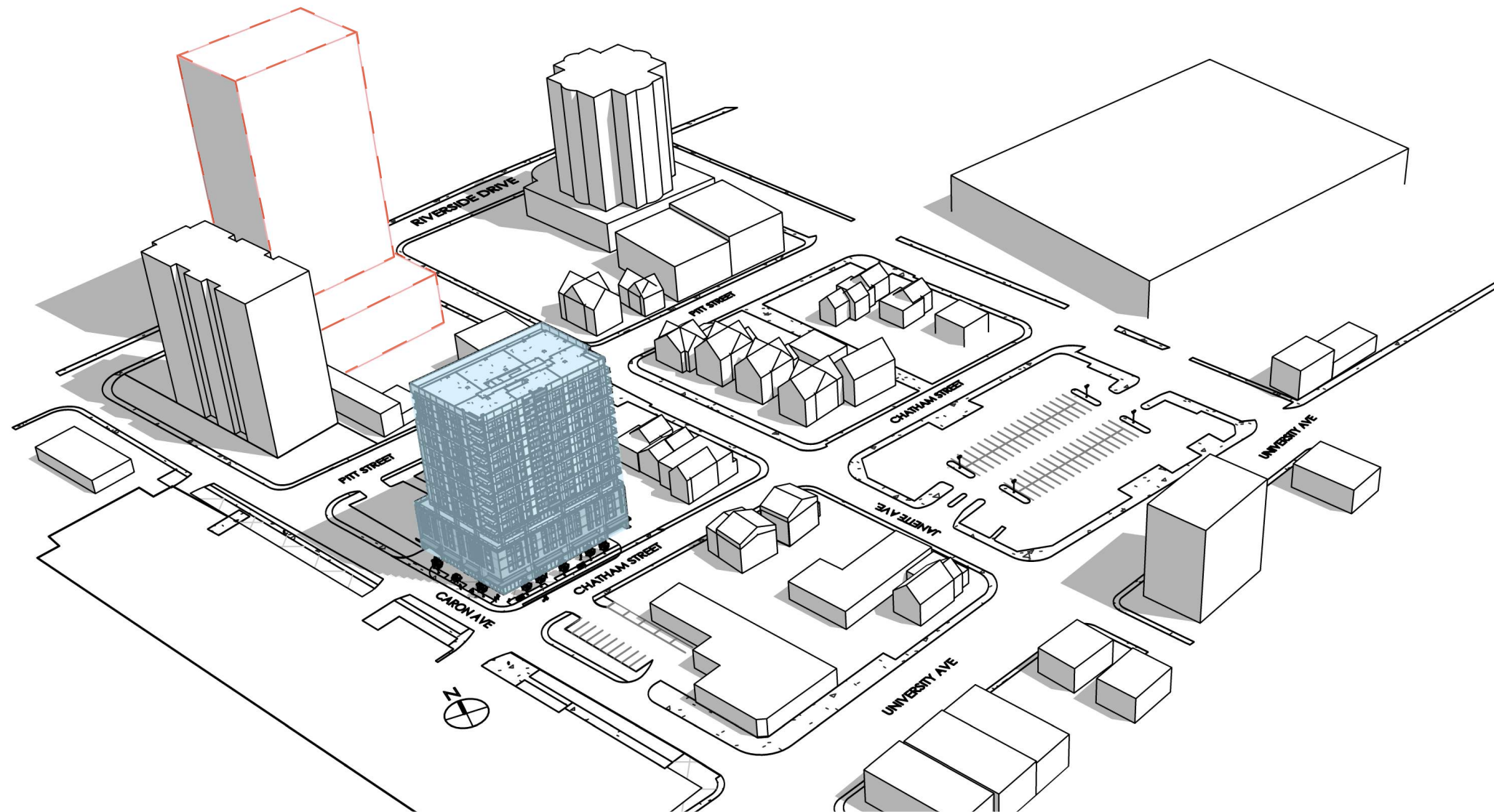


URBAN DESIGN STUDY - CHATHAM ST. WEST CONDOMINIUMS

INTRODUCTION

BAIRD AE HAS BEEN RETAINED BY MAGNIFICENT HOMES (THE APPLICANT) TO PREPARE AN URBAN DESIGN BRIEF FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 666-696 CHATHAM STREET WEST. THE PURPOSE OF THIS BRIEF IS TO ILLUSTRATE HOW THE PROPOSED DEVELOPMENT WILL INTEGRATE INTO THE EXISTING FABRIC OF THE CITY OF WINDSOR. OVERALL THIS PROJECT WILL CREATE AND INTENSIFY THE RESIDENTIAL DENSITY, CREATE NEW INVESTMENT, AND CREATE NEW OPPORTUNITY. THIS DEVELOPMENT WILL FILL IN THE MISSING AND EMPTY LOTS WITHIN THE CITY CORE. ADDITIONALLY, THIS DEVELOPMENT WILL PROMOTE ADDITIONAL METHODS OF MOVEMENT AND INCREASE CONNECTIONS WITH THE CITY OF WINDSOR AND TRANSPORT.

IN RESPONSE TO THE URBAN SITE, OUR FIRM FOCUSED ON CREATING A PODIUM AND TOWER TYPOLOGY THAT HIGHLIGHTS THE URBAN EXPERIENCE AND RESPONDS TO THE HISTORIC CHARACTER OF THE NEIGHBOURHOOD THROUGH MATERIALITY AND ARCHITECTURAL EXPRESSION. MOVING THE BUILDING CLOSE TO THE STREETS, AND HAVING ON GRADE AMENITIES WILL ACTIVATE THE PEDESTRIAN REALM AND STRENGTHEN THE URBAN EXPERIENCE IN THE SURROUNDING AREA.



- PROPOSED BUILDING ■
- FUTURE 28 STOREY TOWER □

SITE LEGEND

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PROPOSAL

THE PROPOSED DEVELOPMENT IS A 16 STOREY RESIDENTIAL DEVELOPMENT WITH 88 UNITS. THE DEVELOPMENT WILL BE COMPRISED OF A 4-LEVEL PODIUM, 5TH FLOOR AMENITY/RESIDENTIAL LEVEL, AND AN 11-LEVEL RESIDENTIAL TOWER COMPONENT. THE GROUND LEVEL WILL CONTAIN AMENITY SPACE, AND THE BUILDINGS BACK OF HOUSE PROGRAM. PODIUM LEVELS 2-4 WILL CONTAIN THE PARKING GARAGE.

THE EXISTING PROPERTY IS AN VACANT GREENFIELD LOT AT THE INTERSECTION OF CARON AVE AND CHATHAM STREET WEST. IT SITS ADJACENT TO PARKING LOTS TO THE NORTH, SOUTH AND WEST, AND THE "OLD TOWN NEIGHBOURHOOD" TO THE EAST. THE SITE IS CURRENTLY UNDERUTILIZED AND THE ADDITION OF A HIGH DENSITY RESIDENTIAL DEVELOPMENT THAT IS SENSITIVE TO THE URBAN FABRIC AND HISTORIC CHARACTER OF THE AREA WILL ENHANCE THE URBAN EXPERIENCE OF THE AREA AND WINDSOR.

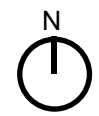
THE ENTRANCE TO THE BUILDING AND PARKING WILL BE LOCATED ON CHATHAM STREET WEST, ALLOWING A REDUCTION IN TRAFFIC ON CARON AVENUE. THIS WILL ALLOW FOR BETTER VEHICULAR AND PEDESTRIAN MOVEMENT AT CHATHAM ST WEST AND CARON AVENUE.

THE ARCHITECTURE OF THE PODIUM ACTS IN DIALOGUE WITH THE HISTORICAL AREA BY REFERENCING THE PROPORTIONS AND MATERIALITY OF 19TH CENTURY AND EARLY 20TH CENTURY ARCHITECTURE AND BY INCORPORATING FEATURES THAT ARE SENSITIVE TO THE HUMAN SCALE AT STREET LEVEL.





- OLD TOWN NEIGHBOURHOOD
- PROPOSED BUILDING
- FUTURE 28 STOREY DEVELOPMENT



GUIDANCE

DOWNTOWN WINDSOR ENHANCEMENT STRATEGY AND COMMUNITY IMPROVEMENT PLAN

THE PROPOSED DEVELOPMENT IS SITUATED AT THE NORTHEAST CORNER OF CHATHAM STREET WEST AND CARON AVENUE IN THE CITY'S DOWNTOWN. IT IS LOCATED IN THE "OLD TOWN NEIGHBOURHOOD" THIS SECTION OF THE OLD TOWN NEIGHBOURHOOD CONTAINS THE HIGHEST DENSITY RESIDENTIAL STRUCTURES, INCLUDING THE DEIPPE TOWER AND THE WATER PARK PLACE CONDOMINIUMS. BETWEEN RIVERSIDE DRIVE WEST AND PITT STREET WEST, THE AREA CONTAINS A MIX OF MOSTLY DETACHED MID-RISE APARTMENT BUILDINGS, RESIDENCES, AND SMALL SCALE COMMERCIAL STRUCTURES. SOME OF THE RESIDENCES HAVE BEEN CONVERTED TO COMMERCIAL USE.

BETWEEN PITT STREET WEST AND CHATHAM STREET WEST, THE OLD TOWN NEIGHBOURHOOD PRIMARILY CONTAINS DETACHED HOUSES DATING TO THE LATE 19TH TO EARLY 20TH CENTURY. MANY OF THE HOUSES HAVE BEEN CONVERTED TO PROVIDE MIXED USE WITHIN.

THE AREA TO THE SOUTH ALONG UNIVERSITY AVENUE THE OLD TOWN NEIGHBOURHOOD IS PRIMARILY COMMERCIAL IN CHARACTER AND INCLUDES A LARGE SURFACE PARKING LOT. THE WEST SIDE OF CARON AVENUE IN THE OLD TOWN NEIGHBOURHOOD IS DOMINATED BY A SURFACE PARKING LOT STRETCHING FROM UNIVERSITY AVENUE WEST TO JUST NORTH OF PITT STREET WEST.

THE GENERAL CHARACTER OF THE OLD TOWN NEIGHBOURHOOD IS MIXED, AND SECTIONS OF THE STREETScape ARE DOMINATED BY SURFACE PARKING LOTS AND HIGH RISE TOWERS. AS A RESULT, THE OLD TOWN NEIGHBOURHOOD DOES NOT HAVE A UNIQUE OR DEFINABLE STREET-SCAPE. HOWEVER, SECTIONS OF THE OLD TOWN NEIGHBOURHOOD DO CONTAIN DISTINCT AREAS FROM A CULTURAL HERITAGE PERSPECTIVE.

FROM A CONTEXTUAL PERSPECTIVE, JANETTE AVENUE BETWEEN CHATHAM STREET WEST AND PITT STREET WEST CONTAINS A RELATIVELY INTACT LATE 19TH TO EARLY 20TH CENTURY STREET-SCAPE.

