

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, May 6, 2024

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item # Item Description
1. CALL TO ORDER

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

4. COMMUNICATIONS

5. ADOPTION OF THE *PLANNING ACT* MINUTES (*previously distributed*)

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held April 2, 2024 (**SCM 105/2024**)

6. PRESENTATIONS AND DELEGATIONS (*PLANNING ACT* MATTERS)

7.1. OPA & Rezoning – Bouzide Enterprise Ltd - 2144 Huron Church Rd - OPA 180 OPA/7168 Z-003/24 ZNG/7169 – Ward 10 (**S 41/2024**) (*previously distributed*)
Clerk's Note: Vinay Mistry, area resident, submitting the **attached** email dated May 2, 2024, as a written submission.

- a) Adam Szymczak, Senior Planner – Development (PowerPoint)
- b) Tracey Pillon-Abbs, RPP Principal Planner, available for questions (via Zoom)

7.2. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 004-24 [ZNG-7171] & OPA 182 [OPA-7173] 1027458 Ontario Inc. 0 Clairview Ave. - Ward 7 (**S 56/2024**) (*previously distributed*)

- a) Karl Tanner & Theresa O'Neill, Dillon Consulting Limited, available for questions (in person)

- 7.3. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 005-24 [ZNG-7174] & OPA 183 [OPA-7175] 1027458 Ontario Inc. 0 Wyandotte St E. - Ward 7 **(S 57/2024) (previously distributed)**
a) Karl Tanner & Theresa O’Neill, Dillon Consulting Limited, available for questions (in person)
- 7.5. Official Plan Amendment and Zoning By-law Amendment Applications for 835 Tecumseh Road East, 2148 Marentette Avenue, and 2175 Parent Avenue, Z-006/24 [ZNG-7179] & OPA 184 [OPA-7180], Ward 4 **(S 49/2024) (previously distributed)**
Clerk’s Note: Yvette Biron, area resident, submitting the **attached** email dated April 26, 2024, as a written submission.
a) Tracey Pillon-Abbs, RPP Principal Planner, available for questions (via Zoom)
b) David Girard, area resident (in person)
- 7.6. Zoning By-Law Amendment Z007-24(ZNG/7181) - Cindy Prince - 3589 Victoria Boulevard, Ward 9 **(S 51/2024) (previously distributed)**
Clerk’s Note: Matthew Romain, area resident, submitting the **attached** email dated April 19, 2024, as a written submission.
a) Cindy Prince, Vice President, Amico Affiliates, available for questions (in person)
- 7.4. Approval of a Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act*, 705 and 755 Grand Marais Rd E.; Applicant: Seiko Homes Inc.; File No.: CDM 003-24 [CDM-7192]; Ward 10 **(S 50/2024) (previously distributed)**
a) Justina Nwaesei, Planner III – Development (PowerPoint)

7. PLANNING ACT MATTERS

8. ADOPTION OF THE MINUTES (previously distributed)

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 4, 2024 **(SCM 66/2024)**
- 8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held April 2, 2024 **(SCM 90/2024)**

9. PRESENTATIONS AND DELEGATIONS (HERITAGE ACT MATTERS)

- 10.1. 1958-1998 Wyandotte Street East, Strathcona Building – Request for Heritage Designation & Heritage Funding (Ward 4) **(S 48/2024) (previously distributed)**
a) David Mady, Vice President Real Estate Development, Roasati Construction, available for questions (via Zoom)

10. HERITAGE ACT MATTERS

- 10.2 Sandwich Street Infrastructure Enhancement Heritage Permit (Ward 2) **(S 20/2024)**
attached

Clerk's Note: P&C Memo provided to members of the Committee only.

PRESENTATIONS AND DELEGATIONS (ADMINISTRATIVE ITEM MATTERS)

- 11.2. Main Streets CIP Application, 1958-1998 Wyandotte Street East (Strathcona Building);
Owner: 2798315 Ontario Inc. (c/o David Mady) **(S 55/2024)** **(previously distributed)**
a) David Mady, Vice President Real Estate Development, Roasati Construction,
available for questions (via Zoom)

- 11.3. Additional Information Memo to Closure of north/south alley located between Vimy
Avenue and Ypres Avenue, Ward 5 **(AI 7/2024)** & **(S 4/2024)** **(previously distributed)**
a) Anthony Malandrucolo, Stipic Weisman LLP, solicitor for property owner, available
for questions (via Zoom)

11. ADMINISTRATIVE ITEMS (previously distributed)

- 11.1. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted
by St. Rhodes Development & Leasing Corporation for 1247 Riverside Drive East
(Ward 4) **(S 52/2024)**
- 11.4. Sandwich Town CIP Application, 3218 Baby Street; Owner: Buschante Development
Group Corporation (Ward 2) **(S 54/2024)**

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT

Subject: Sandwich Street Infrastructure Enhancement Heritage Permit (Ward 2)

Reference:

Date to Council: May 6, 2024
Author: Kristina Tang
Heritage Planner
Email: ktang@citywindsor.ca
Phone: 519-255-6543 X 6179
Kevin Alexander
Planner III- Special Projects
Planning & Building Services
Email: kalexander@citywindsor.ca
Phone: 519-255-6543 X 6732
Planning & Building Services
Report Date: 2/9/2024
Clerk's File #: MBA/9191

To: Mayor and Members of City Council

Recommendation:

- I. That the Heritage Permit requested by Bridging North America Constructors Canada GP (BNA), on behalf of Windsor-Detroit Bridge Authority (WDBA), **BE APPROVED** for Infrastructure Enhancements along Sandwich Street within the Sandwich Heritage Conservation District, in accordance with Appendix A-D Heritage Permit Application, subject to the following condition(s):
 - a. Submission of satisfactory product details and samples to the City Planner or designate;
 - b. Final locational clearance with City Administration (such as Engineering & Parks Departments, etc.);
 - c. May include a listing of components that are not updated in their Heritage Permit
 - Use of Unilock Brussels Block in “Coffee Creek” colour
 - Minor relocation of bench and receptacle
 - Verification of Tree and Plant species by City of Windsor Parks Department;

- d. Coordination with any other items if approved by Council in Recommendation II;
- II. That the additional heritage appropriate streetscape element(s) identified by the City **BE APPROVED** for the Sandwich Street Road Reconstruction Project to be consistent with the Sandwich Heritage Conservation District Plan in the following priority and subject to the upset limit of \$390,000:
- a. Trolley Tracks embedded in the Concrete Crosswalks at intersections of Sandwich Street at Mill, Brock, and Detroit Streets
 - b. Traffic Signal Poles and Arms (textured coated black)
 - c. Heritage style transit shelter Daytech Bus Shelter AMF04X10N ‘Colonial’
 - d. Repaint existing black coated decorative light poles
- III. That the City Planner **BE DELEGATED** the authority to approve any further changes associated with the Sandwich Street Road Reconstruction Project within the Sandwich Heritage Conservation District, including but not limited to:
- a. Further changes to the application
 - b. A separate future Heritage Permit submitted by the Sandwich Business Improvement Association (BIA) for a replacement Pergola, in coordination with the overall Infrastructure Upgrades; and,

Whereas on February 2, 2024, the 2024 10-year capital budget was deemed approved via Mayoral Decision MD05-2024 and subsequently Administration identified unallocated funding from the Canada Community-Building Fund, be it further resolved

- IV. THAT the City Treasurer **BE DIRECTED** to transfer up to \$390,000 currently available in Canada Community-Building Fund (Fund 176) funding to Project 7152001, Cabana Road Improvements, which replaces \$390,000 in existing Pay-As-You-Go (Fund 169) funding; and further,

Whereas, City Council **SUPPORTS** an expenditure of up to \$390,000 as it relates to the supply and implementation of Recommendation II, be it resolved:

- V. THAT the City Treasurer **BE DIRECTED** to create a new capital project under Heritage Planning to be funded by way of a transfer of up to \$390,000 in available Pay-As-You-Go (Fund 169) funding from Project 7152001.

Executive Summary: N/A

Background:

The Windsor-Detroit Bridge Authority (WDBA) is the Canadian Federal Government's crown corporation responsible for the construction, operation and administration of the new Gordie Howe International Bridge between Windsor and Detroit. WDBA together with their General Contractor Bridging North America (BNA) have been engaging City of Windsor for several years concerning the connections to Windsor, including infrastructure upgrades to Sandwich Street. In January 2024, WDBA announced that the overall GHIB project investment is \$6.4B with completion in September 2025. Part of the overall Sandwich Street reconstruction work falls within the Sandwich Heritage Conservation District (HCD) and the Olde Sandwich Towne Community Improvement Plan (CIP), for which WDBA has committed \$1 million in budget towards enhancements under their community benefits initiatives related to the bridge project.

City Council passed the Sandwich Heritage Conservation District (HCD) Designation By-law No. 22-2009 in January 2009, along with related by-laws. The Sandwich HCD came into effect in October 2012, and the Sandwich HCD Plan requires changes to the public realm to apply for Heritage Permits. Therefore, the project is required to be consistent with the policies and guidelines found in these documents that is evaluated through the Heritage Permit Application process. This report presents the segment of the proposal of the WDBA requiring Committee review and Council approval under the Sandwich HCD process.

The report also highlights various heritage elements that are recommended within the District but are currently unfunded due to the limits of the WDBA's \$1M community benefits enhancement budget. Should Council choose to approve those elements, a funding source has been identified. These works would all need to be coordinated as part of the Sandwich Street Reconstruction project, alongside a future Pergola design on Sandwich Street that would be applied and funded for by the Sandwich BIA through funding from WDBA. An encroachment agreement will be required for the pergola.

WDBA is eager to complete the Sandwich Infrastructure Upgrade construction in 2024. The complete final application was submitted in April 2024.

Legal Provisions:

The boundaries of the Sandwich Heritage Conservation District (HCD) and properties within are designated under Part V of the Ontario Heritage Act (OHA). Section 41.1(5) of the OHA requires the HCD Plan to contain (c) "a description of the heritage attributes of the heritage conservation district and of properties in the district". Changes to the properties within the district are to be considered according to (d) "policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district". Elements such as mature trees, complementary landscape, grass boulevards, limiting the right of way and paved surface, and street furnishing are all described in the HCD Plan. The Sandwich HCD Plan requires Heritage Committee review and Council approval for replacement of street lighting, street signs, street furnishing (benches, trash receptacles, bicycle racks, planters, and similar items),

and changes to grassed boulevards, sidewalks, roadway pavement widths, and changes or improvements to public park and open space features.

Discussion:

The pertinent segment of the Sandwich Street Reconstruction project starts from the portion past Brock Street intersection to Detroit Street. The project will be conducted in coordination and partnership with the City of Windsor.

List of proposed works by WDBA/BNA include:

- Reconstruction of roadway with asphalt pavement
- Introduction of bicycle lanes
- Replacement of sidewalks and driveway approaches within the right-of-way
- New Cast Iron Tactile Plates
- Construction of boulevards outside roadway and sidewalks:
 - Provision of soil cells – Citygreen Stratavault (to allow future growth of mature street trees by allowing the roots to grow beneath the sidewalk surface)
 - New tree grates - Iron Age Designs Interlaken
 - Street Trees (supplied and installed by City but paid for BNA/WDBA)
 - New Concrete Pavers- Unilock Brussels Block in “Coffee Creek” colour
 - Sodded grassed area
 - Low concrete planters and plantings
 - Reinstallation of existing Street furnishing including street lighting, benches, receptacles, and bicycle racks

List of works by the City or other Public Agencies:

- Relining of sanitary sewer (completed by the City)
- Upgrade of watermain by Enwin – Water (underway)
- Enwin Hydro relocation of lines and poles
- Heritage style hydrants, Mueller ‘Super Centurion’ to be provided by Enwin - Water
- Refinishing and repair of some existing Street furnishing (to be completed by the City)

List of unaddressed heritage streetscape items:

- Trolley Tracks embedded in Concrete Crosswalk) at intersections of Sandwich Street at Mill Street, Brock Street & Detroit Street
- Traffic Signal Poles and Arms (textured powder coated black)
- Daytech Bus Shelter AMF04X10N ‘Colonial’ Canopy transit shelter replacement
- Repaint existing damaged decorative black light poles

Future item:

- Pergola (Sandwich BIA will cover the cost of the Pergola)

The mention of a future separate permit for the Pergola is a project that is currently being prepared through the Sandwich BIA and to be funded by them through funding from the WDBA, but its construction must be coordinated alongside the road reconstruction.

Official Plan Policy:

The Windsor Official Plan states “Council will enhance heritage resources by (a) Ensuring that within any Heritage Area or Heritage Conservation District that: (i) Infrastructure undertakings respect and enhance the historic character of the area; (ii) Development be of compatible height, massing, scale, setback and architectural style.” (9.3.5.1)

Volume II Section 1.26 on the Sandwich Heritage Conservation District of the City’s Official Plan includes more detailed policies, in particular that “All applications for heritage permits will be required to conform to the design guidelines in the Sandwich Heritage Conservation District Plan, adopted by By-law 22-2009.” (Volume II, Section 1.26.9)

Review of Sandwich HCD policies

The Sandwich HCD discusses elements in the public realm such as street furnishings that applies to the proposal.

Section 4.5 on Public Realm emphasizes the important role of the public realm in defining the overall heritage character of the neighbourhood through its mature trees and public furniture. The policies include:

(a) Mature street trees are to be protected and preserved to the extent possible unless they present a public safety hazard or are in a serious state of decline due to age or disease. When removal of street trees is required, they should be replaced with new trees of an appropriate size and species as determined by the Community Services Department;

(c) Landscaping that complements the existing landscapes of the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all

new development. Specific landscape elements will be governed by Site Plan Approval requirements;

(d) Retention of existing grass boulevards and street trees throughout the neighbourhood is strongly encouraged whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort will be made to replace them upon completion of the work;

(e) Existing road right-of-ways and paved surfaces should not be increased;

(f) Street furnishings, including benches, garbage cans, bicycle racks and other components, will be consistent throughout the neighbourhood and be of a style and material that complements the heritage attributes of the District;

(h) Guidelines provided in Section 8 are to be considered in the design, selection and location of various elements of the public realm.

Section 5. 6. 2 on Approvals for Public Property and Infrastructure obligates the municipality to be consistent with the policies and guidelines of the Plan through Council review and approval of such works and items:

- *Replacement of street lighting, street signs*
- *Street furnishings, including benches, trash receptacles, bicycle racks, planters and similar items;*
- *Alterations, reconstruction or removal of grassed boulevards;*
- *Changes to sidewalks or roadway pavement widths;*
- *Changes or improvements to public park and open space features.*

Section 8.10.3 discusses the impact Street Furnishings has on the character of an area. The section recommends coordination of street furnishing elements in terms of style and colour to provide a unifying element and to create a sense of place.

The work was proposed in consultation with the public, Sandwich BIA, and City administration through months of discussion and negotiations. Of relevance to the heritage district, the products selected considered sizing constraints, complementary appearance within the nature of the heritage district while balancing and maximizing value.

Many of the new elements proposed are identified in the Heritage Permit package through the Precedent Images provided. Other elements are outlined (further) in the following:

- *Concrete Pavers- Unilock Brussels Block in “Coffee Creek” colour to replace existing stone pavers. (Agreed by WDBA/BNA post submission of the Heritage*

Permit Application, though the renderings have not been updated to show the change).



Physical sample of coffee creek on left and image from Unilock website on right. (Retrieved from: <https://contractor.unilock.com/product/brussels-block-ontario/>)



Stone pavers on Sandwich Street that will be replaced.

- Tactile Plates are a requirement at all intersections where a sidewalk is being rebuilt as part of the AODA standards. The City's standard City wide is for yellow coloured plastic tactile plates. The Cast Iron Tactile Plates were requested by Planning staff to complement the HCD. Some potential product manufacturers or others could be considered (such as Tactile Solutions, Urban Access Solutions, Kinesik). Specific product data in matt black colour is to be submitted for review and approval prior to installation. The matt black tactile plates will match tree grates that will also be provided in the same colour.
- Low concrete planters: the existing high stone planters will be removed; instead, low and high concrete planters will be replaced with some low concrete planters and the soil cells. Feedback was given concerning the damage to vehicles due to

location of high planters, limitations in sustaining mature trees, as well as balancing budgetary concerns.



Example of high stone planters that will be removed and decorative street lights where paint has peeled away at the base because of salt damage

- Reinstallation of existing street furnishing including decorative street lighting, benches, receptacles, and bicycle racks will be conducted by BNA however the touch up and minor repairs of benches, trash receptacles, bike racks and other street furniture elements will be conducted by the City as required prior to reinstallation. The provision of new street furnishing is not proposed as a scope of work by WDBA/BNA. Some minor changes (eg. relocations from the drawing package) have been requested to be incorporated at a later date. Some examples include:
 - the removal of the bench in front of St John's Church House at 3294 Sandwich to be relocated as a second bench to the bus stop in front of 3201 Sandwich Street (orient it parallel to roadway).
 - remove receptacle in front of St John's Church House at 3294 Sandwich and relocate it to 3140 Sandwich Street (Dominion House) planter area
- Street Trees: appropriate tree and plant species for the soil cells and planters will be provided by City Parks Departments but paid for by BNA/WDBA. The soil cells proposed account for a large portion of the enhancement benefit amounts and will support and sustain the Sandwich HCD Plan's vision for mature street trees.
- Heritage style hydrants, Mueller 'Super Centurion' was recommended and will be provided by ENWIN. There will be 5 Heritage Hydrants provided at the following locations: 3262 Sandwich; 3242 Sandwich; 3190 Sandwich (NW Corner of Mill Street); 3170 Sandwich; and 3128 Sandwich.



Mueller 'Super Centurion' image.

Recommendation II identifies heritage streetscape elements consistent with the Sandwich HCD but currently unfunded. This request is being brought forward now because there is an opportunity to save costs by installing some elements as part of the road reconstruction when construction crews will already be on site implementing road reconstruction works. To go back and dig up asphalt or close streets and prioritize staff to install the following heritage elements at a later date would not be as cost effective:

- Trolley Track embedment and Concrete Crosswalk at intersections of Sandwich Street at Mill, Brock and Detroit Streets

The proposal by GHB is to replace the entire roadway with asphalt. However, the current intersections of Mill and Brock Streets both feature concrete crosswalks, with the trolley tracks embedded in the concrete at the intersection of Mill and Sandwich Streets. Concrete crosswalks are common for City of Windsor in specialty areas (ie. Streetscape projects in Walkerville, Wyandotte Street West, Riverside Vista, Ottawa, etc.) and should be approved in Sandwich HCD at Mill, Brock and Detroit.

Sandwich Street is an important historical transportation route for the City, connecting Windsor through Sandwich to other communities from the late 19th century. The trolley tracks at the Mill Street intersection were intentionally installed within the concrete crosswalk in the last Sandwich Street works in the 1980s in order to preserve a piece of the streetcar history on this historic route. The inclusion of tracks at Brock and Detroit (in addition to existing at Mill), is requested to serve as gateway features at key points of Sandwich Street. Gateway features at these intersections are supported through the Council Adopted Sandwich CIP Urban Design Guidelines. The trolley track feature was also raised by the BIA as an item of interest to be retained.