WHILE CONCENTRATIONS OF LATE 19TH TO EARLY 20TH CENTURY STRUCTURES ARE ALSO PRESENT ON CHATHAM STREET WEST, BRUCE AVENUE, AND CRAWFORD AVENUE, THESE SECTIONS CONTAIN A HIGHER DEGREE OF INFILL AND SURFACE PARKING AND DO NOT PRESENT A COHERENT STREETScape FROM A CULTURAL HERITAGE PERSPECTIVE.

6.4 OLD TOWN NEIGHBOURHOOD

SITUATED IN THE NORTHWEST CORNER OF THE STUDY AREA, THIS SMALL SIX BLOCK NEIGHBOURHOOD IS MAINLY RESIDENTIAL AND SMALL SCALE COMMERCIAL. THE AREA IS COMPRISED OF TURN-OF-THE-CENTURY HOMES – MANY OF WHICH ARE ON THE WINDSOR MUNICIPAL HERITAGE REGISTER – AND SMALL SCALE COMMERCIAL ALONG PITT STREET, CHATHAM STREET AND UNIVERSITY AVENUE. THIS NEIGHBOURHOOD IS BOUND BY UNIVERSITY AVENUE WHICH SERVES AS A COMMERCIAL CORRIDOR TO THE SOUTH, A GRADE SEPARATED RAIL LINE TO THE WEST, AND RIVERSIDE DRIVE WEST TO THE NORTH. THE NEIGHBOURHOOD IS DOMINATED BY LARGE SURFACE PARKING LOTS WITH TWO DISTINCT BUILT-FORM PROFILES THAT STILL REMAIN. THE FIRST AREA IS RESIDENTIAL TOWERS ALONG RIVERSIDE DRIVE WEST AND THE SECOND AREA INCLUDES A COUPLE INNER BLOCKS WITH HIGH QUALITY BRICK RESIDENTIAL FORMS OF LARGE HOMES AND SMALL APARTMENT BUILDINGS. THE BUILT FORM OF THESE SMALLER BUILDINGS GIVES THE AREA A UNIQUE HISTORICAL AESTHETIC THAT SHOULD BE PROTECTED AND USED TO HELP DEFINE THE DESIGN GUIDELINES FOR FUTURE DEVELOPMENTS.

6.4.1 AREA VISION

THE DEVELOPMENT WILL MAINTAIN THE HISTORIC CHARACTER AND ENHANCE THE URBAN FABRIC THROUGH THE USE OF ARCHITECTURAL DESIGN THAT RESPONDS TO THE PROPORTIONS AND MATERIALITY OF THE HISTORICAL CONTEXT. THE AREA WILL ENHANCE THE OPPORTUNITIES OF THE EXISTING SMALL SCALE COMMERCIAL BY INCREASING PEDESTRIAN TRAFFIC AND PROVIDING LANDSCAPE AREAS THAT FURTHER ACTIVATE THE PEDESTRIAN REALM.

6.4.2 BUILDING/PROPERTY CONDITIONS

THE PROPOSAL WILL PROVIDE A SIGNIFICANT IMPROVEMENT TO THE AREA BY FILLING IN VACANT LAND WITH HIGHER DENSITY RESIDENTIAL THAT IS SENSITIVE TO THE HISTORICAL CONTEXT OF THE NEIGHBOURHOOD. THE SURROUNDING AREA TO THE NORTH, WEST AND SOUTH IS VACANT OR SURFACE PARKING AND SO THIS DEVELOPMENT WILL INCREASE THE PEDESTRIAN LINK ALONG CHATHAM STREET WEST AND CARON AVENUE.

6.4.3 DEVELOPMENT OPPORTUNITIES

THIS SMALL AREA HAS A SIGNIFICANT AMOUNT OF VACANT LAND AND SURFACE PARKING LOTS THAT COULD BE PUT TO A HIGHER AND BETTER USE. THIS DEVELOPMENT PROPOSES TO INFILL VACANT LAND THAT SURROUND BY SURFACE PARKING TO THE NORTH, WEST AND SOUTH. IT WILL CREATE OPPORTUNITIES FOR THE EXISTING SMALL SCALE COMMERCIAL IN THE SURROUNDING AREA AND SET A POSITIVE PRECEDENT FOR POTENTIAL FUTURE DEVELOPMENTS.

6.4.4 OFFICIAL PLAN AND ZONING

OFFICIAL PLAN

THE OFFICIAL PLAN DESIGNATES THIS AREA AS "MIXED USE" IN A "MEDIUM" PROFILE AREA. THE CURRENT USES AND VISION FOR THIS DISTRICT ARE CONSISTENT WITH THE OFFICIAL PLAN POLICIES CURRENTLY IN PLACE. THIS DEVELOPMENT PROPOSAL WILL PROVIDE THE HIGHER RESIDENTIAL DENSITY THAT WILL PROVIDE GREATER FOOT TRAFFIC AND ACTIVATE THE ALREADY EXISTING SMALL SCALE COMMERCIAL IN THE SURROUNDING AREA.

ZONING

THERE IS A MIX OF ZONING CATEGORIES IN THIS SMALL AREA. THE PROPERTY ALONG THE WEST OF CARON AVENUE, AND THE PROPERTIES FRONTING ON UNIVERSITY AVENUE ARE ZONED CD3.6 WHICH PERMITS A RANGE OF COMMERCIAL USES WITH RESIDENTIAL USE. THE RESIDENTIAL USES ARE ONLY PERMITTED IF THERE ARE COMMERCIAL USES PRESENT. THE BUILDINGS ALONG RIVERSIDE DRIVE WEST ARE ZONED CD3.4 (DIEPPE TOWER) WHICH IS SIMILAR TO CD3.6 EXCEPT IT REQUIRES THAT THE RESIDENTIAL USES BE LOCATED ABOVE THE NON-RESIDENTIAL USES.

6.4.5 BUILT HERITAGE

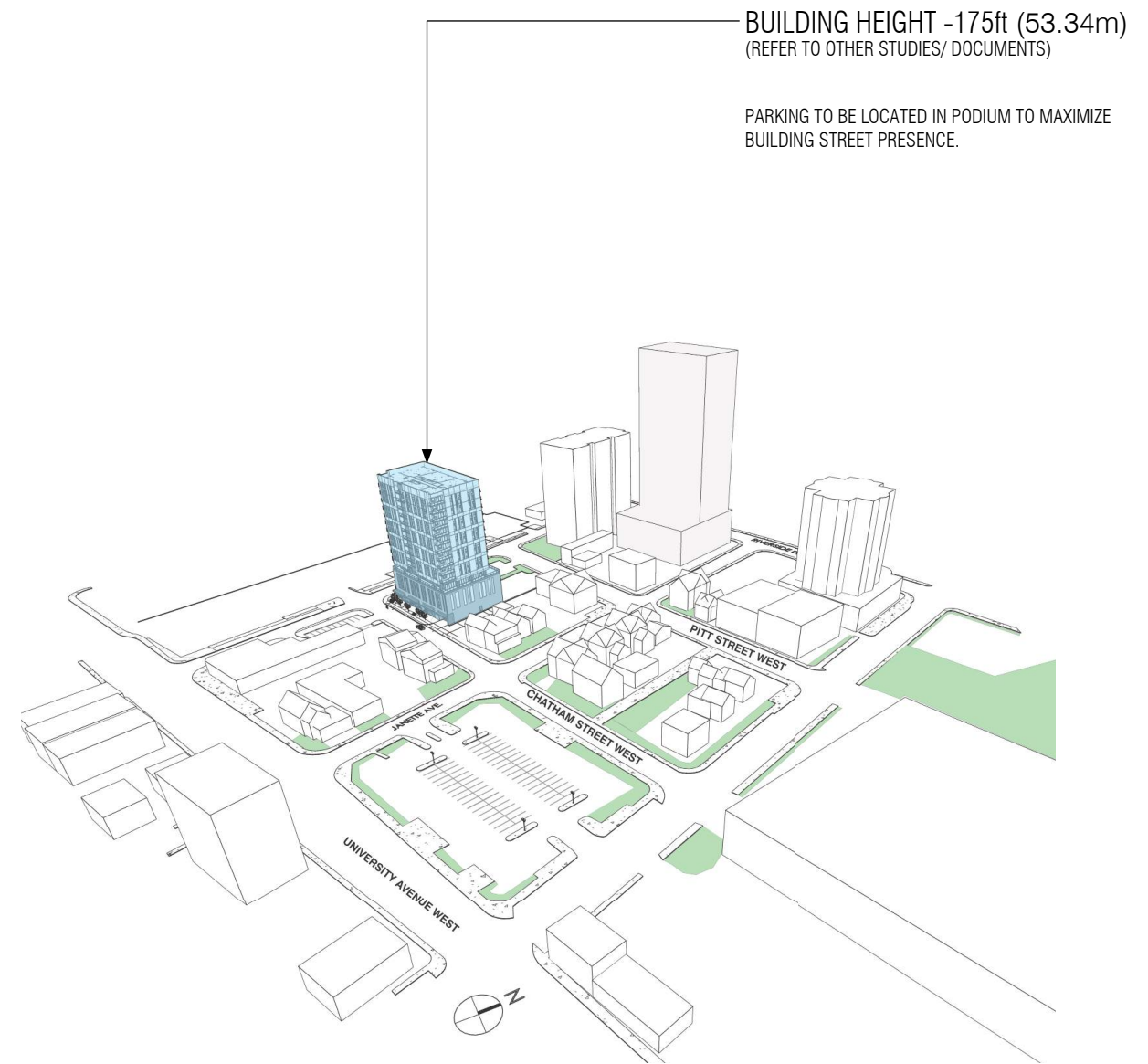
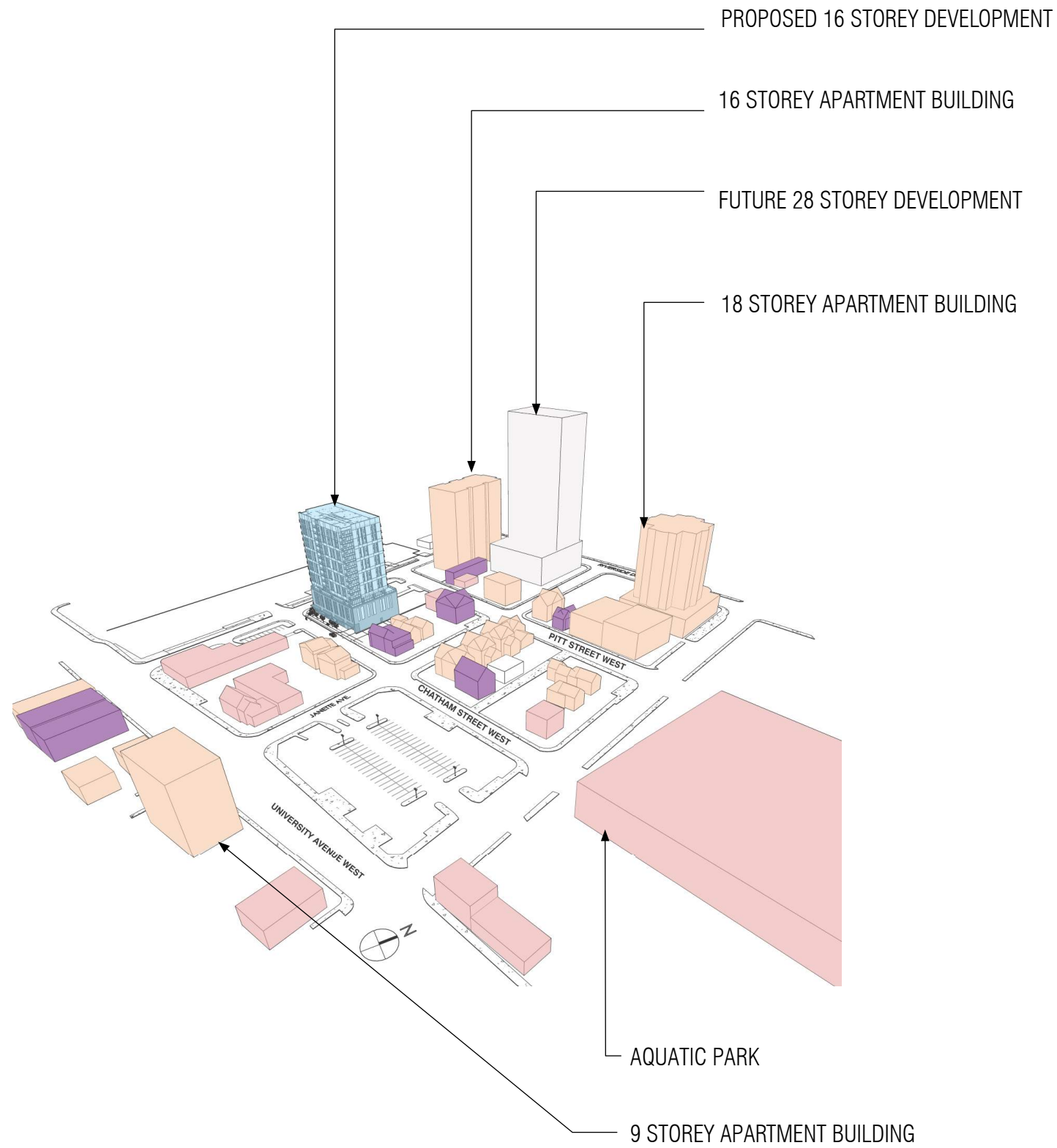
THIS AREA HAS SIGNIFICANT BUILT HERITAGE RESOURCES THAT PROVIDE CHARACTER TO THIS SMALL NEIGHBOURHOOD, WHICH ARE THE PRINCIPAL MEANS OF DEFINING THE AREA'S ARCHITECTURAL APPEAL. THERE IS A PREVAILING DESIRE TO ENSURE THAT THE CHARACTER AND BUILT HERITAGE OF THE OLD TOWN DISTRICT IS RETAINED AND ENHANCED. THE EXISTING HERITAGE HOUSES ARE GOOD EXAMPLES OF A LIVE/WORK BUILT FORM. THERE IS A STRONG NEIGHBOURHOOD SENTIMENT TO PROTECT THESE STRUCTURES AND TO ONLY ALLOW FOR RESIDENTIAL FORMS THAT ARE COMPATIBLE WITH THEM. THE HOUSES THAT HAVE BEEN CONVERTED TO COMMERCIAL USES SUCH AS OFFICES AND RESTAURANTS STILL RETAIN THEIR RESIDENTIAL CHARACTER AND PEDESTRIAN SCALE. IN ORDER TO ENCOURAGE AND CONTINUE THE RESIDENTIAL CHARACTER OF THE STRUCTURES, BUT ALSO RECOGNIZE THEIR ABILITY TO ATTRACT COMMERCIAL DEVELOPMENT, ACCESSORY USES SUCH AS LOWER LEVEL COMMERCIAL SHOULD BE PROMOTED TO PROVIDE OWNERS AN OPPORTUNITY TO LIVE AND WORK IN THE SAME STRUCTURE, AS LONG AS IT RETAINS ITS ORIGINAL ARCHITECTURAL DETAILS AND FORM.

RESPONSE

THIS DEVELOPMENT WILL PROVIDE AN IMPORTANT INFILL OF VACANT LAND. IT WILL BE SENSITIVE AND RESPECTFUL TO THE HISTORICAL SURROUNDING CONTEXT. THE GROUND FLOOR WILL HOST AMENITIES FOR THE RESIDENTS AND TOGETHER WITH THE IMPROVED EXTERIOR LANDSCAPE FEATURES, WILL HELP ACTIVATE THE SURROUNDING AREA AND MAKE IT MORE LIVELY.

THE INCREASED PEDESTRIAN TRAFFIC WILL CREATE OPPORTUNITIES FOR THE EXISTING SMALL SCALE COMMERCIAL BUSINESSES IN THE AREA. THIS DEVELOPMENT FRAMES AND SETTLES THE URBAN FABRIC DOWN, CREATING A MORE PEDESTRIAN FRIENDLY STREET.

THE DEVELOPMENT RESPONDS TO THE BUILT HERITAGE OF THE NEIGHBORHOOD AND WILL ENHANCE THE CHARACTER OF THE NEIGHBORHOOD BY EXPANDING THE PUBLIC REALM.



- PROPOSED BUILDING
- COMMERCIAL/ RETAIL
- MIXED USE
- RESIDENTIAL
- LANDSCAPE AREA

GUIDANCE

*CITY OF WINDSOR OFFICIAL PLAN:
THE IMAGE OF WINDSOR, DESIGN FOR PEOPLE AND PEDESTRIAN ACCESS URBAN
DESIGN POLICIES*

POLICY 8.2.2.4

COUNCIL WILL ENSURE THAT A PROPOSED DEVELOPMENT OR INFRASTRUCTURE UNDERTAKING MAINTAINS, REINFORCES AND ENHANCES THE CHARACTER OF A HERITAGE AREA IN ACCORDANCE WITH THE HERITAGE CONSERVATION CHAPTER OF THIS PLAN.

POLICY 8.2.2.5

COUNCIL WILL PROMOTE GATEWAYS AT THE MAJOR ENTRY POINTS INTO WINDSOR IDENTIFIED ON SCHEDULE G: CIVIC IMAGE AND AT OTHER STRATEGIC LOCATIONS WITHIN WINDSOR AS APPROPRIATE. SUCH GATEWAYS WILL BE DESIGNED TO:

- (A) PROVIDE A SENSE OF WELCOME AND ARRIVAL;
- (B) ASSIST IN ORIENTATION;
- (C) CREATE A MEMORABLE IMAGE; AND
- (D) CONTRIBUTE TO THE SOCIAL, CULTURAL, HISTORIC OR THEMATIC CHARACTER OF THE AREA BEING DEFINED.

POLICY 8.3.2.2

COUNCIL WILL ENCOURAGE BUILDINGS AND SPACES THAT ESTABLISH A PEDESTRIAN SCALE BY PROMOTING:

- (A) THE PLACEMENT OF CONTINUOUS HORIZONTAL FEATURES ON THE FIRST TWO STOREYS ADJACENT TO THE ROAD;
- (B) THE REPETITION OF LANDSCAPING ELEMENTS, SUCH AS TREES, SHRUBS OR PAVING MODULES; AND
- (C) THE USE OF FAMILIAR SIZED ARCHITECTURAL ELEMENTS SUCH AS DOORWAYS AND WINDOWS.

POLICY 8.3.2.4

COUNCIL WILL ENCOURAGE THE USE OF LIGHTING FIXTURES ALONG MAINSTREETS AND IN RESIDENTIAL AND MIXED USE AREAS TO REINFORCE THE PEDESTRIAN ORIENTATION OF THE STREETScape.

POLICY 8.4.1.1

TO INTEGRATE BARRIER-FREE PEDESTRIAN ROUTES IN THE DESIGN OF URBAN SPACES.



RESPONSE

THIS DEVELOPMENT IS NEAR THE EDGE OF THE OLD TOWN NEIGHBOURHOOD, MAKING THIS PROPOSAL AN EXCELLENT GATEWAY MARKER AND VISUAL WAY-FINDING FOR THE OLD TOWN NEIGHBOURHOOD.

THE PROPOSED DEVELOPMENT WILL CONNECT PEDESTRIANS AND VEHICULAR TRAFFIC IN A MANNER THAT EMPHASIZES THE PEDESTRIAN MOVEMENT AND THE PEDESTRIAN SCALE. THIS IS ARTICULATED BY HAVING ACTIVE AMENITY PROGRAMING ON THE GROUND FLOOR AND PROVIDING LANDSCAPING WITH SEATING THAT WOULD ANIMATE AND ENHANCE THE VIBRANCY OF THE AREA. THE ARCHITECTURAL FACADE ELEMENTS SUCH AS THE HORIZONTAL CANOPIES REINFORCE A PEDESTRIAN SCALE BY KEEPING THEM AT A HEIGHT THAT MATCHES THE ENTRANCE CANOPIES OF THE SURROUNDING COMMERCIAL BUILDINGS IN THE AREA.

GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
ECOLOGICAL, LIGHTING AND MICRO-CLIMATE URBAN
DESIGN POLICIES

POLICY 8.5.1.1

TO CONSERVE AND ENHANCE NATURAL FEATURES AND ECOSYSTEM FUNCTIONS.

POLICY 8.5.1.2

TO ESTABLISH AN URBAN FOREST THROUGHOUT WINDSOR.

POLICY 8.5.1.3

TO PROMOTE SUSTAINABLE DESIGN PRACTICES.

POLICY 8.5.2.3

COUNCIL WILL ENCOURAGE A PROPOSED DEVELOPMENT OR INFRASTRUCTURE UNDERTAKING TO RETAIN AND INCORPORATE NATURAL FEATURES AND FUNCTIONS WITH REGARD TO, BUT NOT LIMITED TO, THE FOLLOWING:

- (A) ITS FUNCTION AS PART OF A LARGER VEGETATED AREA;
 - (B) ITS POTENTIAL TO ADAPT TO POST-CONSTRUCTION CONDITIONS; AND
 - (C) ITS CONTRIBUTION TO SHADING AND SCREENING ON SITE AND FOR ADJACENT PROPERTIES.
- POLICY 8.5.2.4 THE MUNICIPALITY WILL RECOGNIZE AND ACCOMMODATE THE NATURAL SEQUENCE OF CHANGE WHEN MANAGING NATURALIZED LANDSCAPES WHERE APPROPRIATE.