Therefore, Planning review requests that:

a total of 24 trolley tracks be installed at the intersections of Sandwich Street at Mill, Brock, and Detroit Streets in the described priority order, subject to funding recommendations in the report.

Administration received cost estimates from AC Metal Fabricating Limited to supply approximately 86 metres of trolley track with fastening plates, anchor bolts, and provide engineering drawings. If there is the opportunity to salvage tracks when tracks are uncovered as part of the future road reconstruction phase Administration will review the possibility of restoring it. Unfortunately, trolley tracks that have been excavated to date were often twisted and warped such as in the photo below and not salvageable.





Google Streetview of Mill and Brock intersections on Sandwich Street.

- Traffic Signal Poles and Arms (textured coated black)

Since Prado Place and Sandwich Town are the only Heritage Conservation District (HCD) in Windsor and it is important that all elements such as decorative light poles, benches, bike racks, trash receptacles, tree grates match and are coordinated to complement the Sandwich HCD. Currently all street furniture are proposed to be powder coated black. The black traffic signal poles and arms are used in other Heritage Conservation Districts in Ontario (eg. Kingston, Collingwood, Elora, Fergus, Cobourg, Perth, Port Hope, Oakville, St Mary's). These textured powder coated black poles and arms have also been used in specialty areas across the City of Windsor along Riverside Drive and Riverdale as part of the Riverside Drive Vista Project, Devonshire Road as part of the Walkerville Heritage Area and Districting Plan, and along Main Streets like the Ottawa Street Business Improvement Area (BIA). Similar installation will allow consistency with other important areas of the City.

To achieve the texture coated black, the Standard Traffic Signal Light Poles are powder coated by the manufacturer and shipped to Windsor for installation in a process that takes approximately 16 to 20 weeks. If the black poles are not delivered in time to correspond with the construction schedule, then temporary standard sectional steel poles will be installed and changed out later, at a cost of approximately \$50,000 per intersection. Should funding for this work be approved the City would endeavor to have the permanent texture coated black poles installed

prior to the opening of the road and improvements fully to the public to take advantage of existing detour and traffic setups in place for construction.

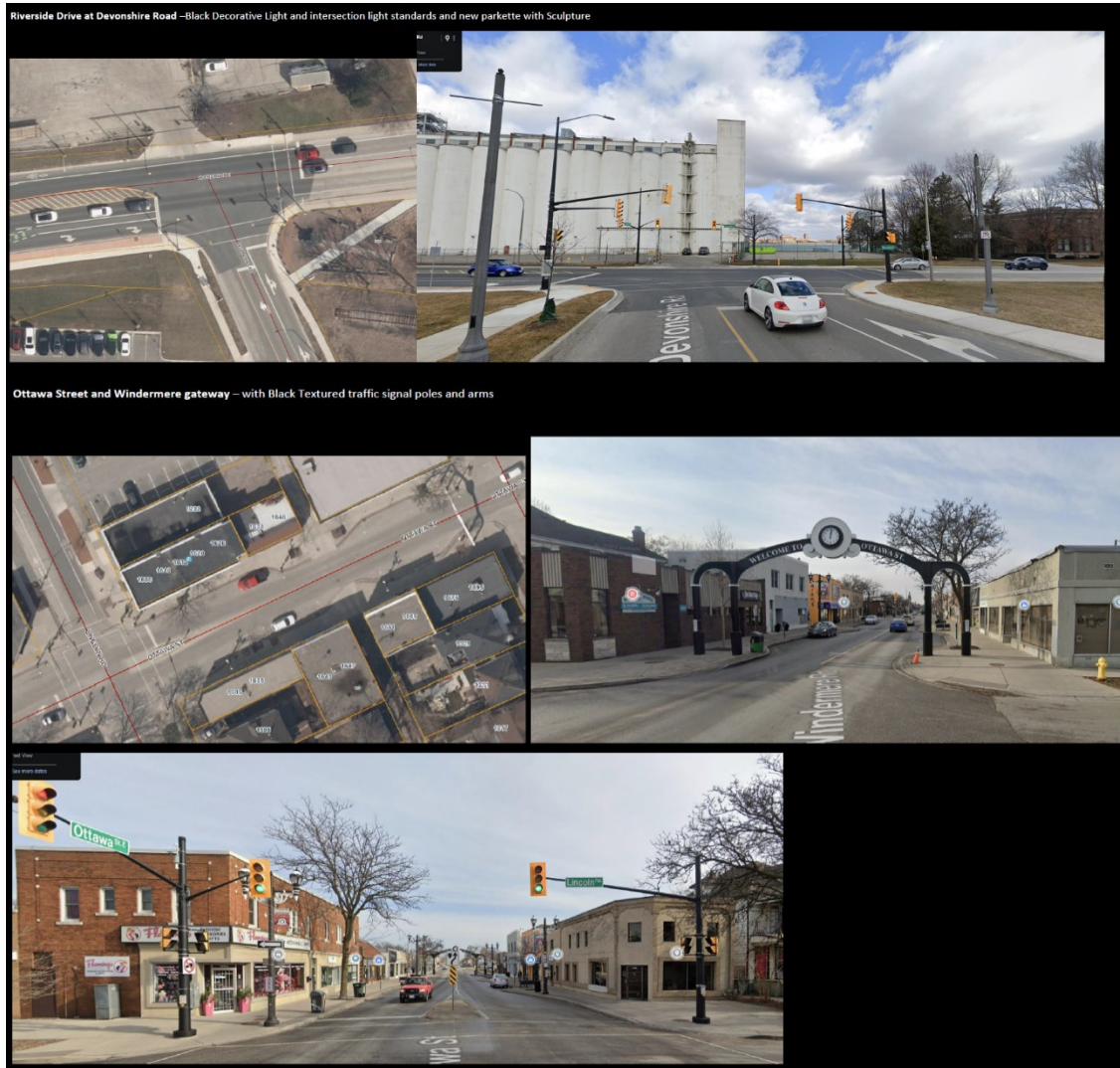
The existing traffic pole configuration at the Sandwich Street intersections with Mill and Brock Streets consist of one pole per corner, which was the standard at the time of installation. AODA standards regulate the minimum spacing and location of poles and these new standards must be followed when changes to the intersection occur (e.g. road widening, bumpouts, addition of active transportation).

As a result, two poles are required to be installed per corner effectively doubling the cost of the pole infrastructure compared to the status quo. Notwithstanding this requirement, the existing Traffic Signal Lights have reached their life span and therefore cannot be salvaged and reused.

Therefore, 15 textured black coated poles and traffic arms are requested for installation.

Though not an area of heritage planning, in the matter of intersection design with respect to safety, City Infrastructure Services staff have reviewed and is of the opinion that the rebuild with the significant changes will result in different driver and pedestrian behaviour, and the new layout would improve safety and meet the City's current standards

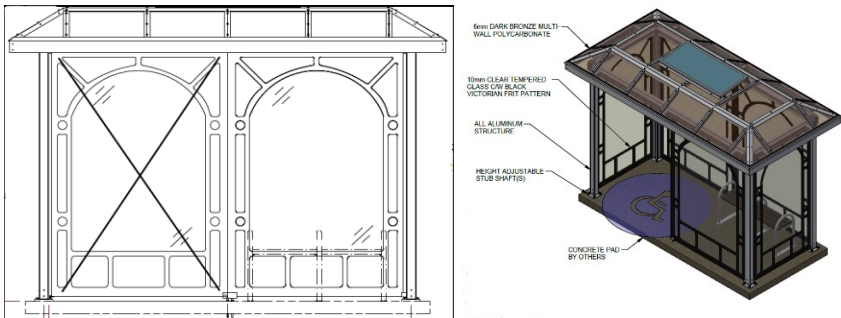




Examples of texture coated black traffic arms and poles in other special areas in Windsor.

- Heritage style transit shelter Daytech Bus Shelter AMF04X10N ‘Colonial’

A heritage style bus shelter was also requested by the BIA at the April 3, 2024, meeting as something that would “contribute to the heritage look and feel in the area”. The Daytech Colonial bus shelter is a suitable option due to its stock availability and appearance complementary to the Sandwich HCD, and previous installation within the District prior to the current modern temporary installation. If not approved by Council, the standard contemporary ‘Avanti’ bus shelter will be reinstalled. The existing shelter on Sandwich at Brock Northeast Corner was installed in July of 2018 making it almost 6 years old. It has no issues in terms of its existing condition. The life expectancy of this style of shelter is 15-20 years old, which at that time it would need to be replaced depending on available funding. If Council approves funding for the Daytech Colonial bus shelter the standard contemporary ‘Avanti’ bus shelter can be relocated elsewhere in the city and Transit Windsor will pay for the associated costs of relocating it.



Drawings of product by Daytech Limited



Standard contemporary bus shelter used across the City of Windsor (Google streetview)

- Repaint existing black coated decorative light poles

The existing black coated decorative light poles identified in Recommendation II will be relocated due to their proximity to the road or remain in place. Administration proposes to have these repainted in place, as paint has peeled away at the base from salt damage on many of the existing units. This work will be contracted out and a line item for the cost is included in the Financial Section of this Report.



Example of existing black coated decorative light poles where paint has peeled away due to salt damage

Other considerations:

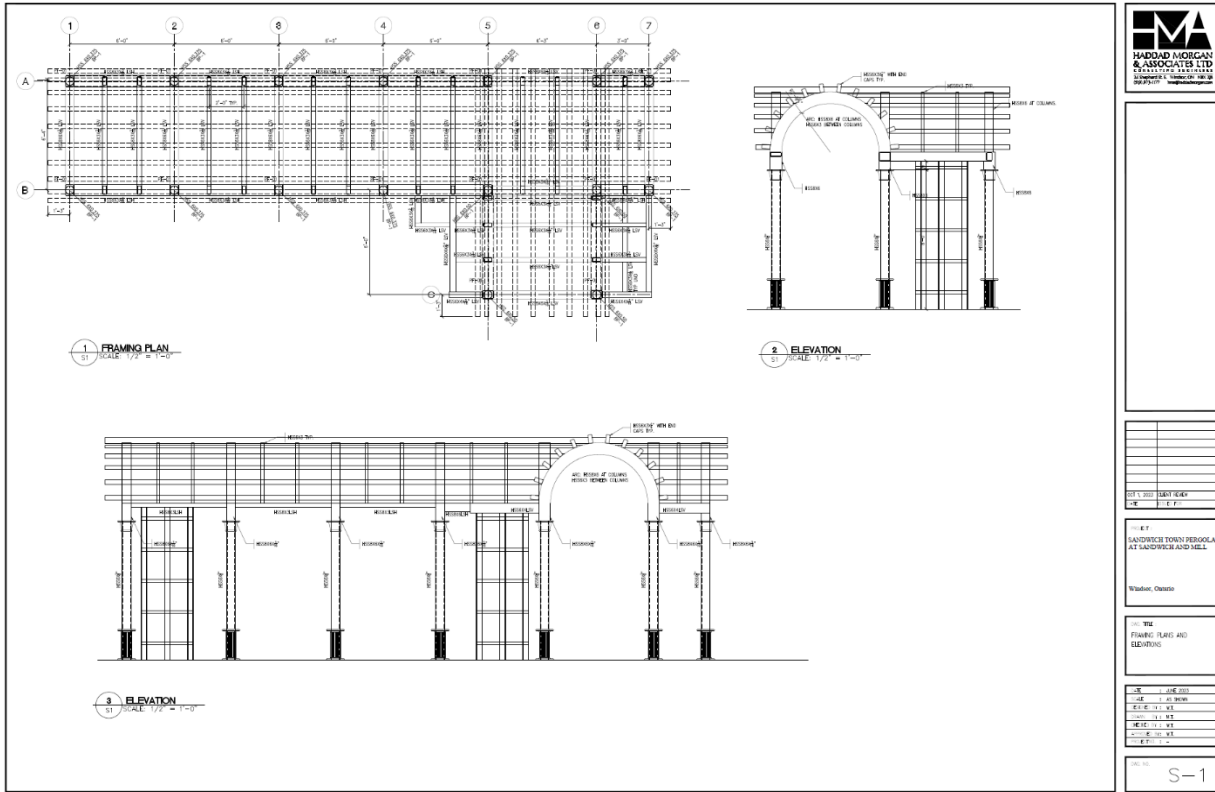
BNA launched a Vibration Monitoring Program to the public in February 2024. The program identified structures located within an established potential Zone of Influence based on the work proposed and buildings in the vicinity of the construction work area. The impacted properties are offered pre-construction and post-construction surveys and have been field verified to a comprehensive address list of almost all properties located on Sandwich Street within the HCD. The Noise and Vibration Environmental Management and Monitoring Plan is included in the Heritage Permit Application but is considered sensitive information and is exempted from disclosure.

Due to the archaeological sensitivity of the Sandwich Area, archaeological assessments of the Sandwich Street Road Reconstruction Project Area are also being conducted and will undergo Ministry review and approval.

Separate Heritage Application for Pergola to be submitted by Sandwich BIA:

Sandwich BIA is being provided with separate funding from the Community Benefits to replace the pergola in front of the parking area and Shopping Plaza. The drawings for the pergola are still being prepared for the Sandwich BIA (and in working with City Planning Staff) with the draft indicated below. Administration is requesting for delegated approval authority in order to facilitate the heritage approvals process in coordination with the larger Sandwich Street Road Reconstruction Heritage Application anticipating to commence shortly.





Summary of Review:

The proposal conforms to the Sandwich Heritage Conservation District Plan. Impacts to the HCD and its resources have been mitigated through design consideration and other assessment efforts (ongoing). The unfunded heritage streetscape elements have been outlined for Council’s consideration and are recommended to be funded by the City and installed within the District.

Risk Analysis:

WDBA has indicated its anticipated timelines to require construction to be completed in 2024. Any delay in approvals will postpone their construction timeline. The risk of not approving the additional heritage streetscape elements is loss of them on the streetscape or incompatible ones installed within the Sandwich Heritage Conservation District. Installing these features concurrently as part of the Sandwich Street Improvements work would reduce costs.

Climate Change Risks

Climate Change Mitigation: N/A

Climate Change Adaptation: N/A

Financial Matters:

In January 2024 the WDBA announced that the overall GHIB project, originally estimated at \$5.7B with completion in November 2024, would now cost \$6.4B with

d. Repaint existing black coated decorative light poles	To repaint the base of up to up to 100 units= \$30,000
Total Estimate of all Items	\$386,735

There is no funding approved in the 2024 10-year capital budget for the work noted above. Should City Council support the supply and installation of the heritage appropriate streetscape, Administration recommends that a new capital project is created and that up to \$390,000 currently available in Pay-As-You-Go (Fund 169) funding, be transferred from project 7152001, Cabana Road Improvements. In turn, Project 7152001 would be replenished with currently available Canada Community-Building (Fund 176) funding. **It should be noted that timelines and overall funding amounts for Project 7152001, Cabana Road Improvements, will not be impacted as a result of this change in funding.**

Should there be cost overruns on any of the four (4) heritage appropriate streetscape elements listed above, the project will be reprioritized and/or adjusted in order to stay within the overall budget allocated to this project.

Consultations:

Consultation of this project was conducted by WDBA at multiple intervals with the City, members of the public, Sandwich Business Improvement Area (BIA), and some other community groups. The consultation summary provided by WDBA in the Heritage Permit Application outlines some of the summary of consultation conducted, the results of a public survey and incorporation of consultation feedback. A further consultation meeting was hosted for the Sandwich BIA on April 3, 2024.

Staff from Infrastructure Services led and coordinated City administration’s comments on design and deliverables with WDBA and BNA.

Planning Department reviews were conducted jointly with Urban Design Staff Kevin Alexander and Stefan Fediuk and Deputy City Planner -Growth, Jason Campigotto. Infrastructure Services and staff Planners also circulated and consulted with staff from Forestry, Parks, Operations, Public Works, Right-of-Way, Transportation Planning, Transit Windsor, and Utility companies. The Parks Department will confirm all tree and plant species. Financial Planning Administrator, Josie Gaultieri, and Manager of Development Revenue & Finance Administration, Emilie Dunnigan, and Manager of Strategic Capital Budget Development & Control, Michael Dennis have been consulted regarding the Financial Matters of this Report.

Conclusion:

Administration recommends that Council approve the recommendations in this report subject to conditions, to allow the Community Benefits for the Sandwich Infrastructure upgrades to be implemented. Further changes or verifications to the proposal and future

Pergola (proposed by Sandwich BIA) are recommended to be delegated to Planning staff.

Planning Act Matters: N/A

Approvals:

Name	Title
Kristina Tang	Heritage Planner
Kevin Alexander	Senior Planner-Special Projects
Josie Gualtieri	Financial Planning Administrator
Jason Campigotto	Acting Deputy City Planner- Growth
Thom Hunt	City Planner/ Executive Director Planning & Building
Kate Tracey	Senior Legal Counsel
Lorie Gregg	Deputy Treasurer Taxation Treasury & Financial Projects
Janice Guthrie	Commissioner Finance & City Treasurer
Mark Winterton	Acting City Engineer
Jelena Payne	Commissioner of Economic Development & Innovation
Joe Mancina	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

- 1 Appendix A- Heritage Permit Application Part 1
- 2 Appendix B- Heritage Permit Application Part 2
- 3 Appendix C- Heritage Permit Application Part 3
- 4 Appendix D- Heritage Permit Application Part 4

APPLICATION TYPE

- Minor Heritage Permit**
(Delegated Authority Approval) **Major Heritage Permit**
(City Council Approval) **Demolition**

1. APPLICANT, REGISTERED OWNER, AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, and email address. If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

APPLICANT

Contact Name(s) Anthony Prail; Justin Kelley (Alternate)
Company or Organization BNA Constructors Canada GP
Mailing Address 35 Prospect Avenue
City, Province Windsor, Ontario Postal Code N9C 3G3
Email aprail@bnacagp.com; jkelley@bnacagp.com Phone(s) (226)787-6522; (519)984-6679

REGISTERED OWNER IF NOT APPLICANT

Contact Name(s) Stacey McGuire
Company or Organization Corporation of the City of Windsor
Mailing Address 350 City Hall Square West
City, Province Windsor, Ontario Postal Code N9A 6S1
Email smcguire@citywindsor.ca Phone(s) 311; (226) 350-4740

AGENT AUTHORIZED BY REGISTERED OWNER TO FILE THE APPLICATION

Contact Name(s) _____
Company or Organization _____
Mailing Address _____
City, Province _____ Postal Code _____
Email _____ Phone(s) _____

Who is the primary contact?