POLICY 8.5.2.5

COUNCIL WILL ENCOURAGE THE USE OF LANDSCAPING TO:

- (A) PROMOTE A HUMAN SCALE;
- (B) PROMOTE DEFINED PUBLIC SPACES;
- (C) ACCENTUATE OR SCREEN ADJACENT BUILDING FORMS;
- (D) FRAME DESIRED VIEWS OR FOCAL OBJECTS;
- (E) VISUALLY REINFORCE A LOCATION;
- (F) DIRECT PEDESTRIAN MOVEMENT;

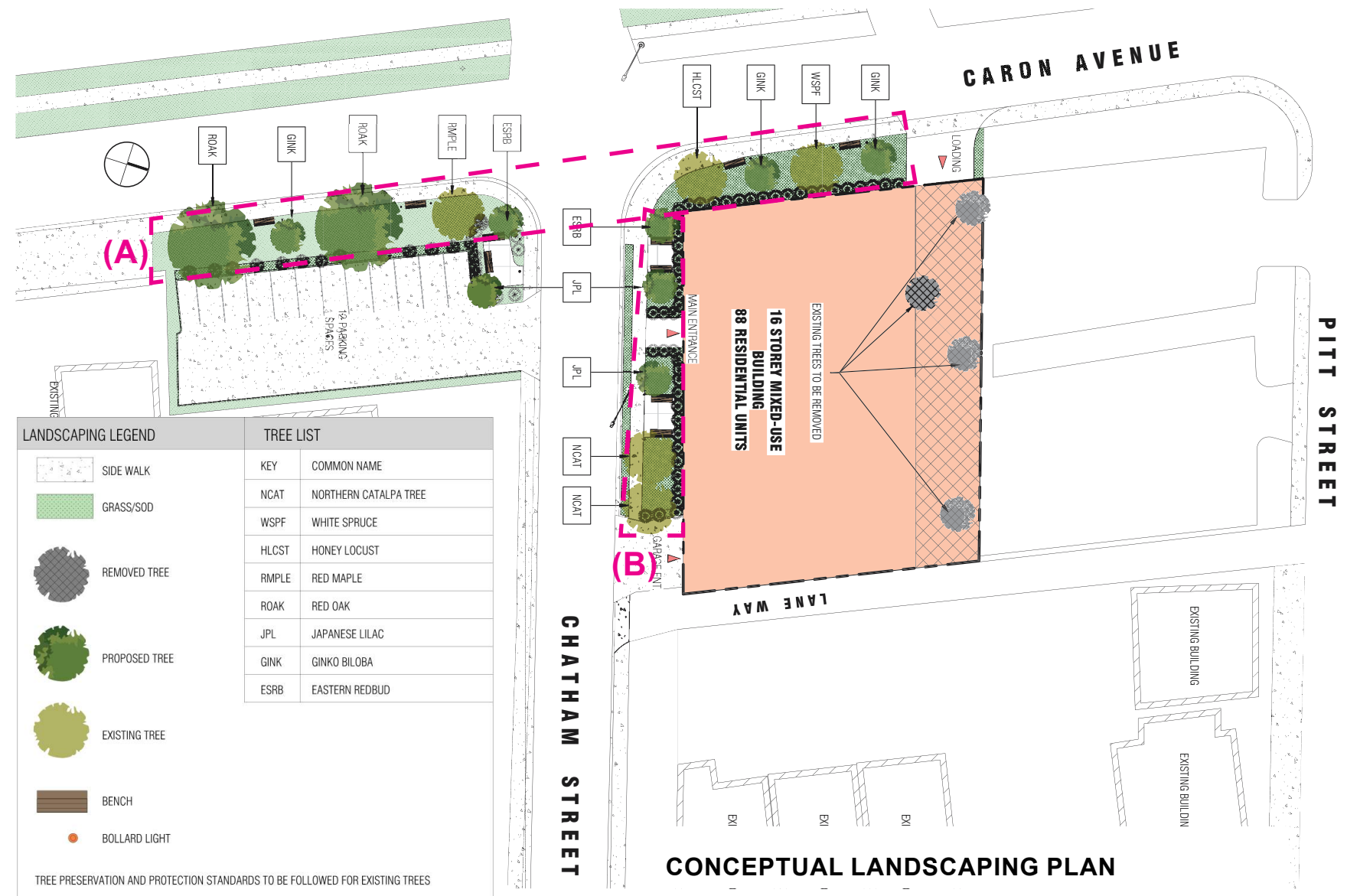
- (G) DEMARCATTE VARIOUS FUNCTIONS WITHIN A DEVELOPMENT;
- (H) PROVIDE SEASONAL VARIATION IN FORM, COLOUR, TEXTURE AND REPRESENTATION;
- (I) ASSIST IN ENERGY CONSERVATION; AND
- (J) MITIGATE THE EFFECTS OF INCLEMENT WEATHER.

POLICY 8.5.2.6

COUNCIL MAY ESTABLISH:
(A) A MINIMUM STANDARD FOR LANDSCAPING; AND
(B) A MINIMUM LANDSCAPED AREA.

POLICY 8.5.2.7

COUNCIL WILL CONSERVE AND PROTECT TREES IN ACCORDANCE WITH THE URBAN FORESTRY POLICIES OF THIS PLAN.



RESPONSE

THE PROJECT PROPOSES THE ESTABLISHMENT OF TWO URBAN CANOPY CORRIDORS ALONG CARON AVE. (A) AND ALONG CHATHAM STREET WEST (B). THESE CORRIDORS ARE CREATED BY PROTECTING AND PRESERVING THE FIVE IDENTIFIED EXISTING TREES, AND BY PLANTING A SERIES OF ORNAMENTAL AND SHADE TREES IN BETWEEN TO ESTABLISH AN IDENTIFIABLE URBAN FOREST PATTERN AND TO VISUALLY REINFORCE THIS DEVELOPMENT AS PEDESTRIAN FRIENDLY. THE PROPOSED URBAN CANOPY CORRIDOR WILL ALSO DOUBLE AS PEDESTRIAN INFRASTRUCTURE, AS BENCHES AND LANDSCAPE LIGHTING ARE INSTALLED BETWEEN THE TREES TO CREATE ATTRACTIVE MICRO-CLIMATES BOTH DURING THE DAY AND IN THE EVENING. PLANTING BEDS ADJACENT TO THE BUILDING WILL COMPLIMENT THE PROPOSED CANOPY CORRIDORS AS WELL ENHANCE THE BUILDING AND STREETScape.

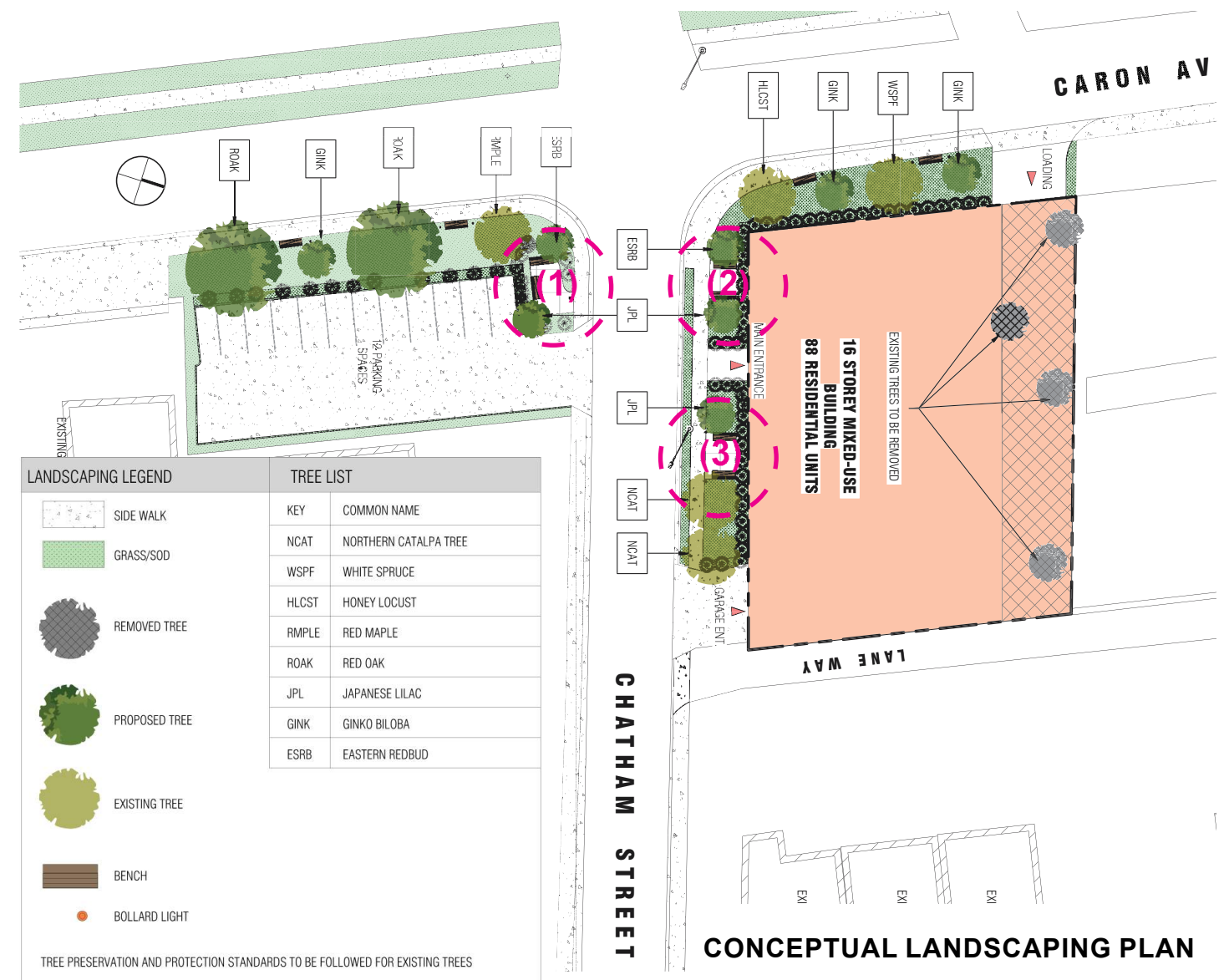
GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
ECOLOGICAL, LIGHTING AND MICRO-CLIMATE URBAN
DESIGN POLICIES

POLICY 8.5.2.5

COUNCIL WILL ENCOURAGE THE USE OF LANDSCAPING TO:

- (A) PROMOTE A HUMAN SCALE;
- (B) PROMOTE DEFINED PUBLIC SPACES;
- (C) ACCENTUATE OR SCREEN ADJACENT BUILDING FORMS;
- (D) FRAME DESIRED VIEWS OR FOCAL OBJECTS;
- (E) VISUALLY REINFORCE A LOCATION;
- (F) DIRECT PEDESTRIAN MOVEMENT;
- (G) DEMARCATTE VARIOUS FUNCTIONS WITHIN A DEVELOPMENT;
- (H) PROVIDE SEASONAL VARIATION IN FORM, COLOUR, TEXTURE AND REPRESENTATION;
- (I) ASSIST IN ENERGY CONSERVATION; AND
- (J) MITIGATE THE EFFECTS OF INCLEMENT WEATHER.



RESPONSE

ESTABLISHING CANOPY CORRIDORS ALONG CARON AVE. AND CHATHAM STREET WEST OPENS OPPORTUNITIES TO INTEGRATE PUBLIC SPACES INTO THE LANDSCAPE. THIS PROPOSAL COMMITS TO ENHANCING THE URBAN REALM BY PROVIDING THREE SEATING PARKETTE SPACES THAT ARE ACCESSABLE TO THE PUBLIC AS MUCH AS THE TENANTS OF THE PROPOSED RESIDENTIAL BUILDING.

GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
ECOLOGICAL LIGHTING AND MICRO-CLIMATE URBAN DESIGN POLICIES

POLICY 8.6.1.1

TO ESTABLISH WEATHER PROTECTION IN PUBLIC SPACES.

POLICY 8.6.1.2

TO PROVIDE FOR DIRECT SUNLIGHT THROUGHOUT URBAN SPACES.

POLICY 8.6.1.3

TO ENCOURAGE FAVORABLE WIND CONDITIONS.

POLICY 8.6.1.4

TO PROMOTE ENERGY EFFICIENT DEVELOPMENT.

POLICY 8.6.2.1

COUNCIL MAY ENCOURAGE DESIGN MEASURES SUCH AS AWNINGS, CANOPIES, ARCADES, OR RECESSED GROUND FLOOR FACADES TO OFFER PEDESTRIAN PROTECTION FROM INCLEMENT WEATHER.

POLICY 8.6.2.2

COUNCIL WILL ENCOURAGE THE PROVISION OF LANDSCAPING TO MODIFY THE EXTREMES OF AIR TEMPERATURE IN PUBLIC SPACES.

POLICY 8.6.2.3

COUNCIL MAY REQUIRE SHADOW STUDIES OF MEDIUM, HIGH AND VERY HIGH PROFILE DEVELOPMENT PROPOSALS TO EVALUATE THE IMPACT OF THE SHADOW CAST AND TO DETERMINE THE APPROPRIATE DESIGN MEASURES TO REDUCE OR MITIGATE ANY UNDESIRABLE SHADOW CONDITIONS.

POLICY 8.6.2.4

COUNCIL WILL PROMOTE DESIRABLE WIND CONDITIONS THROUGH BUILDING DESIGNS WHICH REDUCE OR MITIGATE UNDESIRABLE WIND IMPACTS ON BUILDINGS, OPEN SPACES AND PEDESTRIAN AREAS.

POLICY 8.6.2.5

COUNCIL MAY, IN ORDER TO IMPLEMENT POLICIES 8.6.2.5, REQUIRE WIND TESTING OF DEVELOPMENT OR INFRASTRUCTURE PROPOSALS TO EVALUATE THE IMPACT OF WIND AND TO DETERMINE THE APPROPRIATE DESIGN MEASURES TO REDUCE OR MITIGATE ANY UNDESIRABLE WIND CONDITIONS.

POLICY 8.6.2.6

COUNCIL WILL MAINTAIN ACCESS TO SKYLIGHT IN PUBLIC SPACES BY CONTROLLING THE HEIGHT, SETBACK AND MASSING OF A PROPOSED DEVELOPMENT OR INFRASTRUCTURE UNDERTAKING.



RESPONSE

THE APPLICANT IS SUPPORTIVE OF THE SUSTAINABLE INITIATIVES AND INTENDS TO APPLY AND IMPLEMENT AS APPROPRIATE DURING THE DESIGN AND BUILDING PHASE. THE LANDSCAPE DESIGN WILL UTILIZE NATIVE AND DROUGHT RESISTANT TOLERANT SPECIES. THIS WILL ENSURE LOW USAGE OF WATER AND CONSERVE RESOURCES. THE PROPOSED MASSING HAS BEEN DESIGNED AND LOCATED ON THE SITE TO MITIGATE AND REDUCE THE IMPACT OF SHADOWS, WIND AND PROVIDE PROTECTION FROM WEATHER ON THE SITE AND NEIGHBORING PROPERTIES.

THE RECOMMENDATION FOR WIND CONTROL MEASURES, SUCH AS GUARDRAILS, WIND SCREENS, LANDSCAPING AND FACADE ARTICULATION ELEMENTS WILL BE CONSIDERED DURING THE DESIGN STAGE. USING THESE RECOMMENDATIONS WILL ENSURE THE BUILDING WILL ALLOW FOR PEDESTRIANS AND RESIDENTS PROTECTION FROM THE ELEMENTS.

THE PROPOSED DEVELOPMENT LEVERAGES THE INCREASE IN DENSITY TO CREATE A MORE LIVABLE AND SUSTAINABLE URBAN AREA. THE INCREASED CONCENTRATION OF PEOPLE AND ACTIVITY GENERATES GREATER DEMAND FOR PUBLIC TRANSIT, MAKING IT A MORE VIABLE INVESTMENT. THE RESULT IS IMPROVED TRANSIT INFRASTRUCTURE AND SERVICES THAT BENEFIT NOT ONLY RESIDENTS BUT ALSO THE WIDER COMMUNITY.

GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
BUILT FORM URBAN DESIGN POLICIES

POLICY 8.7.1.1

TO ACHIEVE A VARIED DEVELOPMENT PATTERN WHICH SUPPORTS AND ENHANCES THE URBAN EXPERIENCE.

POLICY 8.7.1.2

TO ACHIEVE A COMPLEMENTARY DESIGN RELATIONSHIP BETWEEN NEW AND EXISTING DEVELOPMENT, WHILE ACCOMMODATING AN EVOLUTION OF URBAN DESIGN STYLES.

POLICY 8.7.1.3

TO MAXIMIZE THE VARIETY AND VISUAL APPEAL OF BUILDING ARCHITECTURE.

POLICY 8.7.1.4

TO INTEGRATE ART AND LANDSCAPING WITH THE BUILT FORM.

POLICY 8.7.1.5

TO ENHANCE THE UNIQUE CHARACTER OF A DISTRICT, NEIGHBOURHOOD, PROMINENT BUILDING OR GROUPING OF BUILDINGS.

POLICY 8.7.1.6

TO ENSURE THAT SIGNS RESPECT AND ENHANCE THE CHARACTER OF THE AREA IN WHICH THEY ARE LOCATED.

POLICY 8.7.1.7

TO ACHIEVE EXTERNAL BUILDING DESIGNS THAT REFLECT HIGH STANDARDS OF CHARACTER, APPEARANCE, DESIGN AND SUSTAINABLE DESIGN FEATURES.

POLICY 8.7.2.1

COUNCIL WILL ENSURE THAT THE DESIGN OF NEW DEVELOPMENT:

(A) IS COMPLEMENTARY TO ADJACENT DEVELOPMENT IN TERMS OF ITS OVERALL MASSING, ORIENTATION, SETBACK AND EXTERIOR DESIGN, PARTICULARLY CHARACTER, SCALE AND APPEARANCE;

(B) PROVIDES LINKS WITH PEDESTRIAN, CYCLE, PUBLIC TRANSPORTATION AND ROAD NETWORKS.

(C) MAINTAINS AND ENHANCES VALUED HERITAGE RESOURCES AND NATURAL AREA FEATURES AND FUNCTIONS.

(D) ENCOURAGES THE CREATION OF ATTRACTIVE RESIDENTIAL STREET-SCAPES 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.

POLICY 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 FOR:

- (A) MASSING;
- (B) BUILDING HEIGHT;
- (C) ARCHITECTURAL PROPORTION;
- (D) VOLUMES OF DEFINED SPACE;
- (E) LOT SIZE;
- (F) POSITION RELATIVE TO THE ROAD;
- (G) BUILDING AREA TO SITE AREA RATIOS.
- (H) THE PATTERN, SCALE AND CHARACTER OF EXISTING DEVELOPMENT.
- (I) EXTERIOR BUILDING APPEARANCE; AND
- (J) COUNCIL ADOPTED DESIGN GUIDELINES THAT WILL ASSIST IN THE DESIGN AND REVIEW OF APPLICATIONS FOR DEVELOPMENT IN ACCORDANCE WITH THE POLICIES NOTED ABOVE.

POLICY 8.7.2.4

COUNCIL WILL ENSURE A TRANSITION AMONG VERY HIGH, HIGH, MEDIUM AND LOW PROFILE DEVELOPMENTS THROUGH THE APPLICATION OF SUCH URBAN DESIGN MEASURES AS INCREMENTAL CHANGES IN BUILDING HEIGHT, MASSING, SPACE SEPARATION OR LANDSCAPE BUFFER.

POLICY 8.7.2.5

COUNCIL WILL REQUIRE NEW DEVELOPMENT TO SUPPORT THE CREATION OF CONTINUOUS BUILDING FACADES ALONG MAIN STREETS THROUGH THE STREET LEVEL PRESENCE OF:

(A) COMMUNITY FACILITIES, RETAIL SHOPS, AND OTHER FREQUENTLY VISITED USES; AND

(B) ARCHITECTURAL FEATURES AND ELEMENTS WHICH CAN BE EXPERIENCED BY PEDESTRIANS.

POLICY 8.7.2.6

COUNCIL WILL ENCOURAGE THE BUILDINGS FACADES TO BE VISUALLY INTERESTING THROUGH EXTENSIVE USE OF STREET LEVEL ENTRANCES AND WINDOWS. FUNCTIONS WHICH DO NOT DIRECTLY SERVE THE PUBLIC, SUCH AS LOADING BAYS AND BLANK WALLS, SHOULD NOT BE LOCATED DIRECTLY FACING THE STREET.

POLICY 8.7.2.7

COUNCIL SHALL ENCOURAGE ALL MEDIUM, HIGH AND VERY HIGH PROFILE DEVELOPMENTS TO SETBACK ADDITIONAL STOREYS ABOVE THE THIRD (3) STOREY AWAY FROM THE ROAD FRONTAGE TO PROVIDE SUNLIGHT ACCESS, MANAGE WIND CONDITIONS AND ENHANCE THE PEDESTRIAN SCALE.

POLICY 8.7.2.8

COUNCIL WILL ENSURE THAT MAIN ENTRANCES TO BUILDINGS ARE STREET ORIENTED AND CLEARLY VISIBLE FROM PRINCIPAL PEDESTRIAN APPROACHES.

POLICY 8.7.2.9

COUNCIL MAY ALLOW THE INTERRUPTION OF CONTINUOUS BUILDING FACADES AT STRATEGIC LOCATIONS TO PROVIDE FOR POCKET PARKS, PLAZAS OR OTHER OPEN SPACES TO SUPPORT STREET ACTIVITY. COUNCIL WILL NOT ALLOW THE INTERRUPTION OF CONTINUOUS BUILDING FACADES FOR DRIVEWAY ACCESS UNLESS NO OTHER REASONABLE ALTERNATIVE EXISTS.

POLICY 8.7.2.10

COUNCIL WILL CONSIDER THE PREPARATION OF EXTERIOR BUILDING DESIGN GUIDELINES AS PART OF NEW DEVELOPMENT OR REDEVELOPMENT INVOLVING:

- (A) CIVIC WAYS;
- (B) MAIN STREETS;
- (C) HERITAGE AREAS;
- (D) BUSINESS IMPROVEMENT AREAS;
- (E) GATEWAYS;
- (F) COMMUNITY IMPROVEMENT AREAS; AND,
- (G) SPECIAL POLICY AREAS.