- Applicant Registered Owner Agent

2. SUBJECT PROPERTY

Municipal Address: Sandwich Street right-of-way within Sandwich Heritage Conservation District boundary

Legal Description (if known): _____

Building/Structure Type:

- Residential Commercial Industrial Institutional

Heritage Designation:

- Part IV (Individual) Part V (Heritage Conservation District)

By-law #: _____ District: Sandwich Heritage Conservation District

Is the property subject to a Heritage Easement or Agreement?

- Yes No

3. TYPE OF APPLICATION

Check all that apply:

- Demolition/Removal of heritage attributes Addition Erection Alteration*
 Demolition/Removal of building or structure Signage Lighting

*The *Ontario Heritage Act's* definition of "alter" means to change in any manner and includes to restore, renovate, repair or disturb.

4. HERITAGE DESCRIPTION OF BUILDING

Describe the existing design or appearance of buildings, structures, and heritage attributes where work is requested. Include site layout, history, architectural description, number of storeys, style, features, etc..

Public right-of-way surface features (sidewalk, boulevard, paved roadway) within the Sandwich Heritage Conservation District boundary.

5. PROPOSED WORK

Provide a detailed written description of work to be done, including any conservation methods you plan to use. Provide details, drawings, and written specifications such as building materials, measurements, window sizes and configurations, decorative details, etc.. Attach site plans, elevations, product spec sheets, etc. to illustrate, if necessary.

Civil design includes reconstruction of the roadway with asphalt pavement; construct on-road cycling facilities; replace sidewalks and driveway approaches within ROW; restore landscaped areas to City of Windsor standards; remove and relocate existing streetscaping (benches, trash receptacles, bike racks).

Landscaping design includes construction of the boulevards outside of the roadway and sidewalks, including brick pavers, sodded grassed areas, concrete planters, plantings, soil cells, trees with tree grates, and upgraded cast iron tactile plates.

6. HERITAGE PERMIT RATIONALE

Explain the reasons for undertaking the proposed work and why it is necessary.
Reconstruction of municipal infrastructure.

Describe the potential impacts to the heritage attributes of the property.
Updated and enhanced municipal infrastructure within the right-of-way.

7. CHECKLIST OF MATERIALS SUBMITTED

 Check all that apply:

Required:

- Photographs (showing the current condition and context of existing buildings, structures, and heritage attributes that are affected by the application)
- Site plan/ Sketch (showing buildings on the property and location of proposed work(s))
- Architectural drawings of proposed work(s) (e.g. existing and proposed elevations, floor plans, roof plans, etc., as determined by Heritage Planning staff)
- Specifications of proposed work(s) (e.g. construction specification details)

Potentially required (to be determined by Heritage Planning staff):

- Registered survey
- Material samples, brochures, product data sheets etc.
- Cultural Heritage Evaluation Report
- Heritage Impact Assessment (HIA)
- Heritage Conservation Plan
- Building Condition Assessment


8. NOTES FOR DECLARATION

The applicant hereby declares that the statements made herein and information provided are, to the best of their belief and knowledge, a true and complete representation of the purpose and intent of this application.

The applicant agrees that the proposed work shall be done in accordance with this application, including attachments, and understands that the issuance of the Heritage Alteration Permit under the Ontario Heritage Act shall not be a waiver of any of the provisions of any By-Law of the Corporation of the City of Windsor, or the requirements of the Building Code Act, RSO 1980, c51.

The applicant acknowledges that in the event a permit is issued, any departure from the conditions imposed by the Council of the Corporation of the City of Windsor, or plans and specifications approved is prohibited and could result in the permit being revoked. The applicant further agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-conformance with the said agreements, By-Laws, acts or regulations that, in consideration of the issuance of the permit, all claims against the City for any resultant loss or damage are hereby expressly waived.

Anthony Joseph Prail

 Digitally signed by Anthony Prail
Date: 2024.01.30 13:59:25-05'00'

Signature of Applicant(s)

Date

Signature of Applicant(s)

Date

SCHEDULE A

A. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the applicant is authorized to make the application must be included with this application form or the authorization below must be completed.

I, _____, am the registered owner of the land that is
name of registered owner

subject of this application for a Heritage Alteration Permit and I authorize

_____ to make this application on my behalf.
name of agent

Signature of Registered Owner

Date

If Corporation – I have authority to bind the corporation.

B. Consent to Enter Upon the Subject Lands and Premises

I, _____, hereby authorize the members of the Windsor Heritage Committee and City Council and staff of the Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 3 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as condition of approval. This is their authority for doing so.

Signature of Registered Owner

Date


If Corporation – I have authority to bind the corporation.

C. Acknowledgement of Applicant

I understand that receipt of this application by the City of Windsor Planning Department does not guarantee it to be a complete application. Further review of the application will occur and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further understand that pursuant to the provisions of the *Ontario Heritage Act* and the *Municipal Freedom of Information and Protection of Privacy Act*, this application and all material and information provided with this application are made available to the public.

Anthony Joseph Prail

 Digitally signed by Anthony Prail
Date: 2024.01.31 12:29:59-05'00'

Signature of Applicant

Date

GORDIE HOWE INTERNATIONAL BRIDGE

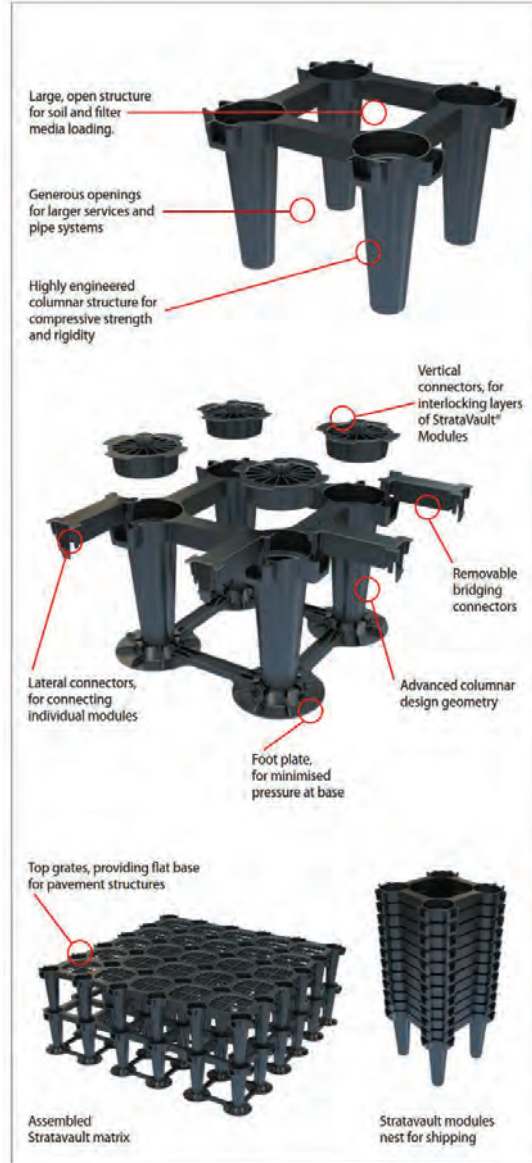
SANDWICH STREET STREETScape



March 8, 2021

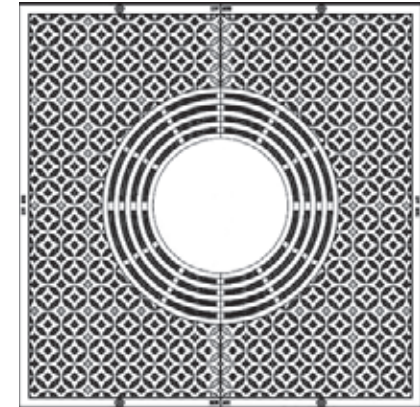
PROPOSED SOIL CELLS

Citygreen® Stratavault™



TREE GATES AND GUARDS

BLACK INTERLAKEN as discussed 2024-01-18

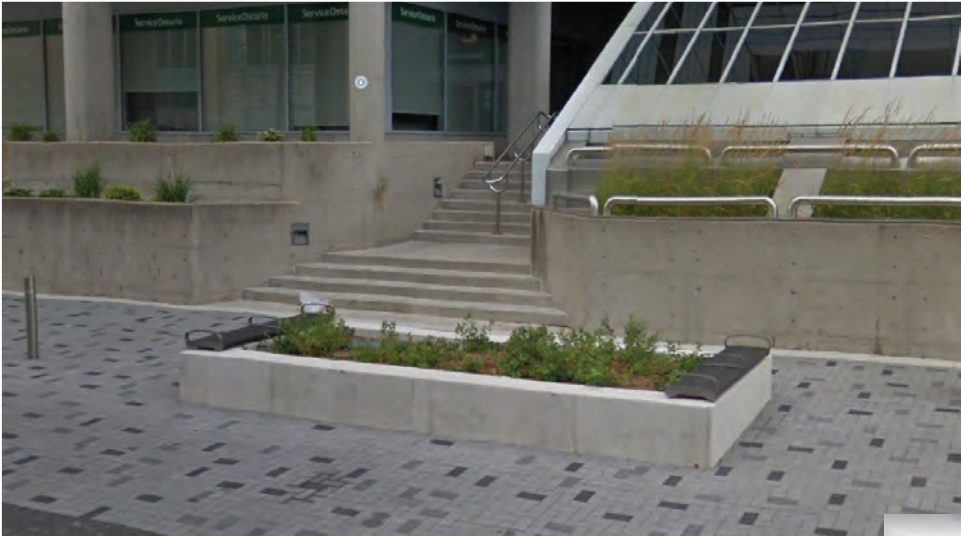


PROPOSED PAVER OPTION

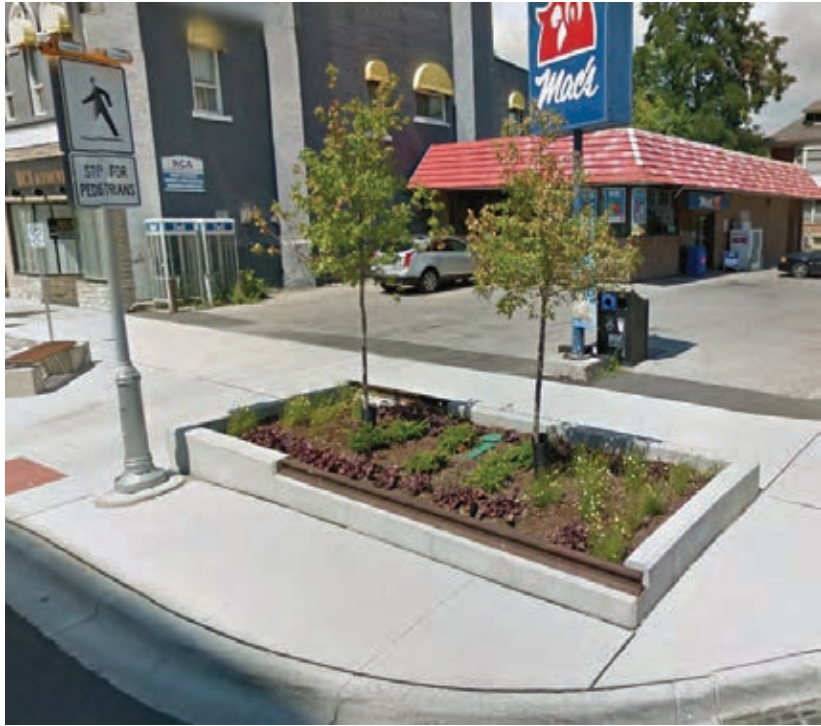
Brussels Block from Unilock



PRECEDENT PHOTOS – Dundas St. London Ontario



PRECEDENT PHOTOS – Talbot St., St. Thomas



PRECEDENT PHOTOS – Prince of Wales Hotel, Niagara on the lake





Gordie Howe International Bridge Project

Bridging North America Consultation Report - Sandwich Street Enhancements

Prepared by:	Nicole Flippance	Communications Manager	
Reviewed by:	Anthony Prail	Senior Project Coordinator	
Approved by:	Nicole Flippance	Communications Manager	

Name

Title

Signature

Document No. GHIB-SAND-COM-GN-PLN-0012

Rev: 1

Rev Date: 02/16/2024

Document Owner: BNA Communications

A SAVED OR PRINTED COPY OF THIS DOCUMENT IS AN UNCONTROLLED COPY.



REVISION HISTORY

Rev	Date	Description	Prepared by	Reviewed by	Approved by
0	02/16/2024	Rev 0	Nicole Flippance	Anthony Prail	Nicole Flippance
1	04/15/2024	Rev 1	Nicole Flippance	Anthony Prail	Nicole Flippance



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1. Objectives

Bridging North America (BNA) is the private-sector partner contracted by Windsor-Detroit Bridge Authority (WDBA) to deliver the Gordie Howe International Bridge project between Windsor, ON, and Detroit, MI, through a design-build-finance-operate-maintain P3 model.

A component of the Gordie Howe International Bridge Community Benefits Plan is a \$1 million investment to select, design and install streetscape enhancements along Sandwich Street in the Sandwich Towne Business Improvement Area (BIA). BNA delivered several tactics including virtual and in-person meetings with the public and key stakeholders, a public survey and public opportunity for comment to communicate details about the Sandwich Street reconstruction work and to seek feedback about priority investment areas for the Sandwich Street Enhancements initiative. This report summarizes the communications and consultation efforts and how feedback received informed the proposed Sandwich Street Enhancements design, submitted to the City of Windsor in February 2024, as part of the Heritage Alteration Permit.

2. Context

Windsor-Detroit Bridge Authority (WDBA) is working closely with the Michigan Department of Transportation (MDOT), Federal Highway Administration (FHWA), as well as Infrastructure Canada (INFC) on the delivery of a new bridge between Windsor, Ontario and Detroit, Michigan and associated Ports of Entry (POE) and an interchange to Interstate-75.

In 2022, BNA undertook consultation relating to the Sandwich Street Enhancements. The purpose was to provide the community and key stakeholders information about the Sandwich Street reconstruction project and to request feedback on priority investment areas for Sandwich Street Enhancements.

Tactics implemented to communicate information about the Sandwich Street reconstruction project and promote Sandwich Street Enhancement consultation included:

- news release (Appendix A)
- media advisory (Appendix B)
- email blast and email notifications
- social media posts (Appendix C)
- flyers/mail outs (Appendix D)
- web copy

Consultation tactics included:

- a public survey that was promoted online, with key stakeholders and delivered to over 1,800 residential and commercial buildings along the Sandwich Street reconstruction route (Appendix E)
- two public meetings (presentation in Appendix F)
- several meetings with stakeholders, key audiences and the City of Windsor.

Through this process, consultation feedback was requested from:

- City of Windsor staff
- Sandwich Towne Business Improvement Association (BIA)
- Elected officials serving Sandwich
- Sandwich residents and property owners
- Industrial businesses and other businesses near the Canadian Port of Entry
- Windsor Essex Community Benefits Coalition
- Bike Windsor Essex
- Local heritage groups including Friends of the Court – Mackenzie Hall and Windsor Historical Society
- St. John’s Anglican and Bedford United Churches

Below is a summary of the consultation meetings where the Sandwich Street reconstruction project and Sandwich Street Enhancement initiative were discussed with the public, community and/or key stakeholders.

Date	Topic	Audience	Number of Attendees (excluding project staff)	City of Windsor Department (as appropriate)
August 10, 2021	Sandwich Street Reconstruction and Enhancements	City of Windsor staff	8	<ul style="list-style-type: none"> • Planning • Engineering
November 18, 2021	Sandwich Street Reconstruction Design	City of Windsor staff	7	<ul style="list-style-type: none"> • Planning • Engineering • Transit
November 25, 2021	Sandwich Street Reconstruction Design	Sandwich Towne BIA	7 (5 BIA members, 2 City staff)	<ul style="list-style-type: none"> • Planning • Engineering
December 16, 2021	Streetscape Enhancement Consultation Plans	City of Windsor staff	9	<ul style="list-style-type: none"> • Planning • Engineering • Operations • Traffic operations and parking
February 9, 2022	Sandwich Street Reconstruction and Enhancements Survey	Businesses near project construction site	9	
February 16, 2022	Sandwich Street Reconstruction and Enhancements Survey	Industrial businesses	11 (8 businesses, three City staff)	<ul style="list-style-type: none"> • Engineering • Policing
February 23, 2022	Sandwich Street Reconstruction and	Public meeting with residents	31	<ul style="list-style-type: none"> • Engineering



Date	Topic	Audience	Number of Attendees (excluding project staff)	City of Windsor Department (as appropriate)
	Enhancements Survey	and stakeholders	(29 community members, 2 City staff)	<ul style="list-style-type: none"> Culture
March 3, 2022	Sandwich Street Reconstruction	Coco Paving	2	
February 21, 2023	Sandwich Pergola and Enhancements	Sandwich BIA	5 (4 BIA members, 1 City staff)	<ul style="list-style-type: none"> Planning
March 21, 2023	Sandwich Pergola and Enhancements	City of Windsor staff	2	<ul style="list-style-type: none"> Planning Engineering
May 1, 2023	Meeting with Sandwich BIA Coordinator	Sandwich BIA	1	
November 29, 2024	Meeting with Sandwich BIA	Sandwich BIA	2	
January 18, 2024	Sandwich Street Enhancements Design	City of Windsor staff, AECOM, BNA, WDBA, Parsons	7	
January 21, 2024	Sandwich BIA January 2024 Monthly Meeting	Sandwich BIA, WDBA	7	
April 3, 2024	Design Reveal Meeting with BIA	Sandwich BIA, BNA, WDBA, City of Windsor	5	Planning Department
April 5, 2024	Design Reveal Meeting with BIA	Sandwich BIA and WDBA	2	
		TOTAL	115* * Note: not a unique count as individuals may be duplicated across meetings	

3. Public survey results

The public survey required participants to indicate their preference to place greater project investment and design focus on one of four categories (hardscaping, landscaping, gathering spaces and active transportation) using a scale of one to four with one being most favorable and four being least favorable. The survey also allowed respondents to submit comments.

Sixty-eight eligible surveys were received. Four surveys were considered ineligible and not included in the analysis due to not being completed correctly or being submitted from outside of Canada. One submitted survey did not indicate investment preferences, however, did include comments.

Survey results (unweighted)

Category	Most Important	Somewhat Important	Less Important	Least Important
Hardscaping	8	19	21	20
Landscaping	21	18	20	9
Gathering Spaces	14	20	17	17
Active Transportation	25	11	10	22

Survey results (weighted)

The data analysis process included modifying the survey result data to give more weight to each vote for the most important investment areas and less weight to the least important investment areas. Specifically, each single vote that ranked a category as:

- ‘most important’ was multiplied by four
- ‘somewhat important’ was multiplied by three
- ‘less important’ was multiplied by two, and
- ‘least important’ was multiplied by one.

Category	4	3	2	1	Total
Category	Most Important	Somewhat Important	Less Important	Least Important	Total
Landscaping	84	54	40	9	187
Active Transportation	100	33	20	22	175
Gathering Spaces	56	60	34	17	167
Hardscaping	32	57	42	20	151

This weighted analysis led to the following prioritization of the categories as per the survey results:

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1. landscaping (most important)
2. active transportation
3. gathering spaces
4. hardscaping (least important).