POLICY 8.7.2.11

COUNCIL WILL ENCOURAGE THE HEIGHT, FORM, MASSING AND ARTICULATION OF NEW BUILDINGS AT PROMINENT LOCATIONS TO REFLECT THEIR STREET POSITION WITHIN THE CONTEXT OF THE OVERALL BLOCK. FOR EXAMPLE, BUILDINGS LOCATED ON CORNERS, AT "T" INTERSECTIONS, WITHIN OPEN SPACES, ADJACENT TO "S" CURVES OR ON AN ELEVATED POINT SHOULD CAPITALIZE ON THEIR LOCATION BY PROVIDING A FOCAL POINT FOR THE SURROUNDING NEIGHBOURHOOD.

RESPONSE

THE PROPOSED DEVELOPMENT WAS EVALUATED USING THE URBAN DESIGN GUIDELINES AND INTENSIFICATION GUIDELINES. AN UNDERSTANDING OF THE HISTORICAL SIGNIFICANCE AND CHARACTER OF THE NEIGHBOURHOOD WERE THE MAIN DRIVERS OF THE ARCHITECTURAL DESIGN OF THE BUILDING.

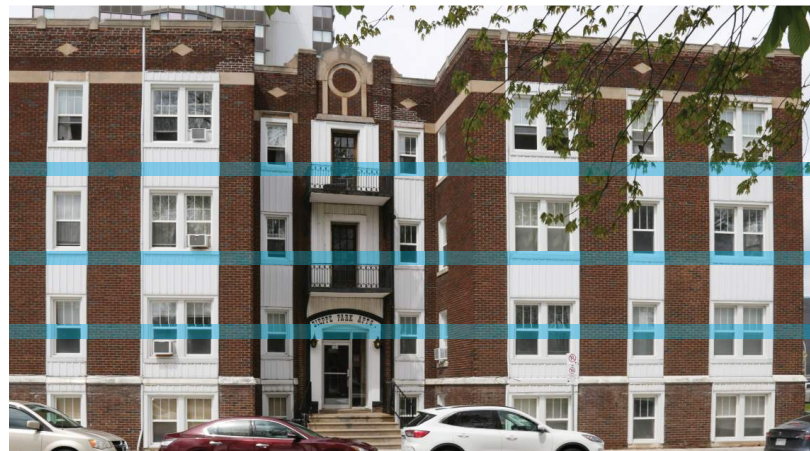
THE DESIGN, WHICH BLENDS METAL COMPOSITES, GLAZING, AND RED BRICK, RESPONDS TO THE HISTORIC CHARACTER OF THE NEIGHBORHOOD AND ADDS TO ITS VISUAL APPEAL. THE CAREFUL ARTICULATION OF THE ELEVATIONS AND USE OF MATERIALS RESULT IN A BUILDING THAT BOTH COMPLEMENTS AND ENHANCES THE EXISTING URBAN FABRIC. BY PROVIDING INTERESTING STREET-LEVEL ENTRANCES, THE BUILDING INVITES RESIDENTS AND VISITORS TO EXPLORE AND ENGAGE WITH THEIR SURROUNDINGS, CONTRIBUTING TO A LIVABLE AND ATTRACTIVE URBAN ENVIRONMENT.



639 CHATHAM STREET WEST



193-195 JANETTE AVE



524 PITT STREET WEST



147 JANETTE AVE

POLICY 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 FOR:

RESPONSE

THE ARCHITECTURAL ARTICULATION OF THE PROJECT WAS INFORMED BY THE CHARACTERISTICS OF THE "OLD TOWN NEIGHBOURHOOD". THIS INVOLVED A CLOSE EXAMINATION OF THE PROPORTIONS AND HEIGHT REFERENCES OF THE BUILDINGS IN THE AREA, AS WELL AS THE MATERIALS AND DESIGN DETAILS THAT ARE COMMON IN THIS HISTORIC NEIGHBOURHOOD. ONE NOTABLE FINDING WAS THE ALIGNMENT OF THE PROPOSED DEVELOPMENT'S AWNING AND WINDOW HEIGHTS WITH THE COMMON REFERENCED HEIGHT OF 12'-6" FOUND IN THE "OLD TOWN NEIGHBOURHOOD". THE ELEVATION ANALYSIS SHOWS HOW THE PROPOSED DEVELOPMENT'S PROPORTIONS AND HEIGHT REFERENCES WERE IN LINE WITH THOSE OF THE SURROUNDING BUILDINGS, CREATING A HARMONIOUS AND COHESIVE STREETScape.

CITY OF WINDSOR OFFICIAL PLAN:
BUILT FORM URBAN DESIGN POLICIES



552 PITT STREET WEST



631 PITT STREET WEST



163-165 JANETTE AVE.



211 JANETTE AVE.

POLICY 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 FOR:

RESPONSE

THE ARCHITECTURAL ARTICULATION OF THE PROJECT WAS INFORMED BY THE CHARACTERISTICS OF THE "OLD TOWN NEIGHBOURHOOD". THIS INVOLVED A CLOSE EXAMINATION OF THE PROPORTIONS AND HEIGHT REFERENCES OF THE BUILDINGS IN THE AREA, AS WELL AS THE MATERIALS AND DESIGN DETAILS THAT ARE COMMON IN THIS HISTORIC NEIGHBOURHOOD. ONE NOTABLE FINDING WAS THE ALIGNMENT OF THE PROPOSED DEVELOPMENT'S AWNING AND WINDOW HEIGHTS WITH THE COMMON REFERENCED HEIGHT OF 12'-6" FOUND IN THE "OLD TOWN NEIGHBOURHOOD". THE ELEVATION ANALYSIS SHOWS HOW THE PROPOSED DEVELOPMENT'S PROPORTIONS AND HEIGHT REFERENCES WERE IN LINE WITH THOSE OF THE SURROUNDING BUILDINGS, CREATING A HARMONIOUS AND COHESIVE STREETScape.

BUILDING FACADE/ BUILDING FORM

- STREET LEVEL ENTRANCES AND WINDOWS
- USE OF INCREMENTAL CHANGES TO FACADE AND LANDSCAPE BUFFER
- HAVE REGARD TO DEFINED SPACE, POSITION TO ROAD
- PROVIDE LINKS FOR PEDESTRIAN, CYCLE, AND PUBLIC TRANSPORT.
- REPETITIVE BUILDING FEATURES AND FAMILIAR SIZED DESIGN ELEMENTS

PARKING/ BUILDING FUNCTIONS TO BE LOCATED IN REAR TO MAXIMIZE BUILDING STREET PRESENCE.

LANDSCAPING AREA

- PROMOTE AND DEFINE PUBLIC SPACE
- VISUALLY REINFORCE THE DEVELOPMENT
- DIRECT MOVEMENT FROM STREET TO SITE
- PROVIDE SEASONAL COLOUR, TEXTURE AND FORM

CHANGES IN MATERIAL ADD ARCHITECTURAL INTEREST

HORIZONTAL ARCHITECTURAL OVERHANGS COMPLIMENT PEDESTRIAN SCALE

VISUALLY INTERESTING LANDSCAPE AREAS AND ELEMENTS, TO CREATE AN URBAN AND PEDESTRIAN FRIENDLY ENVIRONMENT



GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
PUBLIC SPACE AND STREETScape URBAN DESIGN POLICIES

POLICY 8.8.1.1

TO USE PUBLIC SPACE TO ENHANCE THE IMAGE OF WINDSOR.

POLICY 8.8.1.2

TO CLEARLY DEFINE THE BOUNDARIES AND EDGES OF PUBLIC SPACE AND THEIR ACCESS POINTS TO FORM AN IDENTIFIABLE, SAFE AND INVITING SPACE.

POLICY 8.8.1.3

TO CREATE A VARIETY OF PUBLIC SPACES WHICH ACCOMMODATE A BROAD RANGE OF ACTIVITIES AND ENCOURAGE YEAR ROUND USE.

POLICY 8.8.2.1

FOR THE PURPOSE OF THIS PLAN, PUBLIC SPACE INCLUDES ALL LANDS WITHIN PUBLIC RIGHTS-OF-WAY, OPEN SPACE AREAS, ELEMENTS OF THE GREEN-WAY SYSTEM AND OTHER PRIVATELY-OWNED AREAS INTENDED FOR PUBLIC USE.

POLICY 8.8.2.2

COUNCIL WILL PROMOTE THE DESIGN OF PUBLIC SPACES TO DEFINE AND COMPLEMENT THE IMAGE OF WINDSOR AND ITS NEIGHBOURHOODS.

POLICY 8.8.2.3

COUNCIL WILL USE THE ALIGNMENT, ELEVATION AND CONFIGURATION OF PUBLIC SPACES TO MAINTAIN AND ENHANCE SIGNIFICANT VIEWS AND VISTAS WITHIN, TO, AND FROM WINDSOR.

POLICY 8.8.2.4

COUNCIL WILL ENCOURAGE THE CREATION OF OPEN SPACES ADJACENT TO MAJOR INSTITUTIONAL BUILDINGS SO AS TO PROVIDE A CIVIC SETTING SUITABLE FOR COMPLEMENTARY RECREATION AND LEISURE ACTIVITIES.

POLICY 8.8.2.6

COUNCIL WILL PROMOTE THE CREATION OF PUBLIC SPACES WHICH ACCOMMODATE A RANGE OF HUMAN SOCIAL CONTACT, FROM INDIVIDUAL CONTEMPLATION AND PRIVATE CONVERSATIONS TO GROUP ACTIVITIES AND FESTIVITIES.



GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
PUBLIC SPACE AND STREETScape URBAN DESIGN POLICIES

POLICY 8.11.1.1

TO ACHIEVE AN INTEGRATED AND ATTRACTIVE STREET-SCAPE THROUGH DESIGN FEATURES WHICH ACCOMMODATE PEDESTRIAN AND VEHICLE NEEDS.

POLICY 8.11.1.2

TO ACHIEVE COHERENT STREET-SCAPE THEMES AND IMAGES.

POLICY 8.11.1.3

TO ACHIEVE A QUALITY OF STREET-SCAPE DESIGN WHICH REFLECTS THE EVOLVING CHARACTER OF INDIVIDUAL NEIGHBOURHOODS AND WINDSOR AS A WHOLE.

POLICY 8.11.1.4

TO PROVIDE STREET-SCAPE AMENITIES OF HIGH QUALITY DESIGN, VARIETY AND FUNCTION.

POLICY 8.11.2.1

COUNCIL WILL ENCOURAGE THE PRESERVATION AND EXTENSION OF THE EXISTING ROAD PATTERN AND CHARACTER TO ENHANCE ORIENTATION, MAINTAIN THE IMAGE OF WINDSOR, AND INTEGRATE NEWLY DEVELOPING AREAS OF THE CITY.

POLICY 8.11.2.2

COUNCIL WILL SUPPORT THE STRATEGIC CONFIGURATION OF ROADS THAT:

- (A) MAXIMIZE DESIRED VIEWS AND VISTAS;
- (B) ENHANCE THE EXPERIENCE OF NATURAL FEATURES AND LANDFORMS IN WINDSOR;
- (C) FOCUS ACTIVITIES ON PUBLIC GATHERING PLACES;
- (D) ACCOMMODATE A BALANCED TRANSPORTATION SYSTEM;
- (E) CONSERVE ENERGY; AND
- (F) ASSIST IN ORIENTATION.