4. Incorporation of consultation feedback

Feedback from the public, community and key stakeholders, including the City of Windsor, was sought and has informed the proposed design for the Sandwich Street Enhancements initiative. BNA considered comments collected during meetings and noted in survey submissions, submitted letters and emails and data the survey results. All feedback was reviewed and feedback that was in-scope of the Sandwich Street Enhancements initiative has informed the proposed design.

Below is a summary of elements that have been incorporated into the Sandwich Street Enhancements Design in consideration of consultation feedback. The proposed enhancements have been determined and refined collaboratively with the City of Windsor (the asset owner) to ensure that the proposed designs align with the Sandwich Heritage Conservation District Plan, City standards and other relevant requirements.

As landscaping was the most highly prioritized investment area and key stakeholders articulated support for landscaping investments, the proposed design includes several enhanced landscaping features, such as:

- Soil cells (underground infrastructure that provide favorable conditions to support health tree growth and expanded canopy in urban environments)
- Decorative tree grates and supports that accommodate trunk growth and align with Sandwich Heritage Conservation District Plan guidelines
- Construction of planters, with set-backs from the curb and in compliance with AODA-requirements
- New plantings of vegetation and trees that align with City of Windsor Forester requirements.
- Active transportation was also ranked as an important category of investment, however, the survey results were divided, with a high number of votes recommending deprioritizing investments into active transportation. The Sandwich Street reconstruction project scope includes the addition of on-road cycling lanes and multi-purpose paths in the reconstruction footprint, in addition to other significant Community Benefits Plan investments into active transportation infrastructure in west Windsor. In consideration of the planned infrastructure, physical limitations that did not easily accommodate additions and consultation with City staff, BNA did not incorporate additional investment into active transportation assets in the proposed Sandwich Street Enhancements design.

Gathering spaces received some support for investment, however, was not as highly prioritized as landscaping. In recognition of this, space was maintained in the proposed design at the northwest corner of Sandwich Street and Mill Street for installation of an enhanced infrastructure feature that promotes that area as a gathering space; this feature will be installed by the Sandwich BIA and has been funded by a separate initiative of the Community Benefits Plan.

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Hardscaping was not as highly prioritized through the survey as other categories, leading to limited hardscaping enhancements being proposed in the design. However, supporting the creation of an aesthetically distinct district that aligns with the Sandwich Heritage Conservation Plan was noted as important by key stakeholders. In recognition of this, the proposed design includes:

- Existing benches and other street furniture being reinstated without enhancements to aesthetics or quantity to allow the enhancements budget to be directed to more highly prioritized investment areas.
- A quantity of pre-cast paver features incorporated in select areas to create a feature area with enhanced aesthetics.
- Decorative tree grates and supports that accommodate trunk growth and align with Sandwich Heritage Conservation District Plan guidelines.

Please note the Sandwich Street Enhancements design submitted to the City of Windsor in February 2024 is not finalized and remains subject to change. Some items noted above may be modified or eliminated and other features may be added.

BNA will continue to provide the local community, key stakeholders and general public with ongoing communication about the Sandwich Street reconstruction project, including the Sandwich Street Enhancements and consider feedback received as the project moves forward.

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5. Appendices

Appendix A – News Release



MEDIA RELEASE

Gordie Howe International Bridge team seeks feedback on Sandwich Street enhancements
February 7, 2022

Windsor, Ontario – As part of the Gordie Howe International Bridge project, three kilometres of Sandwich Street will be reconstructed. On top of this significant infrastructure improvement, the project team is investing \$1 million into streetscape enhancements to create a welcoming and vibrant space for residents and visitors to the area. To ensure the enhancements reflect community priorities, the project team is requesting assistance in prioritizing the investment areas of most interest.

The \$1 million investment is part of the project Community Benefits Plan under the Neighbourhood Infrastructure Strategy, which is a \$20 million community infrastructure investment focused on priorities identified through stakeholder and community consultation.

While Sandwich Street will be reconstructed from south of the Rosedale Avenue roundabout to Ojibway Parkway, the \$1 million enhancement focuses on the Business Improvement District, between Detroit Street through Brock Street.

Community members are asked to complete an online or paper survey that will help the project team prioritize how the \$1 million investment will be spent and asks participants to rank four categories of streetscape enhancement options in order of importance:

- hardscaping: benches, additional garbage bins and sidewalks made of brick paving stones instead of poured concrete
- landscaping: potted plants and planter boxes, additional trees, perennials, and tall grasses.
- gathering spaces: seating and social areas, tables, and benches.
- active transportation features: additional bike racks, directional signage, or bike repair stations.

The project team will review survey results and identify the areas of highest priority for incorporation into the streetscaping designs for Sandwich Street. Designs will be shared later this year.

The survey and additional information are available online at GordieHoweInternationalBridge.com. An information package including the survey is also being distributed to approximately 1800 households in Sandwich/west Windsor. Paper copies can be requested by email to info@wdbridge.com or by calling 1-844-322-1773. Paper surveys can be

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scanned or photographed and submitted by email to info@wdbridge.com or by dropping it off at the Windsor Public Library John Muir Branch at 363 Mill Street, Windsor, Ontario.

The survey closes March 7, 2022.

QUOTES:

“We know a vital part of making the Gordie Howe International Bridge project a success is investing and engaging with the host communities. Through the survey, the Sandwich community can share their unique perspectives and influence how the \$1 million Community Benefits investment is spent. This helps ensure we’re making community-driven investments that we all can be proud of.”

- Bryce Phillips, CEO, Windsor-Detroit Bridge Authority (WDBA)

“Bridging North America is committed to ongoing collaboration with the Sandwich community and being good neighbours and community partners throughout the Sandwich Street reconstruction project. We look forward to learning directly from the Sandwich community what’s important to them, and how we can incorporate their vision into the Sandwich Street reconstruction design.”

- Michael Hatchell, CEO of Bridging North America (BNA)

QUICK FACTS:

- The project team will also host two online community meetings about the Sandwich Street improvements and upcoming construction work on Wednesday, February 23, 2022, from 3:00 - 4:00 p.m. and again from 6:30 - 7:30 p.m. Registration information is available at [\[link\]](#).
- Once complete the Sandwich Street reconstruction is complete, the City of Windsor will assume responsibility of maintaining the street.
- Sandwich Street reconstruction designs and plans will meet the City of Windsor’s standards and follow the Sandwich Heritage Conservation District, the Community Improvement Plan and Heritage Alteration Permit requirements and processes.

RELATED PRODUCTS

- Fact sheet: [Sandwich Street reconstruction <insert link>](#)
- Fact sheet: [\\$1 million enhancements <insert link>](#)

ABOUT THE GORDIE HOWE INTERNATIONAL BRIDGE

The Gordie Howe International Bridge project is a once-in-a-generation undertaking. Delivered by Windsor-Detroit Bridge Authority with its private-sector partner, Bridging North America, it will lead to much-needed transportation improvements for international travellers and provide jobs and opportunities for growth to the Windsor-Detroit region. Its four components include the Canadian Port of Entry, the bridge, the US Port of Entry and the Michigan Interchange to Interstate-75 (I-75).

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ABOUT WINDSOR-DETROIT BRIDGE AUTHORITY

Windsor-Detroit Bridge Authority (WDBA) is a not-for-profit Canadian Crown corporation created to deliver the Gordie Howe International Bridge project between Windsor, ON and Detroit, MI through a public-private partnership (P3). WDBA is responsible for overseeing and managing the construction and operation of the new crossing. For more information visit www.GordieHoweInternationalBridge.com and follow the project on Twitter at www.twitter.com/GordieHoweBrg.

ABOUT BRIDGING NORTH AMERICA

Bridging North America (BNA) became the private-sector partner to design, build, finance, operate and maintain the Gordie Howe International Bridge project in September 2018. BNA is comprised of some of the most recognized leaders in the construction and infrastructure industry which includes North American and international companies. BNA partners have significant experience carrying out major infrastructure projects such as the Rt. Hon. Herb Gray Parkway in Windsor, Ontario; New Champlain Bridge Corridor in Montreal, Quebec; Autoroute 30 in Montreal, Quebec; Eglinton Crosstown LRT in Toronto, Ontario; Réseau Express Métropolitain (REM) in Montreal, Quebec; Automated People Mover at LAX Airport, California; Harbor Bridge, Corpus Christi, Texas; Tappan Zee Bridge in New York and San Francisco-Oakland Bay Bridge, California

For information please contact:

Gordie Howe International Bridge
Media Relations
226-757-1716

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Appendix B – Media Advisory



MEDIA ADVISORY

Upcoming Sandwich Street reconstruction and enhancements community meeting
February 21, 2022

Windsor-Detroit Bridge Authority (WDBA) and Bridging North America (BNA) will hold online Community Meetings on February 23, 2022, to inform the public about the upcoming Sandwich Street reconstruction and \$1 million enhancements projects.

MEETING DETAILS

February 23, 2022

Two online community meetings will be held on Microsoft Teams:

3:00 – 4:00 p.m.

6:30 – 7:30 p.m.

The online community meeting will include a presentation followed by a question and answer period. The presentation will provide an overview of the Sandwich Street reconstruction project, including information about the \$1 million dollar streetscape enhancement investment made available through the project Community Benefits Plan.

Community members can register to attend by sending an email to info@wdbridge.com or phoning 1-884-322-1773. The meeting link will be shared upon registration.

Registration closes on February 22, 2022, at 12:00 p.m.

Media interested in attending the event are asked to email info@wdbridge.com for the meeting link.

A video of the meeting, project fact sheets and additional materials will be posted to the project website www.GordieHoweInternationalBridge.com following the event.

For information please contact:

Gordie Howe International Bridge
Media Relations
226-757-1716

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Appendix C - Social media posts (posted in February and March 2022)

We want your feedback. The #GordieHoweBridge project team is seeking feedback from the community about Sandwich Street reconstruction and enhancements. Take the online survey and prioritize the investment areas: [link to online survey]

The #GordieHoweBridge project team is holding Online Community Meetings on Feb 23 at 3:00pm and 6:30pm to inform the public about the upcoming Sandwich Street reconstruction and enhancements project. The Online Community Meetings will include a presentation followed by a question & answer period. Register to attend by email at info@wdbridge.com or phoning 1-884-322-1773. The meeting link will be shared upon registration.

Have you registered for a #GordieHoweBridge Online Community Meeting on Feb 23 regarding Sandwich Street reconstruction and enhancements? Register for the 3:00pm or 6:30pm meeting by emailing info@wdbridge.com or calling 1-844-322-1773.

Did you miss the #GordieHoweBridge Online Community Meetings regarding Sandwich Street reconstruction and enhancements? Meeting materials are now available on our website. Take the online survey and provide your feedback to help inform the design and investment: [link to online survey]

You can help inform design. The #GordieHoweeBridge project team is seeking feedback from the community about Sandwich Street reconstruction and enhancements. Take the online survey and prioritize the investment areas: [link to online survey]

Today is the last day to submit your feedback. The #GordieHoweBridge project team is seeking feedback from the community about Sandwich Street reconstruction and enhancements. Take the online survey and prioritize the investment areas: [link to online survey]

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Appendix D – Flyer / Public Notice / Maildrop Package

GORDIE HOWE INTERNATIONAL BRIDGE SANDWICH STREET \$1 MILLION ENHANCEMENTS SURVEY AND ONLINE COMMUNITY MEETING

As part of the Gordie Howe International Bridge project, just over three kilometres of Sandwich Street in Windsor, Ontario will be reconstructed. Sandwich Street reconstruction will stretch from south of the Rosedale Avenue roundabout past Ojibway Parkway to McKee Avenue.

In addition to this work, the project team is investing \$1 million to further enhance the Sandwich Business Improvement Area through the Community Benefits Plan.

Learn more about the Sandwich Street Improvements and Upcoming Construction Work

Join the project team for an online meeting to learn more about the reconstruction project, information about the \$1 million enhancements, as well as a question-and-answer period.

Wednesday, February 23, 2022

3:00 - 4:00 p.m.

and/or

6:30 - 7:30 p.m.

Register to attend by emailing info@wdbridge.com or phoning 1-884-322-1773. The meeting link will be shared upon registration. The presentation, meeting materials and a video of the meeting will be posted to the project website following the event.

\$1 Million Enhancements Survey

Through, the Gordie Howe International Bridge Community Benefits Plan, the project team is investing \$1 million to further enhance the Sandwich Business Improvement Area, in addition to the Sandwich Street reconstruction project. The project team is collecting community feedback through a survey that will help determine how the \$1 million should be prioritized. Survey respondents are asked to rank these four categories of investment areas:

- hardscaping: Benches, planter fences, and waste receptacles.
- landscaping: Potted plants or trees, flowering shrubs, planter boxes, tall grasses or other vegetation.
- gathering spaces: Seating areas of tables and benches, alone or in clusters to allow for community interaction.
- active transportation: Bike racks, wayfinding signage, or bicycle repair stations.

The project team will review survey results and identify the areas of highest priority for incorporation into the streetscaping designs for Sandwich Street.

How to participate in the survey:

Document No. GHIB-SAND-COM-GN-PLN-0012	Consultation Report - Sandwich Street Enhancements	
Rev: 1	FOUO – FOR OFFICIAL USE ONLY	Page: 16 of 26

The survey is available online and/or through the enclosed paper hardcopy.

Responses to the online survey and paper hardcopies will be accepted until March 7, 2022.

To take the survey online visit gordiehoweinternationalbridge.com. Select the “Sandwich Street” tab under the “Construction” section of the website. This will direct you to the Sandwich Street Reconstruction page where the survey link is located.

You can return a scan or photo of your completed survey by email to info@wdbridge.com or by dropping off the paper copy at the Windsor Public Library John Muir Branch at 363 Mill Street, Windsor, Ontario.

Date: _____ (Optional) Name – Please print: _____ (Optional) Email: _____ (Required) Postal Code: _____ All comments received are appreciated, however, only comments from Canadian residents can be considered in accordance with <i>Canadian Environmental Assessment Act</i> requirements.

Please rank the following four categories by most important to least important:

One (1) = most important.
Four (4) = least important.

- ___ Hardscaping
- ___ Landscaping
- ___ Gathering Spaces
- ___ Active Transportation

Find examples of the four categories by referencing your enclosed information package, or by visiting gordiehoweinternationalbridge.com and selecting the “Sandwich Street” tab under the “Construction” section of the website.

The personal information on this form is collected for the purpose of communicating with individuals external to the institution with respect to general inquiries and response, distribution of public awareness and communications material, dissemination of reports, publications, and other documentation on matters relating to the Gordie Howe International Bridge project.

The personal information is collected pursuant to and is protected under the provisions of the Privacy Act with respect to its use, disclosure, retention or disposal.

Document No. GHIB-SAND-COM-GN-PLN-0012	Consultation Report - Sandwich Street Enhancements	
Rev: 1	FOUO – FOR OFFICIAL USE ONLY	Page: 17 of 26

SANDWICH STREET RECONSTRUCTION

Sandwich Street Reconstruction will include a new street and sidewalks, bicycle and multipurpose lanes and a new stormwater sewer. Once complete, the City of Windsor is responsible for maintaining the street.

RECONSTRUCTION PHASES AND TIMELINES

The Sandwich Street reconstruction activities will occur in four phases and take place during the hours of 6 a.m. to 8 p.m. daily.

PHASE ONE: SUMMER 2022: McKee Road to the Ojibway Parkway.

PHASE TWO: FALL 2022 – WINTER 2022: Ojibway Parkway meets Sandwich Street to Chappell Street.

PHASE THREE: SPRING 2023: Brock Street to just south of the Rosedale Avenue roundabout, including the Sandwich Business Improvement Area.

PHASE FOUR: 2024: Chappell Street to Brock Street. Sidewalks and bike lanes will also be constructed along this stretch.

TRAFFIC AND CONSTRUCTION MITIGATION

Through traffic will be maintained along Sandwich Street. Traffic may be reduced to one lane at times. Residents and businesses along the reconstruction stretch will have driveway and parking lot access maintained and receive advance notice of upcoming traffic impacts.

Construction mitigation measures include:

- vibration monitoring program
- dust control
- noise control.

ABOUT THE GORDIE HOWE INTERNATIONAL PROJECT

The Gordie Howe International Bridge project is a once-in-a-generation undertaking. Delivered by Windsor-Detroit Bridge Authority with its private-sector partner, Bridging North America, it will lead to much-needed transportation improvements for international travellers and provide jobs and opportunities for growth to the Windsor-Detroit region. Its four components include the Canadian Port of Entry, the bridge, the US Port of Entry and the Michigan Interchange to Interstate-75 (I-75).

For more information about the Gordie Howe International Bridge project visit www.GordieHoweInternationalBridge.com or call 1-844-322-1773. Follow us on Twitter at www.twitter.com/GordieHoweBrg, like us on Facebook at www.facebook.com/GordieHoweBridge and connect with us on LinkedIn at www.linkedin.com/company/wdba-apwd

Appendix E – Survey (online and paper)

<p>Date: _____</p> <p>(Optional) Name – Please print: _____</p> <p>(Optional) Email: _____</p> <p>(Required) Postal Code: _____</p> <p>All comments received are appreciated, however, only comments from Canadian residents can be considered in accordance with <i>Canadian Environmental Assessment Act</i> requirements.</p>
--

Please rank the following four categories by most important to least important:

One (1) = most important.
 Four (4) = least important.

- ___ Hardscaping
- ___ Landscaping
- ___ Gathering Spaces
- ___ Active Transportation

Find examples of the four categories by referencing your enclosed information package, or by visiting gordiehoweinternationalbridge.com and selecting the “Sandwich Street” tab under the “Construction” section of the website.

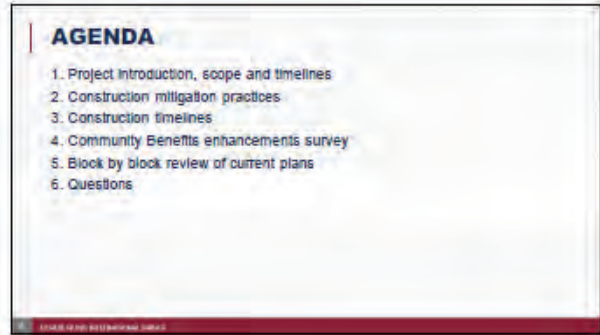
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Appendix F – Community/public meeting presentation (February 23)



1



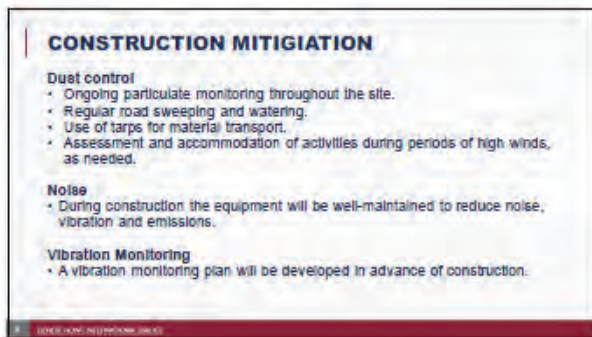
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SANDWICH RECONSTRUCTION: WHAT TO EXPECT

- Construction will be conducted between the hours of 6 a.m. and 8 p.m. daily.
- Sandwich Street will remain open to traffic during construction although lane closures may be required.
- BNA will remove the roadway and public sidewalks, up to the property line.
- Access to businesses will be maintained, including driveway access.
- BNA will provide construction updates so businesses and people can plan in advance.



7

CONSTRUCTION AND TRAFFIC NOTIFICATIONS

Regular communication with Sandwich Street residents and businesses will occur through:

- Updates at monthly Sandwich BIA meetings
- Monthly drop-in days at the Sandwich Community Office*
- Sandwich Construction section on website including weekly construction updates
- Social media
- Flyers to homes and businesses
- Updates at quarterly public meetings and in quarterly community newsletters
- On-road signage for upcoming traffic situations

* Pending Covid-19 guidelines

Inquiries and concerns can be shared anytime to info@wdbridge.com or 1-844-322-1773

8

SANDWICH STREET ENHANCEMENTS AND OTHER COMMUNITY BENEFITS

- The public realm could improve within Sandwich BIA area through an additional \$1 million in Community Benefits funding from the Gordie Howe International Bridge project.
- A proposed design will embrace place-making principles to make it a more enjoyable gathering space.
- The replacement of existing furniture and other features including planters, benches, garbage receptacles and bike racks will be enhanced through an additional \$1 million in Community Benefits funding towards streetscape enhancements in the BIA.
- Other upcoming Community Benefit Initiatives in the Sandwich Towne area:
 - Improvements to McKee Park
 - Windsor-Detroit Cross-River Tour – a series of historic, interpretive signs along Sandwich Street to the Canadian Port of Entry
 - Bike rack competition
 - Connection from Canadian Port of Entry to Maiden Park to connect to the Rt. Hon. Herb Gray Parkway trail.


9

SANDWICH STREET ENHANCEMENTS COMMUNITY BENEFITS - SURVEY

- Through the Community Benefits Plan, the project team is investing \$1 million to further enhance the Sandwich Business Improvement Area.

\$1 million enhancements survey

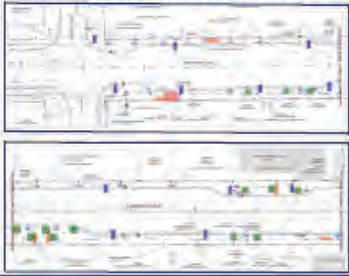
The project team is asking the community to help prioritize how the \$1 million should be prioritized. A survey asks respondents to rank four enhancement categories: hardscaping, landscaping, gathering spaces and active transportation.



- Online survey is available under the Sandwich Street tab of project website.
- Request a paper hard copy of the survey by emailing info@wdbridge.com or by calling 1-844-322-1773.
- Paper surveys can be scanned/photographed and emailed to info@wdbridge.com or dropped off at the Windsor Public Library John C. Muir Branch at 363 Muir Street, Windsor, Ontario.
- The survey will close on March 7, 2022.

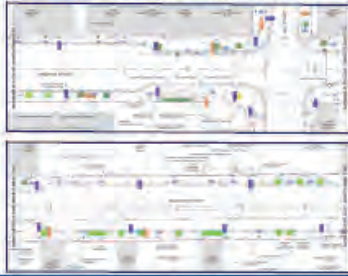
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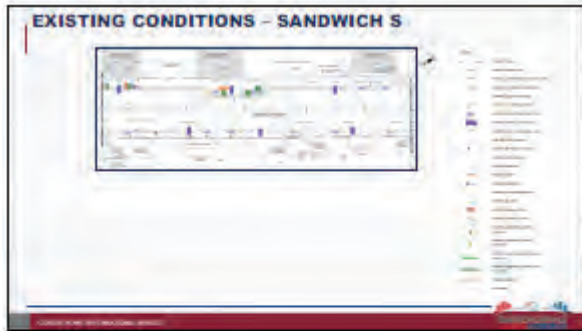


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EXISTING CONDITIONS – SANDWICH S



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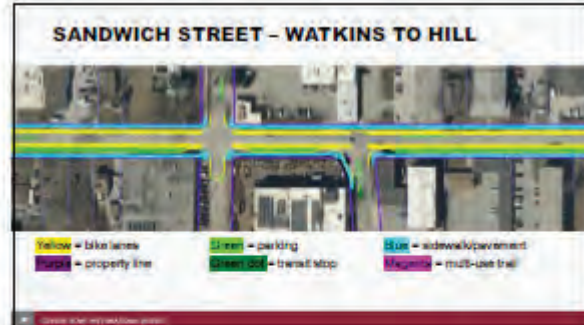
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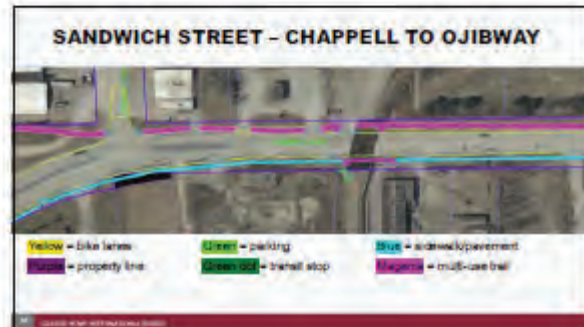
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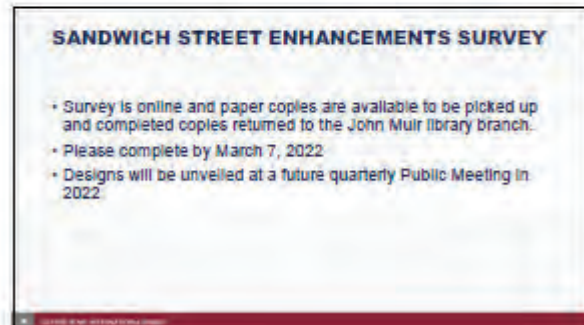
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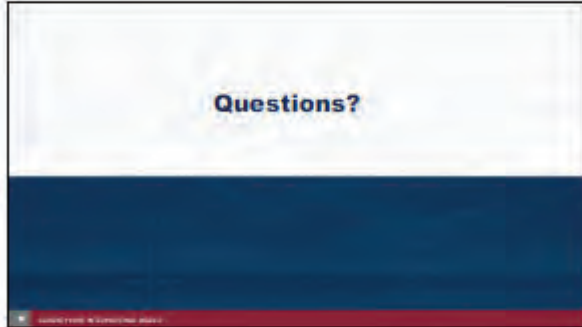
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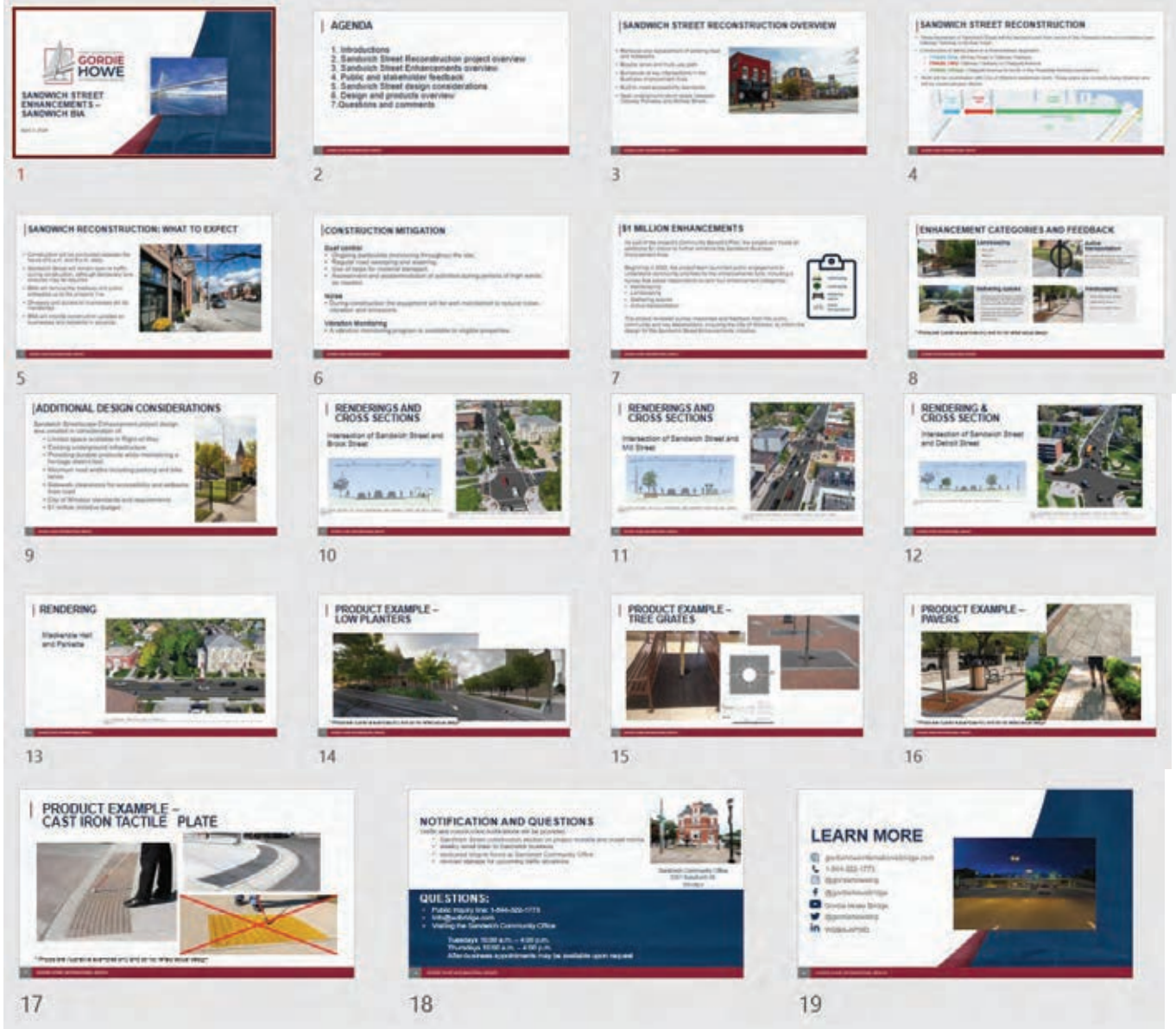


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Appendix G – Presentation for BIA Briefing April 3 2024





Appendix H – Comments from BIA meeting April 3, 2024

Comment Designation	Meeting Reference	Comments	Commenter	Project Team (BNA/WDBA) Replies	Actions	Action By:	Comment Responses
Streetscape comments	Presentation to BIA - April 3, 2024	Will lamps will be powder coated when refurbished?	BIA member	N/A	Project team and City to review if lampposts will be powder coated when refurbished.	CoW	
Streetscape comments	Presentation to BIA - April 3, 2024	Concerns with current low planters as these are often hit by car doors and collect garbage.	BIA member	The project team noted the proposed design includes less planters placed in key areas. These planters are set-back further from the road to address concerns about damage to/by car doors. Tree grates have been incorporated in key locations with trees, instead of planters, to create an area that is of unified height.	N/A	N/A	
Streetscape comments	Presentation to BIA - April 3, 2024	Who is responsible to water the new sod and noted challenges with sod maintenance due to frequency of cutting and damage by salt.	BIA member	The project team noted the sod will be planted in the Right-of-Way, therefore adjacent business and homeowners are responsible to maintain the sod.	Project team to review use of sod in proposed design.	BNA	
Streetscape comments	Presentation to BIA - April 3, 2024	The proposed low planters may be used by skateboarders and asked if features could be installed to deter this.	BIA member	No features currently included to deter skateboarders.	Project team to review if features can be incorporated into the low planters to deter use by skateboarders.	BNA	
Streetscape comments	Presentation to BIA - April 3, 2024	Do the enhancements include the fountain and surrounding area at the corner of Sandwich and Mill streets?	BIA member	The project team noted the enhancements end at the Right-of-Way in that area. Additional enhancements cannot be incorporated to the fountain as it is on private property.	N/A	N/A	
Streetscape comments	Presentation to BIA - April 3, 2024	Will streetcar tracks, or other treatments, will be incorporated into the crosswalks at key intersections?	BIA member	No additional enhancements to crosswalks have been included in the design.	N/A	N/A	
Streetscape comments	Presentation to BIA - April 3, 2024	Some of the existing lock-ups are missing or damaged and require replacement, adding that a meeting occurred previously with the City of Windsor to identify where additional bicycle lock ups could be added in the BIA.	BIA member	The bicycle lock stations have been replaced one-for-one with the existing count in the proposed designs.	City of Windsor to review locations where opportunities to add bike lock-ups were previously identified.	COW	
Streetscape comments	Presentation to BIA - April 3, 2024	Concerns with the safety at the intersection of Sandwich and Mill streets, noting the current corner has low visibility, challenges with the traffic signal and a tight turning radius that is used by trucks. This has resulted in accidents. Members asked if bollards could be incorporated into the intersection design at this intersection.	BIA member	The project team noted that signalization and enforcement of use of truck routes is within the City of Windsor's jurisdiction. The turning radius in the new design will be compliant with current standards.	Stephen Hargraves to email Kevin Alexander noting safety concerns relating to the intersection of Sandwich and Mill streets. Project team to review incorporation of bollards at intersection of Sandwich and Mill streets.	BNA and COW	

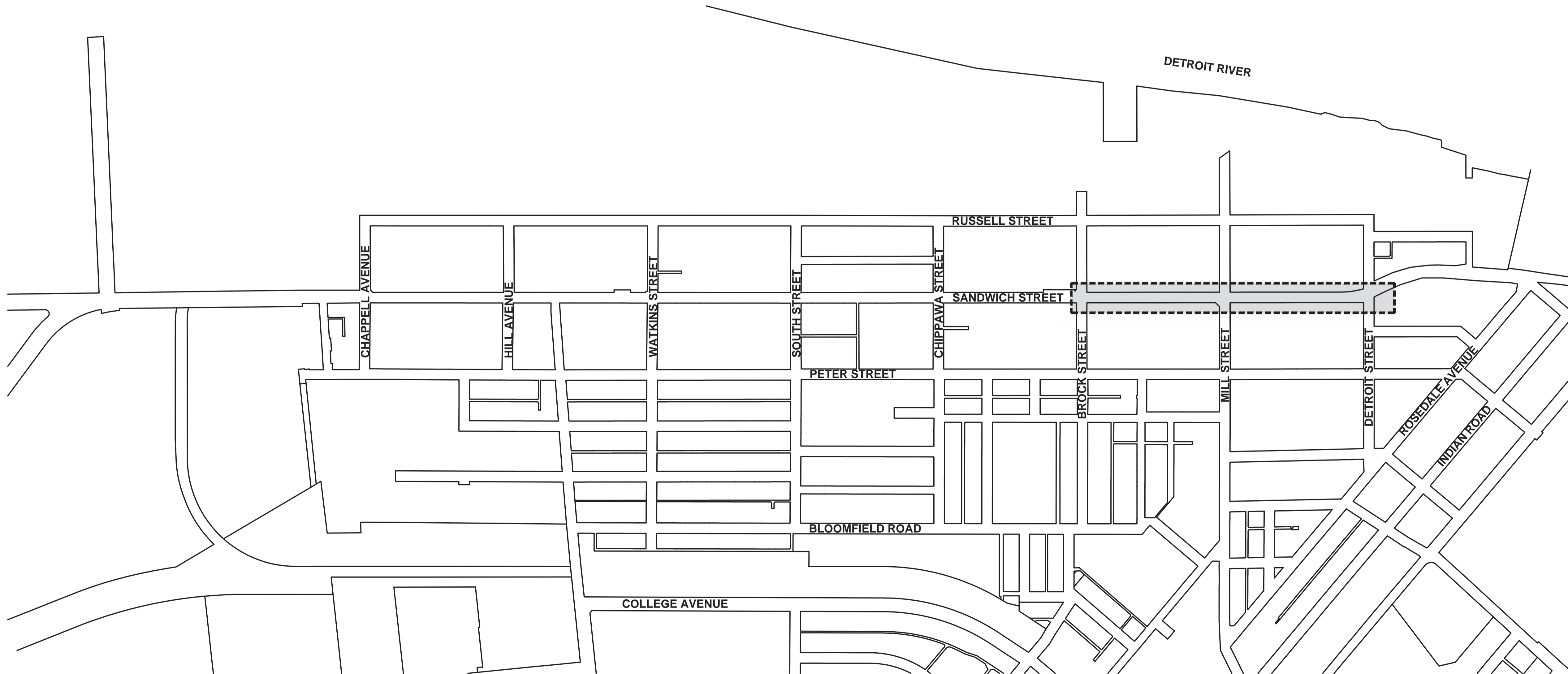


10	Streetscape comments	Presentation to BIA members - April 5, 2024	Will the existing trolley tracks that are embedded at the intersection of Mill and Sandwich Streets be reincorporated?	BIA member	Any trolley tracks found during the reconstruction project will be salvaged, as appropriate but may not be reinstalled.	Comment provided to the design team for consideration.	BNA	
11	Streetscape comments	Presentation to BIA members - April 5, 2024	Proposed sod may not be regularly cut by those responsible to maintain the Right-of-Way.	BIA member	Noted.	N/A	BNA	
12	Streetscape comments	Presentation to BIA members - April 5, 2024	Will the street poles be consistent with what current exists as the BIA uses this infrastructure to hang holiday decorations	BIA member	The project team noted that the existing poles will be refurbished and replaced.	Project team to confirm existing decorative street poles will be replaced.	BNA	
13	Streetscape comments	Presentation to BIA members - April 5, 2024	Can a heritage style bus shelter be installed instead of the City standard as this would contribute to the heritage look and feel in the area.	BIA member	Noted.	Comment will be provided to the design team for consideration.	BNA	
14	Streetscape comments	Presentation to BIA members - April 5, 2024	Is there is water access along the street or in bump outs to water the new vegetation?	BIA member	Will review and advise.	Project team to review if water access is available to water vegetation in planters.	BNA and COW	
15	Streetscape comments	Presentation to BIA members - April 5, 2024	Will parking be maintained in front of Mackenzie Hall and where will the bus stop in that area?	BIA member	Will review and advise.	Project team and City of Windsor to review if parking will be maintained in front of Mackenzie Hall and where the City bus will stop.	BNA and COW	
6	Streetscape comments	Presentation to BIA members - April 5, 2024	How long will the parking lot to the Sandwich Towne Family Dentistry be inaccessible	Dr. Hanaka	Will review and advise.	Project team to review and advise how long will the parking lot to the Sandwich Towne Family Dentistry will be inaccessible.	BNA	
7	Streetscape comments	Presentation to BIA members - April 5, 2024	Does the scope of the reconstruction work included a 'shave and pave' or full reconstruction	BIA member	Will review and advise.	Project team to review and advise whether the scope of the reconstruction work includes a 'shave and pave' or full reconstruction.	BNA and COW	
8	Streetscape comments	Presentation to BIA members - April 5, 2024	There is interest in having wayfinding signage on Ojibway Parkway to direct bridge users to Sandwich Town.	BIA member	Out of project scope.	N/A	COW	
9	Streetscape comments	Presentation to BIA members - April 5, 2024	The existing historic Sandwich signs at the corners of Brock and Detroit streets require cleaning if the area will serve as a gateway to the community.	BIA member	Out of project scope.	N/A	COW	