POLICY 8.11.2.3

COUNCIL WILL ENSURE THAT THE NUMBER, LOCATION AND DESIGN OF SIGNS AND FIXTURES SUCH AS UTILITIES AND OTHER SERVICE INSTALLATIONS RELATE TO THE CHARACTER OF THE SURROUNDING NEIGHBOURHOOD AND DO NOT OBSTRUCT MOVEMENT WITHIN THE RIGHT-OF-WAY.

POLICY 8.11.2.4

COUNCIL WILL SUPPORT THE PROVISION OF BOULEVARD AND MEDIAN STRIPS ON ROADS OF MORE THAN FOUR LANES FOR AESTHETIC AND SAFETY REASONS.

POLICY 8.11.2.5

COUNCIL WILL ENSURE THE PROVISION OF SUFFICIENT LANDSCAPING ALONG ROADS AT VARIOUS INTERVALS IN ACCORDANCE WITH THE FOLLOWING GENERAL PRINCIPLES:

- (A) PROVIDE WINDBREAKS AND SHADE ALONG PEDESTRIAN AND CYCLING NETWORKS;
- (B) ENHANCE THE URBAN FOREST;
- (C) FRAME DESIRED VIEWS AND VISTAS;
- (D) VISUALLY REINFORCE A LOCATION;
- (E) DIRECT MOVEMENT; AND
- (F) ENHANCE THE IMAGE OF WINDSOR.

RESPONSE

THE PROJECT PROPOSES THE ESTABLISHMENT OF TWO URBAN CANOPY CORRIDORS ALONG CARON AVE. AND ALONG CHATHAM STREET. THESE CORRIDORS ARE DESIGNED TO BE PUBLICLY ACCESSIBLE AND WILL SUPPORT THE FUNCTION AND ENHANCE THE APPEARANCE OF THE STREET-SCAPE. OUTDOOR SEATING IS INTEGRATED INTO THE LANDSCAPE WITH STRATEGICALLY PLACED LIGHTING THAT WILL ENHANCE ACCESSABILITY, SAFETY AND THE AESTHETICS OF THE STREET-SCAPE.

GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
PUBLIC SPACE AND STREETScape URBAN DESIGN POLICIES

POLICY 8.11.2.7

COUNCIL WILL SUPPORT THE PROVISION OF SIDEWALKS ALONG ROADS IN ACCORDANCE WITH THE TRANSPORTATION CHAPTER OF THIS PLAN.

POLICY 8.11.2.8

COUNCIL WILL PROMOTE A CONSISTENT DECORATIVE TREATMENT OF SIDEWALKS WITHIN STRATEGIC AREAS, SUCH AS THE CITY CENTRE, MIXED USE AREAS, MAIN-STREETS AND COMMERCIAL CENTRES.

POLICY 8.11.2.9

COUNCIL WILL PROMOTE PAVED SURFACES FOR PEDESTRIAN NETWORKS WITH FEATURES THAT:

- (A) ENHANCE THE CHARACTER OF THE SURROUNDING AREA;
- (B) INDICATE PEDESTRIAN CROSSINGS WITH A CONTINUATION OF THE SIDEWALK PATTERN OVER THE ROAD;
- (C) INDICATE POINTS WHERE ROADS CROSS PEDESTRIAN NETWORKS; AND
- (D) ACCOMMODATE HIGHER INTENSITY PEDESTRIAN MOVEMENT AT INTERSECTIONS.

POLICY 8.11.2.10

COUNCIL WILL PROMOTE THE DEVELOPMENT OF MAIN-STREETS AT THE LOCATIONS IDENTIFIED ON SCHEDULE G: CIVIC IMAGE. SUCH MAIN-STREETS WILL BE DESIGNED TO:

- (A) PROMOTE A DIVERSE MIXTURE OF COMMERCIAL, RESIDENTIAL AND OTHER APPROPRIATE LAND USES ALONG THE ROAD;
- (B) ENCOURAGE PEDESTRIAN ACTIVITY AND MOVEMENT ALONG THE STREET-SCAPE; AND
- (C) PROVIDE AND/OR ENHANCE THE UNIQUE CHARACTER OF THE SURROUNDING NEIGHBOURHOOD.



RESPONSE

THE PROPOSED DEVELOPMENT IS FOCUSED ON CREATING A MORE PEDESTRIAN-FRIENDLY ENVIRONMENT ALONG CARON AVE. AND CHATHAM STREET WEST. BY INCORPORATING ARCHITECTURAL FEATURES LIKE GLAZING AT GRADE AND CANOPIES THAT REFERENCE THE HUMAN SCALE, THE PROPOSAL AIMS TO ENHANCE THE FUNCTION AND AESTHETICS OF THE EXISTING SIDEWALKS AND STREET-SCAPE. ADDITIONALLY THE LANDSCAPING DESIGN IS COORDINATED WITH THE BUILDING DESIGN, WITH SEATING NODES NESTLED BETWEEN TREES AND LANDSCAPE LIGHTING THAT CONTRIBUTES TO AN INVITING ATMOSPHERE. THE PROPOSED DEVELOPMENT ATTEMPTS TO CREATE A COHESIVE AND INVITING STREET-SCAPE THAT ENCOURAGES PEOPLE TO WALK AND SPEND TIME IN THE AREA.

GUIDANCE

CITY OF WINDSOR OFFICIAL PLAN:
PUBLIC SPACE AND STREETScape URBAN DESIGN POLICIES

POLICY 8.11.2.11

COUNCIL WILL RECOGNIZE THE SIGNIFICANCE OF THE ROADS DESIGNATED AS MAIN-STREETS ON SCHEDULE G:

- (A) ENHANCING THE PUBLIC RIGHTS-OF-WAY CONSISTENT WITH THE ESTABLISHED CHARACTER OF THE NEIGHBOURHOOD, USING STREETScape ELEMENTS SUCH AS SPECIAL LIGHTING, LANDSCAPING, PAVING STONES, STREET FURNITURE, PUBLIC ART AND OTHER COMPLEMENTARY FEATURES AND FIXTURES;
- (B) PROTECTING AND ENHANCING SIGNIFICANT VIEWS AND VISTAS ALONG PUBLIC RIGHTS-OF-WAY;
- (C) PROTECTING AND ENHANCING HERITAGE RESOURCES;
- (D) ENCOURAGING THE PROVISION OF BUILDING AND STREETScape ELEMENTS THAT PROVIDE SHELTER FROM INCLEMENT WEATHER, WHERE APPROPRIATE; AND
- (E) ENCOURAGING SIGNAGE WHICH ENHANCES THE CHARACTER OF THE MAIN-STREET.

POLICY 8.11.2.12

COUNCIL WILL PROMOTE THE DEVELOPMENT OF CIVIC WAYS AT THE LOCATIONS IDENTIFIED ON SCHEDULE G: CIVIC IMAGE. SUCH CIVIC WAYS WILL BE DESIGNED TO :

- (A) PROMOTE AND PRESENT AN ATTRACTIVE AND UNIFYING IMAGE OF WINDSOR;
- (B) MAINTAIN A SENSE OF WELCOME AND ARRIVAL FOR TRAVELERS;
- (C) CREATE A MEMORABLE IMPRESSION OF WINDSOR; AND
- (D) COMPLEMENT AND ENHANCE THE MUNICIPALITY'S CAPITAL INVESTMENT IN MAJOR INFRASTRUCTURE.

POLICY 8.11.2.13

COUNCIL WILL RECOGNIZE THE SIGNIFICANCE OF ROADS DESIGNATED AS CIVIC WAYS ON SCHEDULE G:

- (A) ENHANCING THE PUBLIC RIGHTS-OF-WAY ALONG MAJOR ENTRY POINTS INTO WINDSOR CONSISTENT WITH A HIGHLY ATTRACTIVE AND DISTINCTIVE IMAGE USING UNIFYING ELEMENTS SUCH AS LANDSCAPING, FIXTURES AND BOULEVARD AND MEDIAN TREATMENTS; AND
- (B) PROTECTING AND ENHANCING SIGNIFICANT VIEWS AND VISTAS, PUBLIC SPACE AND HERITAGE RESOURCES ALONG THE CIVIC WAY.

POLICY 8.11.2.14

COUNCIL WILL PROMOTE THE DESIGNATION OF CYCLING ROUTES AND SEGREGATION OF MOVEMENT BY DESIGN FEATURES SUCH AS DISTINCTIVE SURFACE TREATMENTS, PAINTED LINES AND SYMBOLS SUBJECT TO APPROPRIATE DESIGN AND ENGINEERING GUIDELINES.

POLICY 8.11.2.15

COUNCIL WILL ENSURE THE EASE OF ORIENTATION ALONG THE PEDESTRIAN AND CYCLE NETWORKS THROUGH THE PROVISION OF SIGNS, ROUTE MAPS AND KEY VIEWS.

POLICY 8.11.2.16

COUNCIL WILL CONSIDER THE USE OF GATEWAYS, SIGNS, DECORATIVE SIDEWALKS, SCULPTURE AND OTHER FEATURES AT POINTS ALONG ROADS AND/OR ROUTES WHERE IT IS APPROPRIATE TO EMPHASIZE THE ENTRANCES TO THE CITY OR ITS NEIGHBOURHOODS.

POLICY 8.11.2.17

COUNCIL WILL ENSURE THAT SEATING ALONG ROADS IS PROVIDED AS REQUIRED AND IS DESIGNED TO:

- (A) PROVIDE COMFORT FOR PEDESTRIANS AT WAITING AREAS, BUS STOPS AND NEAR PUBLIC FACILITIES AND INSTITUTIONS;
- (B) SUPPORT ACTIVITIES ALONG THE ROAD IN COMMERCIAL OR MIXED USE AREAS;
- (C) SUPPORT CONVERSATION AND SOCIAL INTERACTION THROUGH THE APPROPRIATE LOCATION AND ORIENTATION OF SEATING;
- (D) PROVIDE A DEGREE OF PROTECTION FROM INCLEMENT WEATHER;
- (E) PROVIDE SEATING SURFACES IN PROPORTION TO THE INTENSITY OF ACTIVITIES AND THE SIZE OF THE SPACE; AND
- (F) ENCOURAGE AN ACTIVE STREET-LIFE IN ALL SEASONS.

POLICY 8.11.2.18

COUNCIL MAY SUPPORT SIDEWALK CAFES SUBJECT TO APPROPRIATE DESIGN GUIDELINES.

POLICY 8.11.2.19

COUNCIL WILL ENCOURAGE THE PARTIAL SCREENING OF SURFACE PARKING LOTS THROUGH THE USE OF LOW FENCES, WALLS, BERMS AND OTHER LANDSCAPE ELEMENTS, AND THROUGH THE LOCATION OF LOTS AWAY FROM STREET VIEW, WHILE STILL PERMITTING VIEWS FOR ORIENTATION AND SAFETY.

POLICY 8.11.2.20

COUNCIL WILL ENCOURAGE A REDUCTION IN THE SCALE OF LARGE SURFACE PARKING LOTS THROUGH SUBDIVISION INTO SMALLER AREAS BY MEANS OF LANDSCAPING, FENCING AND WALLS.

POLICY 8.11.2.21

COUNCIL WILL ENCOURAGE PARKING LOTS THAT AVOID LARGE EXPANSES FRONTING THE ROAD.

POLICY 8.11.2.22

COUNCIL WILL LIMIT THE CONSTRUCTION OF PARKING SPACES IN THE REQUIRED FRONT YARDS OF DWELLINGS, IN ORDER TO PROTECT THE AESTHETIC CHARACTER OF OLDER RESIDENTIAL NEIGHBOURHOODS, ENSURE THE AVAILABILITY OF ON-STREET PUBLIC PARKING, ENSURE UNHAMPERED PEDESTRIAN MOVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY AND PREVENT HARM TO BOULEVARD TREES

RESPONSE

THIS DEVELOPMENT IS COMMITTED TO FOLLOWING THE OFFICIAL PLAN POLICIES FOR CREATING AN APPEALING AND WELL-DESIGNED LANDSCAPE. ALL HARDSCAPE ELEMENTS WILL MEET THE HIGH QUALITY STANDARDS SET BY THE CITY, AND THE VEGETATION WILL BE CAREFULLY CHOSEN FOR ITS LOW-MAINTENANCE, PEST AND DISEASE RESISTANCE. THE USE OF VEGETATION WILL ALIGN WITH ESTABLISHED PRINCIPLES TO ENSURE A BEAUTIFUL AND SUSTAINABLE LANDSCAPE.

THE PROPOSED DEVELOPMENT WILL LOCATE PARKING ON THE PODIUM LEVEL, WITH THE DESIGN EMPHASIZING A RESIDENTIAL TYPOLOGY. THE GROUND FLOOR WILL BE PROGRAMMED WITH AMENITIES FOR RESIDENTS AND DESIGNED TO PROVIDE VISUAL APPEAL, ENHANCING THE URBAN EXPERIENCE AND PROMOTING PEDESTRIAN TRAFFIC. IN COMBINATION WITH THE EXTERIOR LANDSCAPE FEATURES, THIS PROPOSAL WILL REVITALIZE THE OLD TOWN NEIGHBORHOOD BY PROMOTING PEDESTRIAN ACTIVITY AND CREATING A VIBRANT AND INVITING ATMOSPHERE. THE LOCATION OF THE PARKING ON THE PODIUM LEVEL AND THE CAREFULLY DESIGNED GROUND FLOOR WILL HELP ACTIVATE THE NEIGHBORHOOD, MAKING IT A MORE LIVABLE AND ATTRACTIVE URBAN ENVIRONMENT.

GUIDANCE

*CITY OF WINDSOR OFFICIAL PLAN:
LIGHTING URBAN DESIGN POLICIES*

POLICY 8.13.1.1

TO ENSURE THAT LIGHTING IMPROVES VISIBILITY AND SAFETY.

POLICY 8.13.1.2

TO ENHANCE PROMINENT BUILDINGS AND SPACES THROUGH THE USE OF LIGHTING.

POLICY 8.13.1.3

TO MINIMIZE INTRUSIVE LIGHTING.

POLICY 8.13.2.1

COUNCIL WILL PROMOTE LIGHTING THAT IMPROVES SAFE MOVEMENT ALONG THE TRANSPORTATION SYSTEM.

POLICY 8.13.2.2

COUNCIL WILL PROMOTE ADEQUATE LIGHTING IN AREAS WHERE PUBLIC SAFETY IS OF CONCERN AND WOULD BE APPROPRIATE.

POLICY 8.13.2.3

COUNCIL SHALL PROMOTE THE USE OF LIGHTING TO ACCENT STEPS, TURNS, RAMPS, TRANSIT STOPS AND OTHER FEATURES FREQUENTLY ENCOUNTERED IN THE URBAN ENVIRONMENT.

POLICY 8.13.2.4

COUNCIL WILL PROMOTE THE LIGHTING OF PROMINENT BUILDINGS, MONUMENTS AND FEATURES TO ACCENTUATE CIVIC AND ARCHITECTURAL DESIGN.

POLICY 8.13.2.5

COUNCIL WILL PROMOTE THE USE OF LIGHTING WHICH COMPLEMENTS AND ENHANCES THE ESTABLISHED CHARACTER OF AN AREA OR NEIGHBOURHOOD.

RESPONSE

THE PROPOSED DESIGN UTILITY, LIGHTING AND SIGNAGE FOR THE BUILDING WILL BE CONSISTENT WITH THE GUIDELINES AS PER THE CITY OF WINDSOR.

THE UTILITY CONNECTIONS WILL BE CONNECTED TO THE EXISTING SERVICES AND COORDINATED WITH PROVIDERS AS REQUIRED. ALL EFFORTS WILL BE MADE TO ENSURE THE VISUAL IMPACT WILL BE MINIMIZED WHEREVER POSSIBLE.

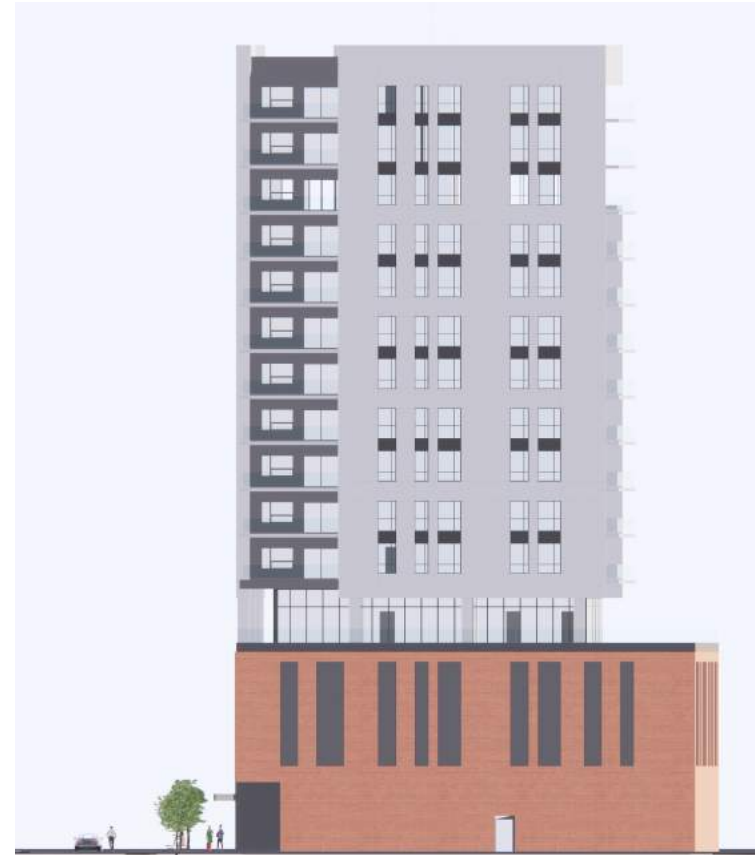
ALL SIGNAGE AND LIGHTING WILL BE DESIGNED TO BE DARK SKY COMPLIANT AND PROVIDE DOWNCAST LIGHTING. ALL MECHANICAL EQUIPMENT WILL BE DESIGNED TO MINIMIZE VISUAL INTERRUPTIONS AND IMPACT ON THE COMMUNITY.



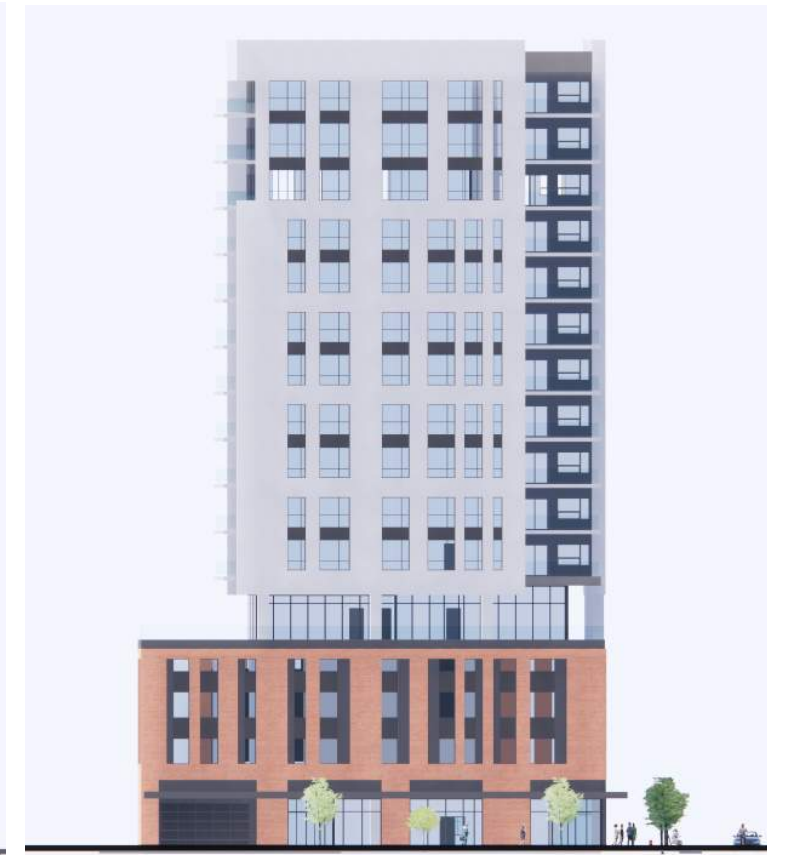
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION





CONCLUSION

THIS PROPOSED DEVELOPMENT ALIGNS WITH THE VISION AND GOALS SET FORTH IN THE DOWNTOWN WINDSOR ENHANCEMENT STRATEGY AND COMMUNITY IMPROVEMENT PLAN (6.1.1 AREA VISION) BY ADDING SMART DENSITY TO THE "OLD TOWN NEIGHBOURHOOD" AND COMPLEMENTING ITS EXISTING ARCHITECTURAL CHARACTER. IT MEETS THE OBJECTIVES OF THE CITY OF WINDSOR OFFICIAL PLAN BY FOLLOWING URBAN DESIGN GUIDELINES THAT ENHANCE THE SENSE OF COMMUNITY AND QUALITY OF LIFE IN THE AREA.

BY CREATING NEW HOUSING OPPORTUNITIES, THIS DEVELOPMENT WILL DRIVE FOOT TRAFFIC AND ECONOMIC ACTIVITY, ADDING TO THE VIBRANCY OF THE NEIGHBOURHOOD. THE PEDESTRIAN-FRIENDLY DESIGN ELEMENTS, SUCH AS CANOPIES AND URBAN LANDSCAPING, WILL CREATE A WELCOMING AND ATTRACTIVE ENVIRONMENT THAT ENCOURAGES PEOPLE TO SPEND TIME IN THE AREA. THE INCREASED DENSITY AND FOOT TRAFFIC GENERATED BY THE DEVELOPMENT WILL PROVIDE A BOOST TO LOCAL BUSINESSES AND CONTRIBUTE TO THE OVERALL HEALTH AND PROSPERITY OF THE "OLD TOWN NEIGHBOURHOOD".