GORDIE HOWE INTERNATIONAL BRIDGE

SANDWICH STREET NORTH IMPROVEMENTS

LANDSCAPE



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AECOM

PROJECT
GORDIE HOWE INTERNATIONAL BRIDGE
SANDWICH STREET CORRIDOR
WINDSOR, ONTARIO

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ISSUE/REVISION		
I/R	DATE	DESCRIPTION
A	MAR-19-24	ISSUED FOR RFC SNS

DESIGN UNIT
LANDSCAPE

SHEET TITLE
COVER SHEET

SHEET No.
L-000

L-000- SANDWICH STREET LANDSCAPE PLAN ISOA1 594x841
 Checked: RB Approved: RB
 Designer: AH
 Project Team Initials
 Last Printed: 16 March 2024
 Filename: C:\working\aecom_db17_ni_01_gbbashley\harker@aecom.com\dms3949\CHHE_C19_CAPE_SAND_L-000.dwg

SHEET LIST	
SHEET	DESCRIPTION
L-000	Cover Sheet
L-001	List of Sheets & Landscape Notes
LR101	Sandwich Street North Existing Conditions & Removals 29+50 to 31+70
LR102	Sandwich Street North Existing Conditions & Removals 31+70 to 33+90
LR103	Sandwich Street North Existing Conditions & Removals 33+90 to 35+75
L-101	Sandwich Street Landscape Plan 29+70 to 30+37
L-102	Sandwich Street Landscape Plan 30+37 to 31+02
L-103	Sandwich Street Landscape Plan 31+02 to 31+67
L-104	Sandwich Street Landscape Plan 31+67 to 32+32
L-105	Sandwich Street Landscape Plan 32+32 to 32+97
L-106	Sandwich Street Landscape Plan 32+97 to 33+67
L-107	Sandwich Street Landscape Plan 33+67 to 34+27
L-108	Sandwich Street Landscape Plan 34+27 to 34+93
L-109	Sandwich Street Landscape Plan 34+93 to 35+20
L-500	Landscape Details - Planting Sandwich Street
L-501	Landscape Details - Hardscape Sandwich Street
L-502	Landscape Details - Hardscape Sandwich Street
L-503	Landscape Details - Tree Grates Sandwich Street
L-504	Landscape Details - Planters Sandwich Street
L-505	Landscape Renderings - Sandwich Street & Brock Street
L-506	Landscape Renderings - Sandwich Street & Mill Street
L-507	Landscape Renderings - Sandwich Street & Detroit Street
L-508	Landscape Renderings - Mackenzie Hall & Parkette
SC01	Site Key Plan & Soil Cell Layouts
SC02	Soil Cell Cross Sections

LANDSCAPE NOTES

1. GENERAL NOTES:
 - 1.1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT.
 - 1.2. ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE CONTRACT ADMINISTRATOR FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.
 - 1.3. DRAWINGS MAY BE SCALED FOR APPROPRIATE LAYOUT ONLY. ALL MEASUREMENTS IN METRIC. ALL LAYOUT, INCLUDING PLANTING, TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE CONTRACT ADMINISTRATOR.
 - 1.4. THE CONTRACTOR IS TO TAKE NECESSARY PRECAUTION TO PROTECT ALL EXISTING SITE FEATURES UNLESS SPECIFIED FOR DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES AND MONUMENTS. MAKE GOOD ANY DAMAGE. UPON COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USABLE AT ALL TIMES.
 - 1.5. ANY CHANGES TO THIS ACCEPTED PLAN MUST BE REVIEWED AND APPROVED BY THE CONTRACT ADMINISTRATOR.
 - 1.6. FOR EXISTING TREE AND SITE FURNISHING INFORMATION REFER TO AECOM TREE AND SITE FURNISHING INVENTORY MEMORANDUM - TREE AND SITE FURNISHING INVENTORY ON SANDWICH STREET BETWEEN BROCK STREET AND DETROIT STREET IN WINDSOR, ONTARIO, DATED DECEMBER 9, 2022.
 - 1.7. REFER TO ACL-GHIB-SAND-SPEC0001 AS WELL AS ALL RELEVANT CITY OF WINDSOR STANDARDS.
2. PLANTING NOTES
 - 2.1. ALL PLANTING SHALL BE UNDERTAKEN BY THE CITY OF WINDSOR STAFF.
 - 2.2. ALL AREAS OF DISTURBED SOIL MUST BE STABILIZED WITH EROSION CONTROL MEASURES AND/OR SODDED IMMEDIATELY UPON COMPLETION OF WORK.
 - 2.3. THE CONTRACTOR IS TO REVIEW WITH CONTRACT ADMINISTRATOR ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
3. SODDING NOTES
 - 3.1. THE CONTRACTOR IS TO ENSURE COVERAGE AND SOD GROWTH.
 - 3.2. SOD APPLICATION TO BE INSTALLED IN A CONSISTENT AND THOROUGH FASHION COVERING ENTIRE SITE.
 - 3.3. SOD ALL DISTURBED AREAS WITHIN THE CONSTRUCTION/ACCESS EASEMENTS UNLESS SHOWN OTHERWISE.
 - 3.4. TOPSOIL IN SODDED AREAS TO BE 150mm MINIMUM.
 - 3.5. SOD WITH TURF GRASS NURSERY SOD TYPES:
 - 3.5.1. NUMBER ONE KENTUCKY BLUE GRASS SOD AND/OR FESCUE SOD. NURSERY SOD GROWN SOLELY FROM SEED MIXTURE OF CULTIVARS OF KENTUCKY BLUEGRASS AND/OR CHEWING FESCUE OR CREEPING RED FESCUE, CONTAINING NOT LESS THAN 40% KENTUCKY BLUEGRASS CULTIVARS AND 30% CHEWING FESCUE OR CREEPING RED FESCUE CULTIVARS.
 - 3.6. CONTRACT ADMINSTRATOR TO BE CONTACTED PRIOR TO SODDING TO COORDINATE OPERATIONS IN ORDER TO ENSURE FINAL ACCEPTANCE.
 - 3.7. ALL SODDING OF DISTURBED AREAS MUST OCCUR IMMEDIATELY UPON COMPLETION OF THE GRADING WORK, WEATHER PERMITTING. SODDING OPERATIONS SHOULD TAKE PLACE BETWEEN APRIL 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND OCTOBER 30 AT THE LATEST, PROVIDING THE GROUND IS IN A FROST-FREE CONDITION. IN THE EVENT THAT IMMEDIATE COMPLETION OF THE SODDING IS NOT FEASIBLE OTHER EROSION CONTROL METHODS WILL BE REQUIRED. DISCUSS WITH CONTRACT ADMINISTRATOR PRIOR TO PROCEEDING.
 - 3.8. ALL AREAS DISTURBED DURING REMOVAL OF SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE SODDED.
 - 3.9. ALL TOPSOIL COMPACTED DURING CONSTRUCTION ACTIVITIES IS TO BE SCARIFIED TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR PRIOR TO SOD APPLICATION.
 - 3.10. IF DISTURBED AREA EXTENDS BEYOND CONSTRUCTION LIMIT, APPLY 150mm THICK TOPSOIL AND SOD.

CLIENT



PROJECT Co.



CONSULTANT



PROJECT

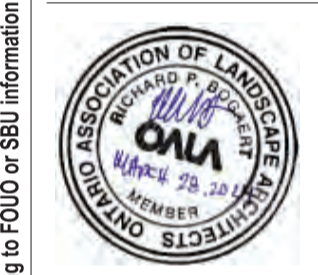
GORDIE HOWE
INTERNATIONAL BRIDGE
SANDWICH STREET CORRIDOR
WINDSOR, ONTARIO

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STAMP



ISSUE/REVISION

I/R	DATE	DESCRIPTION
A	MAR-19-24	ISSUED FOR RFC SNS

DESIGN UNIT

LANDSCAPE

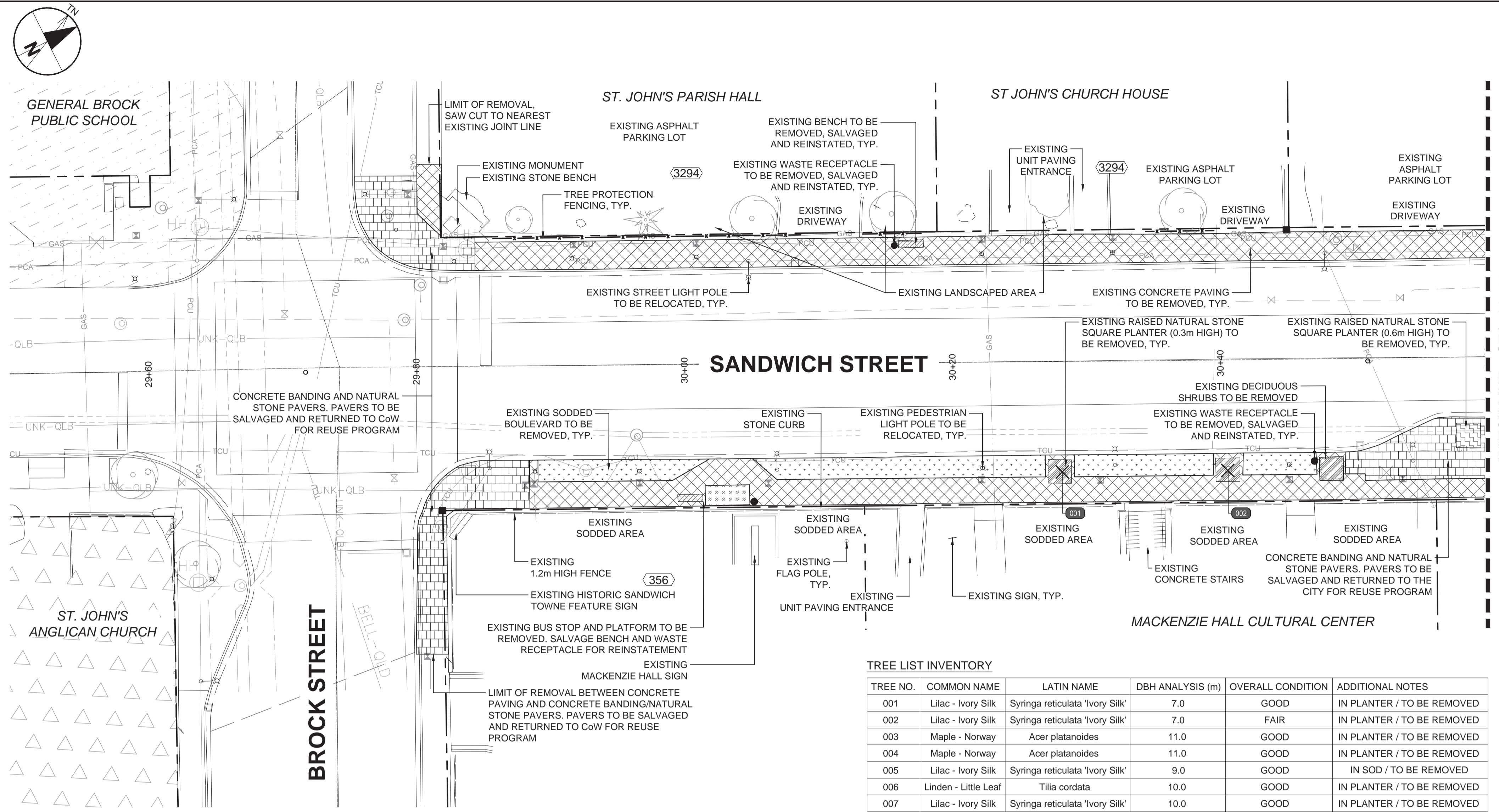
SHEET TITLE

LIST OF SHEETS & LANDSCAPE NOTES

SHEET No.

L-001

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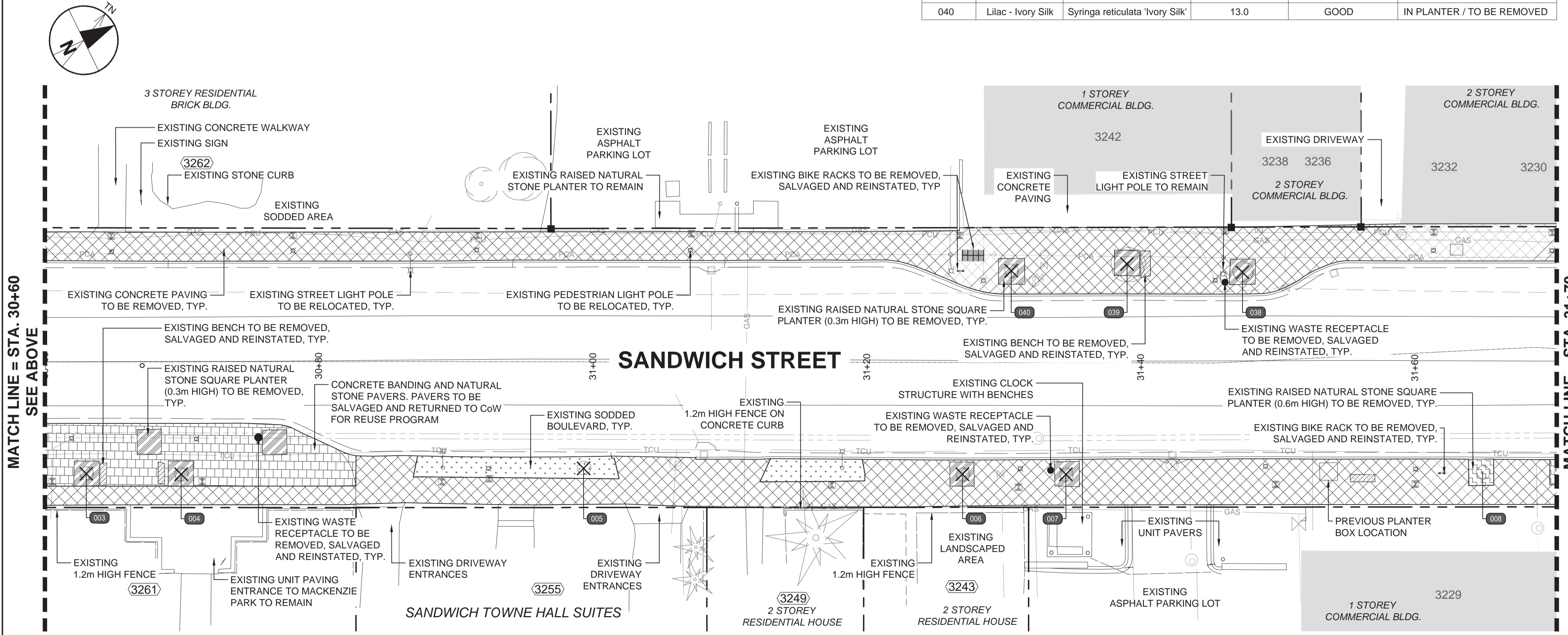


TREE LIST INVENTORY

TREE NO.	COMMON NAME	LATIN NAME	DBH ANALYSIS (m)	OVERALL CONDITION	ADDITIONAL NOTES
001	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	7.0	GOOD	IN PLANTER / TO BE REMOVED
002	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	7.0	FAIR	IN PLANTER / TO BE REMOVED
003	Maple - Norway	Acer platanoides	11.0	GOOD	IN PLANTER / TO BE REMOVED
004	Maple - Norway	Acer platanoides	11.0	GOOD	IN PLANTER / TO BE REMOVED
005	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	9.0	GOOD	IN SOD / TO BE REMOVED
006	Linden - Little Leaf	Tilia cordata	10.0	GOOD	IN PLANTER / TO BE REMOVED
007	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	10.0	GOOD	IN PLANTER / TO BE REMOVED
008	Oak - English	Quercus robur	8.4	GOOD	IN PLANTER / TO BE REMOVED
038	Linden - Little Leaf	Tilia cordata	14.0	GOOD	IN PLANTER / TO BE REMOVED
039	Linden - Little Leaf	Tilia cordata	23.0	POOR	IN PLANTER / TO BE REMOVED
040	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	13.0	GOOD	IN PLANTER / TO BE REMOVED

LEGEND:

- PROPERTY LINE
- TCU EXISTING PHONE LINE
- PCU EXISTING UNDERGROUND POWER LINE
- PCA EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- ⊗ EXISTING CONIFEROUS TREE
- ⊗ EXISTING PEDESTRIAN LIGHT POLE TO BE RELOCATED
- ⊗ EXISTING STREET LIGHT POLE TO BE RELOCATED
- ⊗ EXISTING ELECTRICAL HAND HOLE
- ⊗ EXISTING CATCH BASIN
- ⊗ EXISTING MAINTENANCE HOLE
- ⊗ EXISTING FIRE HYDRANT AND WATER VALVE
- ⊗ EXISTING BENCH TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
- ⊗ EXISTING BIKE RACK TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
- ⊗ EXISTING WASTE RECEPTACLE TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
- ⊗ EXISTING BUS STOP AND PLATFORM TO BE REMOVED
- ⊗ EXISTING RAISED NATURAL STONE SQUARE PLANTER (0.3m HIGH) TO BE REMOVED
- ⊗ EXISTING RAISED NATURAL STONE SQUARE PLANTER (0.6m HIGH) TO BE REMOVED
- ⊗ EXISTING SIGN
- ⊗ EXISTING CONCRETE PAVING TO BE REMOVED
- ⊗ EXISTING SODDED BOULEVARD TO BE REMOVED
- ⊗ PART IV HERITAGE ACT AREA
- ⊗ ARCHAEOLOGY NO-GO AREA
- ⊗ PROPOSED TREE PROTECTION FENCING



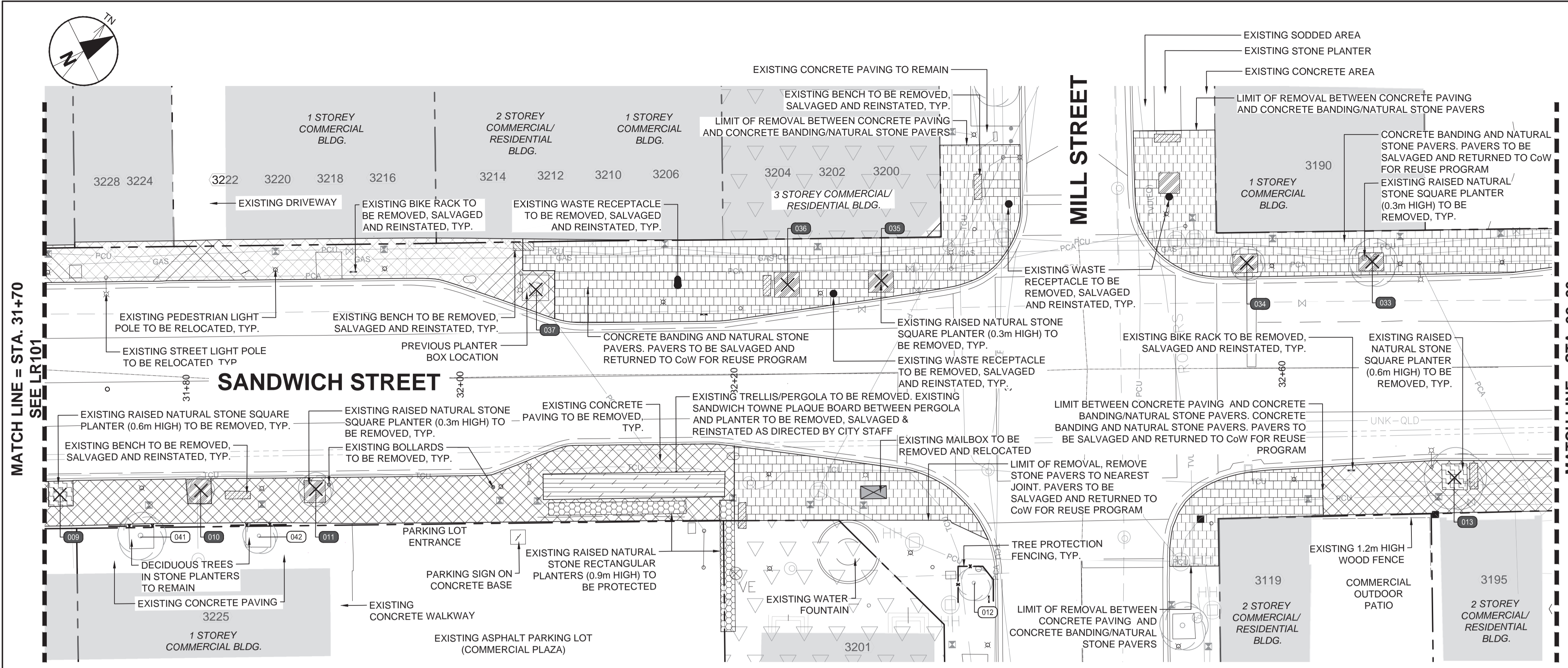
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 PROJECT Co.
BRIDGING NORTHAMERICA
 CONSULTANT
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GORDIE HOWE INTERNATIONAL BRIDGE
 SANDWICH STREET CORRIDOR
 WINDSOR, ONTARIO
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 KEY PLAN

 0 5 10 m
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 ISSUE/REVISION

A	MAR-19-24	ISSUED FOR RFC SNS
I/R	DATE	DESCRIPTION

 DESIGN UNIT
LANDSCAPE
 SHEET TITLE
SANDWICH STREET NORTH EXISTING CONDITIONS 29+50 TO 31+70
 SHEET No.
LR101

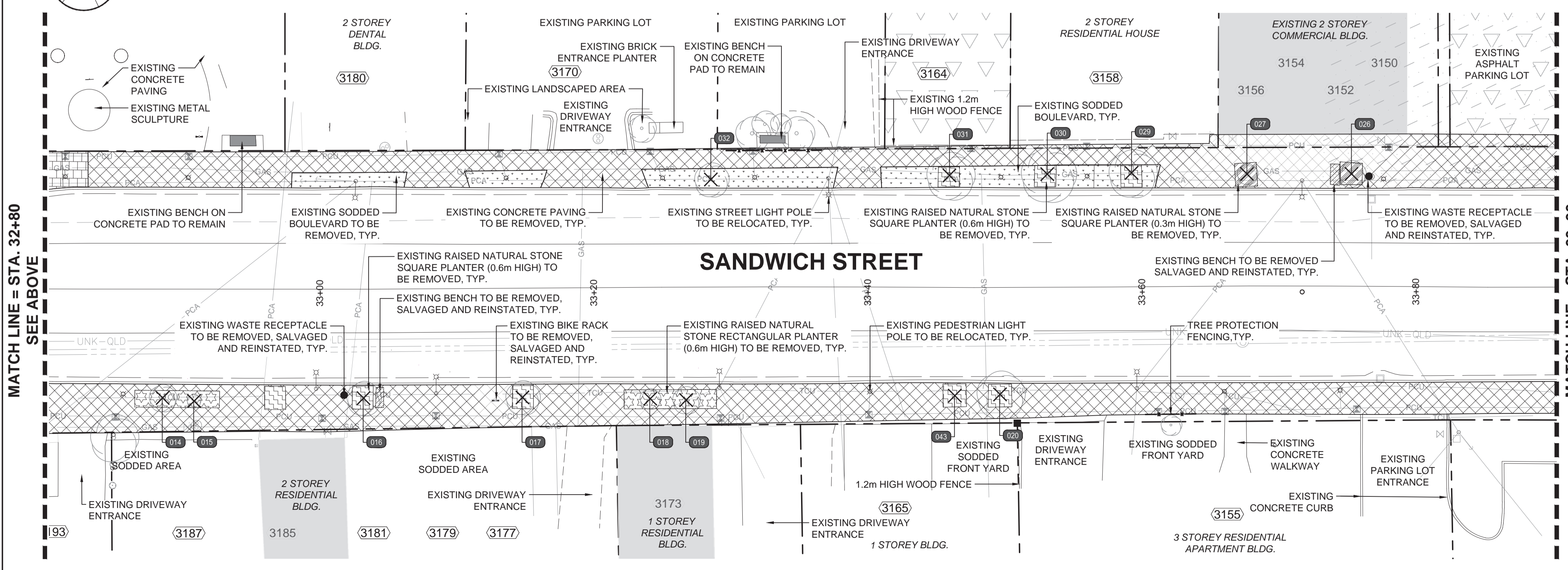


MATCH LINE = STA. 31+70 SEE LR101

TREE LIST INVENTORY

TREE NO.	COMMON NAME	LATIN NAME	DBH ANALYSIS (m)	OVERALL CONDITION	ADDITIONAL NOTES
009	Oak - English	Quercus robur	8.4	GOOD	IN PLANTER / TO BE REMOVED
010	Pear - Bradford	Pyrus calleryana 'Bradford'	22.0	FAIR	IN PLANTER / TO BE REMOVED
011	Pear - Bradford	Pyrus calleryana 'Bradford'	23.0	POOR	IN PLANTER, DEAD LIMB OVER ROAD
012	Honey-Locust	Gleditsia triacanthos	28.0	GOOD	OUTSIDE PROJECT LIMIT
013	Linden - Little Leaf	Tilia cordata	41.0	FAIR	IN PLANTER, DEAD BRANCH OVER SIDEWALK, VERTICAL CRACK ON TRUNK
014	Maple - Norway	Acer platanoides	20.0	FAIR	IN PLANTER / TO BE REMOVED
015	Maple - Norway	Acer platanoides	16.0	FAIR	IN PLANTER / TO BE REMOVED
016	Maple - Norway	Acer platanoides	25.0	FAIR	IN PLANTER / TO BE REMOVED
017	Maple - Norway	Acer platanoides	24.0	FAIR	N/A / TO BE REMOVED
018	Maple - Norway	Acer platanoides	15.0	GOOD	IN PLANTER / TO BE REMOVED
019	Maple - Norway	Acer platanoides	20.0	GOOD	IN PLANTER / TO BE REMOVED
020	Maple - Norway	Acer platanoides	27.0	GOOD	IN PLANTER, BROKEN / TO BE REMOVED
026	Pear - Bradford	Pyrus calleryana 'Bradford'	20.0	GOOD	IN PLANTER / TO BE REMOVED

TREE NO.	COMMON NAME	LATIN NAME	DBH ANALYSIS (m)	OVERALL CONDITION	ADDITIONAL NOTES
027	Pear - Bradford	Pyrus calleryana 'Bradford'	18.0	GOOD	IN PLANTER / TO BE REMOVED
029	Maple - Norway	Acer platanoides	25.0	GOOD	IN PLANTER / TO BE REMOVED
030	Maple - Norway	Acer platanoides	30.0	GOOD	IN PLANTER / TO BE REMOVED
031	Maple - Norway	Acer platanoides	30.0	FAIR	IN PLANTER, LARGE DEAD WOOD OVER SIDEWALK
032	Pear - Bradford	Pyrus calleryana 'Bradford'	22.0	GOOD	N/A / TO BE REMOVED
033	Honey-Locust	Gleditsia triacanthos	31.0	GOOD	IN PLANTER / TO BE REMOVED
034	Honey-Locust	Gleditsia triacanthos	29.0	GOOD	IN PLANTER / TO BE REMOVED
035	Maple - Norway	Acer platanoides	0.0	DEAD - STUMP	N/A / TO BE REMOVED
036	Maple - Norway	Acer platanoides	0.0	DEAD - STUMP	N/A / TO BE REMOVED
037	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	10.0	GOOD	IN PLANTER / TO BE REMOVED
041	Pear - Bradford	Pyrus calleryana 'Bradford'	30.0	FAIR	OUTSIDE PROJECT LIMIT
042	Pear - Bradford	Pyrus calleryana 'Bradford'	28.0	FAIR	OUTSIDE PROJECT LIMIT
043	Maple - Norway	Acer platanoides	0.0	DEAD - STUMP	IN PLANTER / TO BE REMOVED



MATCH LINE = STA. 32+80 SEE ABOVE

LEGEND:

- PROPERTY LINE
- TCU EXISTING PHONE LINE
- PCU EXISTING UNDERGROUND POWER LINE
- PCA EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING PEDESTRIAN LIGHT POLE TO BE RELOCATED
- EXISTING STREET LIGHT POLE TO BE RELOCATED
- EXISTING ELECTRICAL HAND HOLE
- EXISTING CATCH BASIN
- EXISTING MAINTENANCE HOLE
- EXISTING FIRE HYDRANT AND WATER VALVE
- EXISTING BOLLARD
- EXISTING BENCH TO BE RETAINED
- EXISTING BENCH TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
- EXISTING BIKE RACK TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
- EXISTING WASTE RECEPTACLE TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
- EXISTING MAILBOX TO BE REMOVED AND RELOCATED
- EXISTING TRELLIS/PERGOLA TO BE REMOVED
- EXISTING RAISED NATURAL STONE SQUARE PLANTER (0.3m HIGH) TO BE REMOVED
- EXISTING RAISED NATURAL STONE RAISED SQUARE PLANTER (0.6m HIGH) TO BE REMOVED
- EXISTING RAISED NATURAL STONE RECTANGULAR PLANTER (0.6m HIGH) TO BE REMOVED
- EXISTING RAISED NATURAL STONE RECTANGULAR PLANTER (0.9m HIGH) TO BE REMOVED
- EXISTING SIGN
- EXISTING CONCRETE PAVING TO BE REMOVED
- EXISTING SODDED BOULEVARD TO BE REMOVED
- PART IV HERITAGE ACT AREA
- ARCHEOLOGY NO-GO AREA
- PROPOSED TREE PROTECTION FENCING

KEY PLAN

0 5 10
1:200 m

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PROJECT Co.
BRIDGING NORTH AMERICA

CONSULTANT
AECOM

PROJECT
GORDIE HOWE INTERNATIONAL BRIDGE SANDWICH STREET CORRIDOR WINDSOR, ONTARIO

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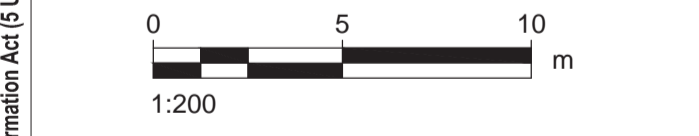
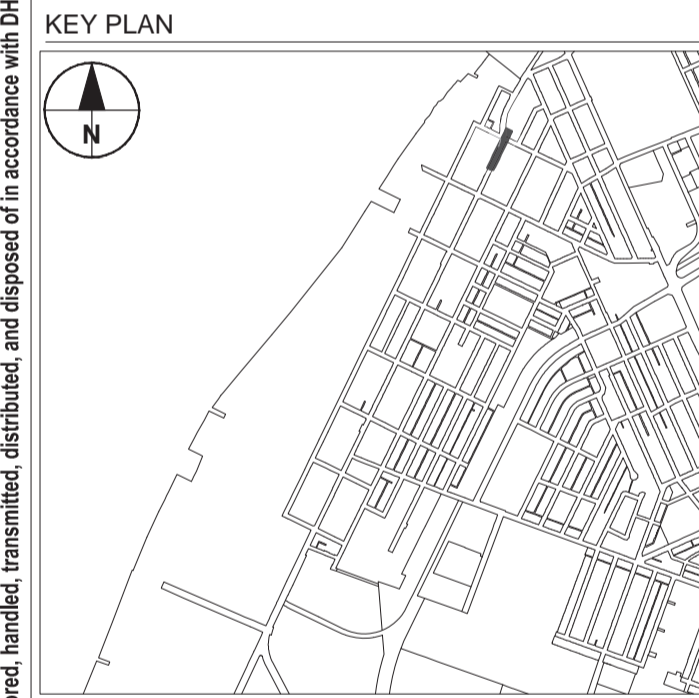
ISSUE/REVISION

A	MAR-19-24	ISSUED FOR RFC SNS
I/R	DATE	DESCRIPTION

DESIGN UNIT
LANDSCAPE

SHEET TITLE
SANDWICH STREET NORTH EXISTING CONDITIONS 31+70 TO 33+90

SHEET No.
LR102



ISSUE/REVISION

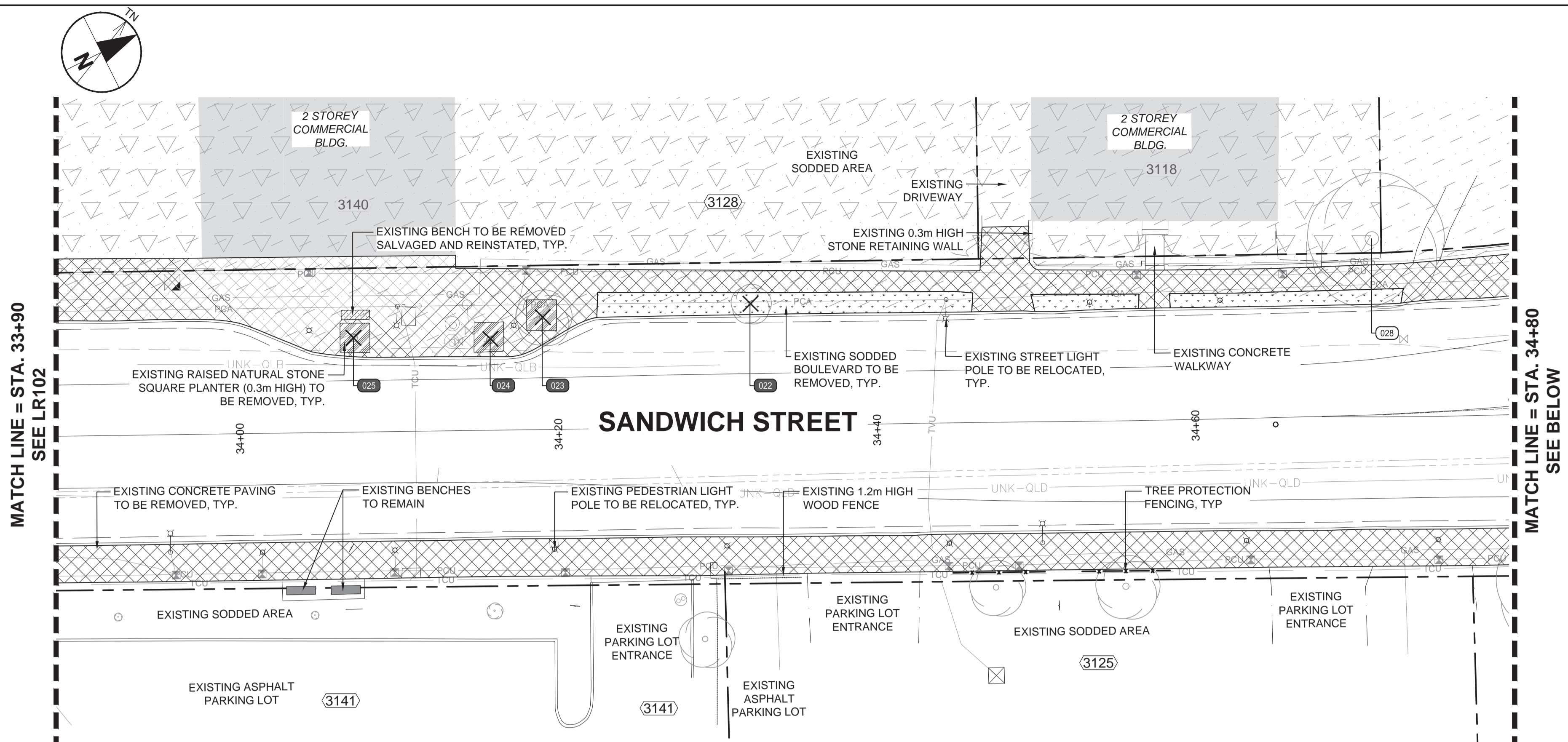
NO.	DATE	DESCRIPTION
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I/R	DATE	DESCRIPTION

DESIGN UNIT
LANDSCAPE

SHEET TITLE
SANDWICH STREET NORTH EXISTING CONDITIONS 33+90 TO 35+75

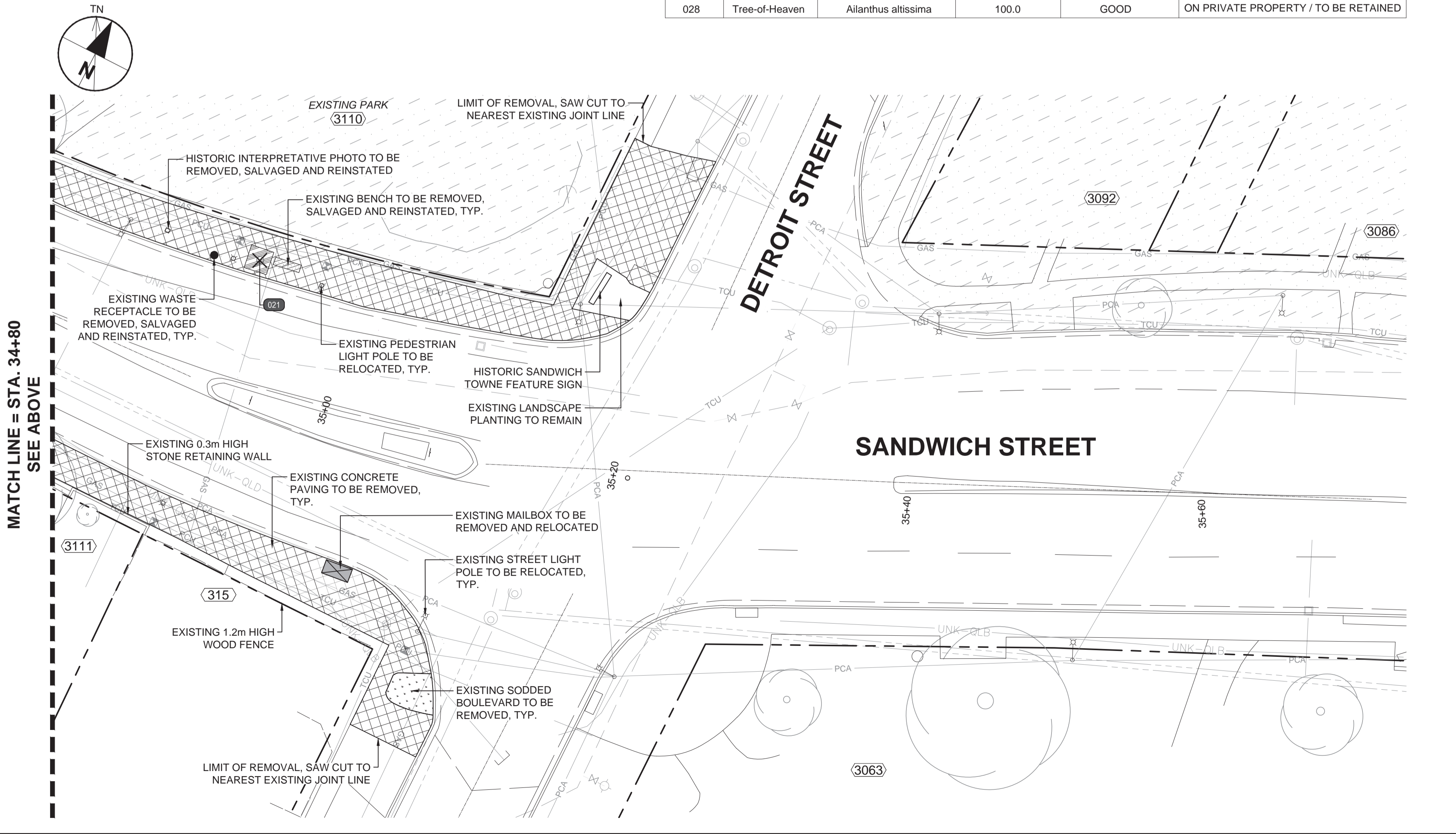
SHEET No.
LR103

- LEGEND:
- PROPERTY LINE
 - TCU EXISTING PHONE LINE
 - PCU EXISTING UNDERGROUND POWER LINE
 - PCA EXISTING OVERHEAD POWER LINE
 - GAS EXISTING GAS LINE
 - EXISTING DECIDUOUS TREE
 - ⊗ EXISTING PEDESTRIAN LIGHT POLE TO BE RELOCATED
 - ⊗ EXISTING STREET LIGHT POLE TO BE RELOCATED
 - ⊗ EXISTING ELECTRICAL HAND HOLE
 - EXISTING CATCH BASIN
 - EXISTING MAINTENANCE HOLE
 - ⊗ EXISTING FIRE HYDRANT
 - EXISTING BENCH TO BE RETAINED
 - ▨ EXISTING BENCH TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
 - EXISTING WASTE RECEPTACLE TO BE REMOVED AND SALVAGED FOR REINSTATEMENT
 - ✉ EXISTING MAILBOX TO BE REMOVED AND RELOCATED
 - ▨ EXISTING RAISED NATURAL STONE SQUARE PLANTER (0.3m HIGH) TO BE REMOVED
 - EXISTING SIGN
 - ▨ EXISTING CONCRETE PAVING TO BE REMOVED
 - ▨ EXISTING SODDED BOULEVARD
 - ▽ PART IV HERITAGE ACT AREA
 - ▨ ARCHAEOLOGY NO-GO AREA
 - x — PROPOSED TREE PROTECTION FENCING

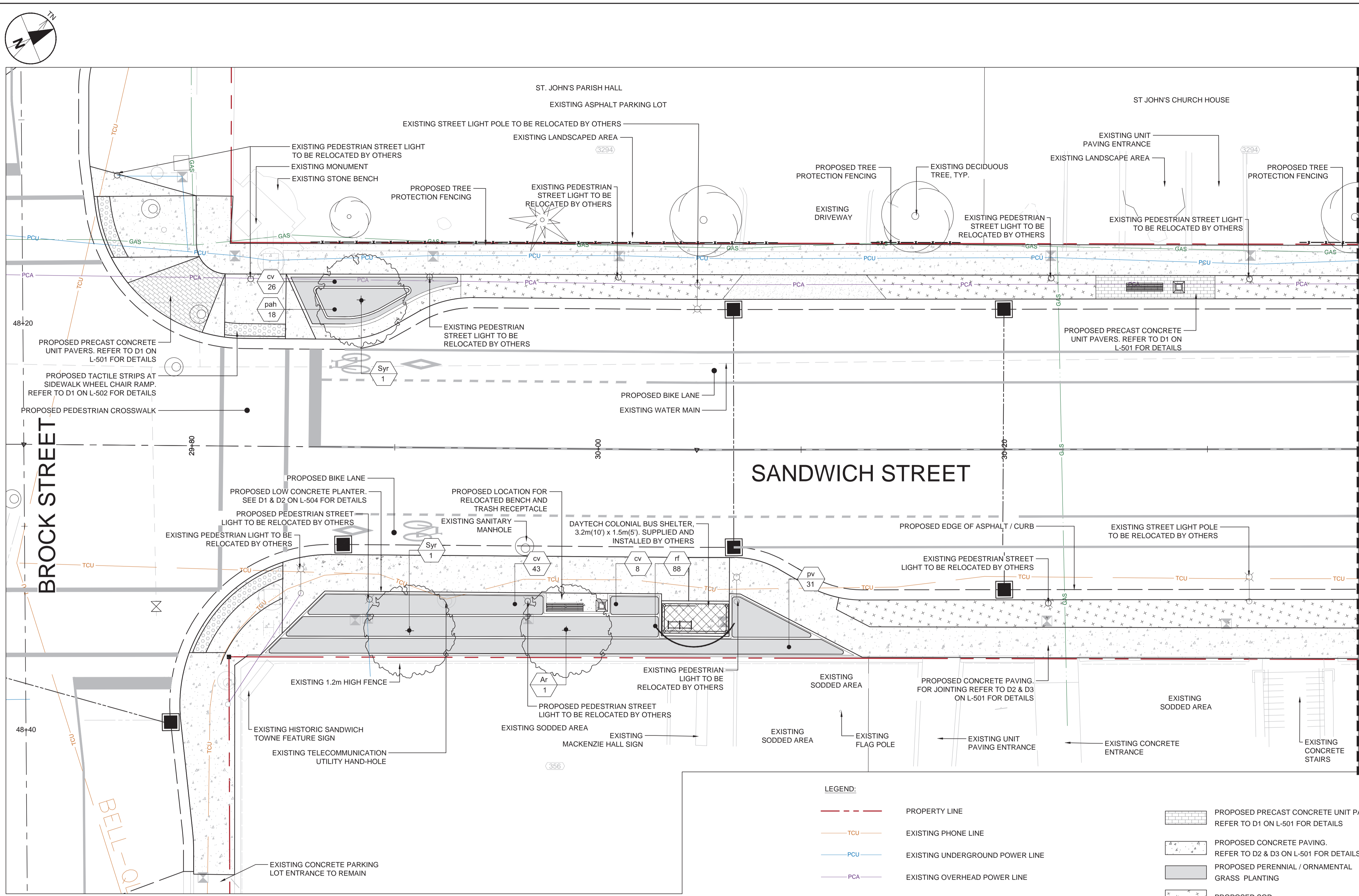


TREE LIST INVENTORY

TREE NO.	COMMON NAME	LATIN NAME	DBH ANALYSIS (m)	OVERALL CONDITION	ADDITIONAL NOTES
021	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	8.0	GOOD	IN PLANTER / TO BE REMOVED
022	Maple - Norway	Acer platanoides	29.0	GOOD	IN BOULEVARD / TO BE REMOVED
023	Maple - Norway	Acer platanoides	0.0	DEAD - STUMP	IN PLANTER / TO BE REMOVED
024	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	9.0	GOOD	IN PLANTER / TO BE REMOVED
025	Lilac - Ivory Silk	Syringa reticulata 'Ivory Silk'	7.0	GOOD	IN PLANTER / TO BE REMOVED
028	Tree-of-Heaven	Ailanthus altissima	100.0	GOOD	ON PRIVATE PROPERTY / TO BE RETAINED



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MATCH LINE = STA. 30+37
SEE DWG L-102

LEGEND:

- PROPERTY LINE
- EXISTING PHONE LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING PEDESTRIAN LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING STREET LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING ELECTRICAL HAND HOLE
- EXISTING CATCH BASIN
- EXISTING MAINTENANCE HOLE
- EXISTING FIRE HYDRANT
- PROPOSED PRECAST CONCRETE UNIT PAVERS. REFER TO D1 ON L-501 FOR DETAILS
- PROPOSED CONCRETE PAVING. REFER TO D2 & D3 ON L-501 FOR DETAILS
- PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED SOIL CELL. REFER TO L300 SERIES FOR DETAILS
- REINSTATED TRASH RECEPTACLE
- REINSTATED BENCH
- PROPOSED TREE PROTECTION FENCING
- 911mm x 911mm IRON AGE 'INTERLAKEN' TREE GRATE
- PROPOSED EDGE OF ASPHALT/CURB

CLIENT

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BRIDGING NORTHAMERICA

CONSULTANT

AECOM

PROJECT

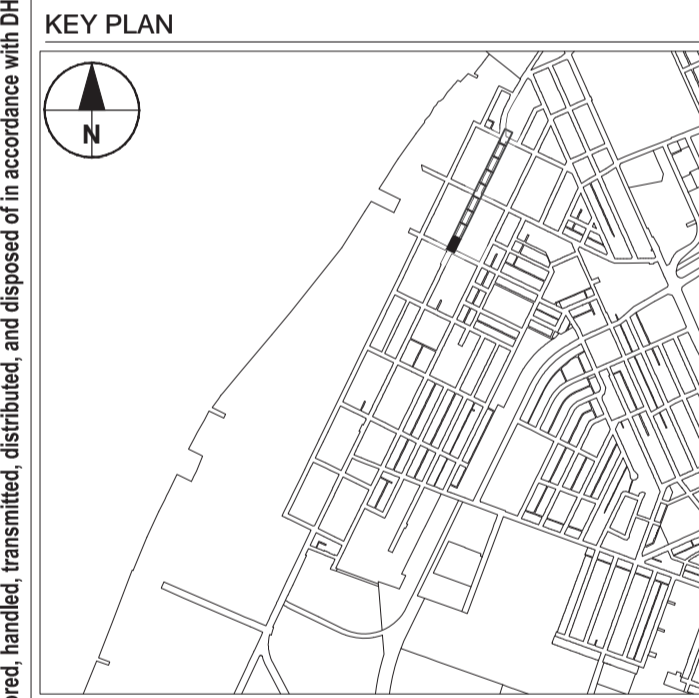
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 WINDSOR, ONTARIO

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I/R	DATE	DESCRIPTION

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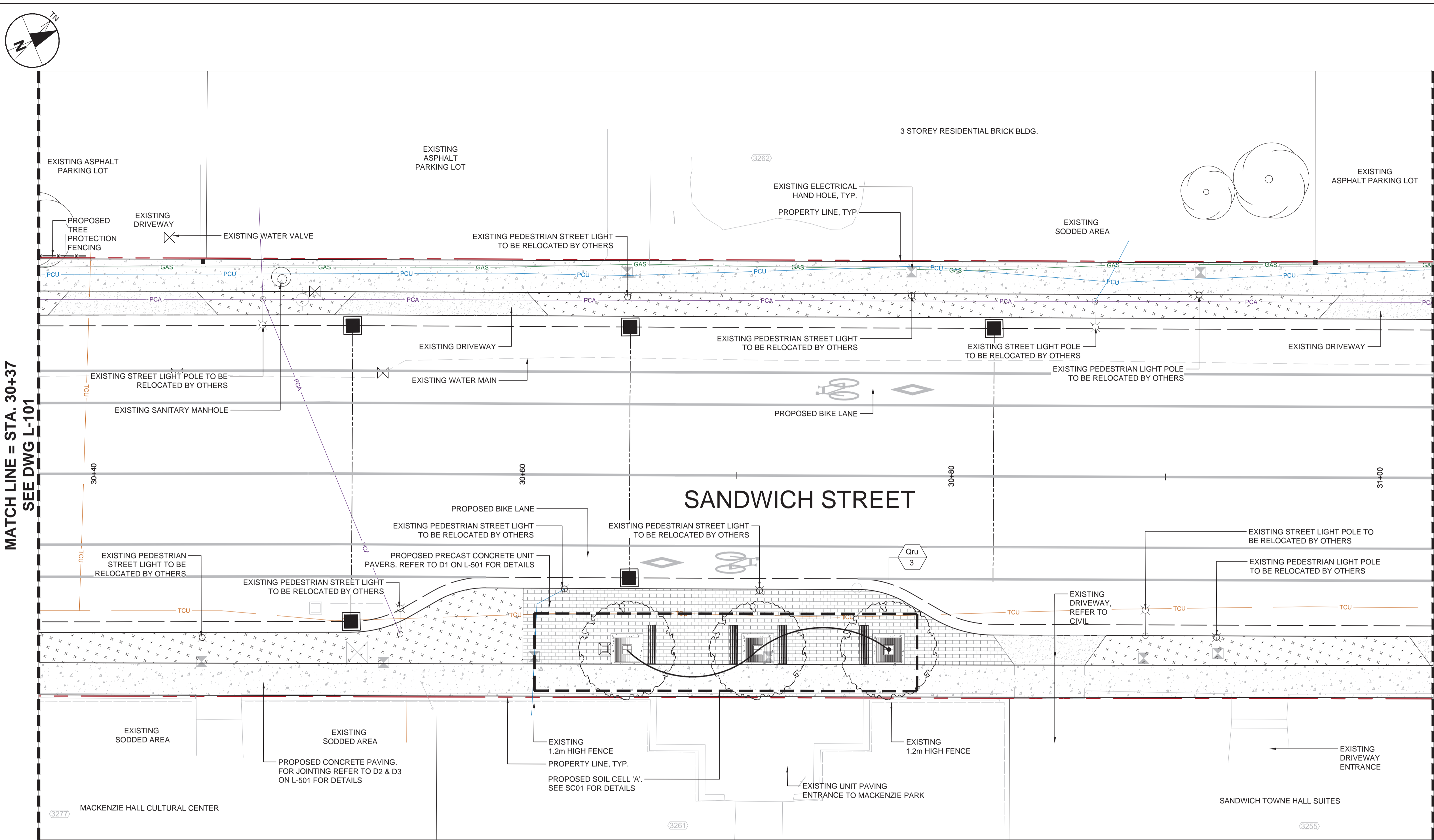
LANDSCAPE

SHEET TITLE

SANDWICH STREET LANDSCAPE PLAN
29+70 TO 30+37

SHEET No.

L-101



MATCH LINE = STA. 30+37
 SEE DWG L-101

MATCH LINE = STA. 31+02
 SEE DWG L-103

LEGEND:

- PROPERTY LINE
- TCU EXISTING PHONE LINE
- PCU EXISTING UNDERGROUND POWER LINE
- PCA EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING PEDESTRIAN LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING STREET LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING ELECTRICAL HAND HOLE
- EXISTING CATCH BASIN
- EXISTING MAINTENANCE HOLE
- EXISTING FIRE HYDRANT
- PROPOSED PRECAST CONCRETE UNIT PAVERS. REFER TO D1 ON L-501 FOR DETAILS
- PROPOSED CONCRETE PAVING. REFER TO D2 & D3 ON L-501 FOR DETAILS
- PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED SOIL CELL. REFER TO L300 SERIES FOR DETAILS
- REINSTATED TRASH RECEPTACLE
- REINSTATED BENCH
- PROPOSED TREE PROTECTION FENCING
- 911mm x 911mm IRON AGE 'INTERLAKEN' TREE GRATE
- PROPOSED EDGE OF ASPHALT/CURB

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BRIDGING NORTHAMERICA

CONSULTANT

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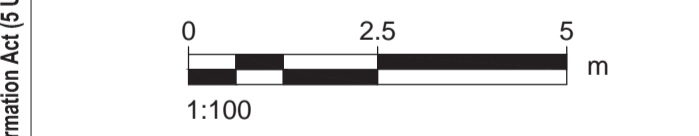
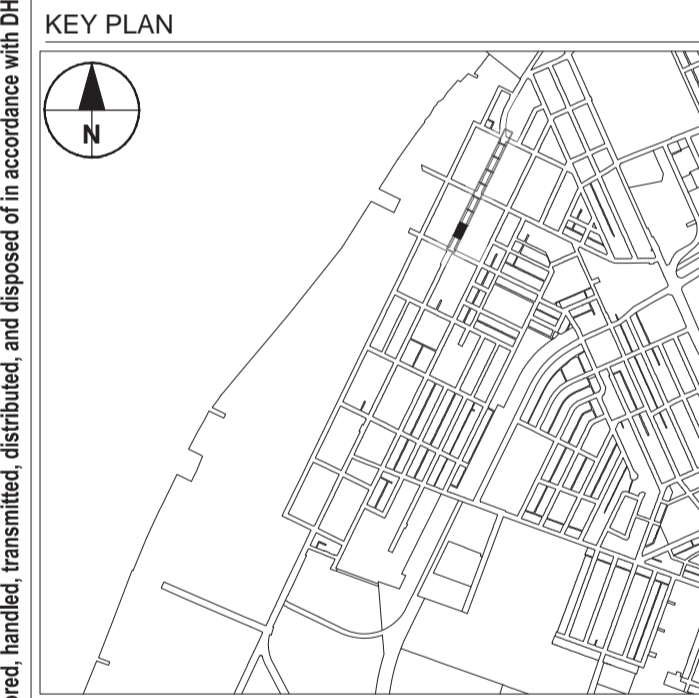
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I/R	DATE	DESCRIPTION

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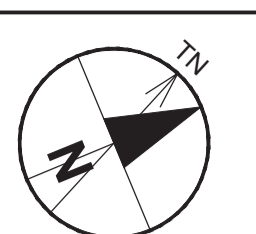
SHEET TITLE

SANDWICH STREET LANDSCAPE PLAN
30+37 TO 31+02

SHEET No.

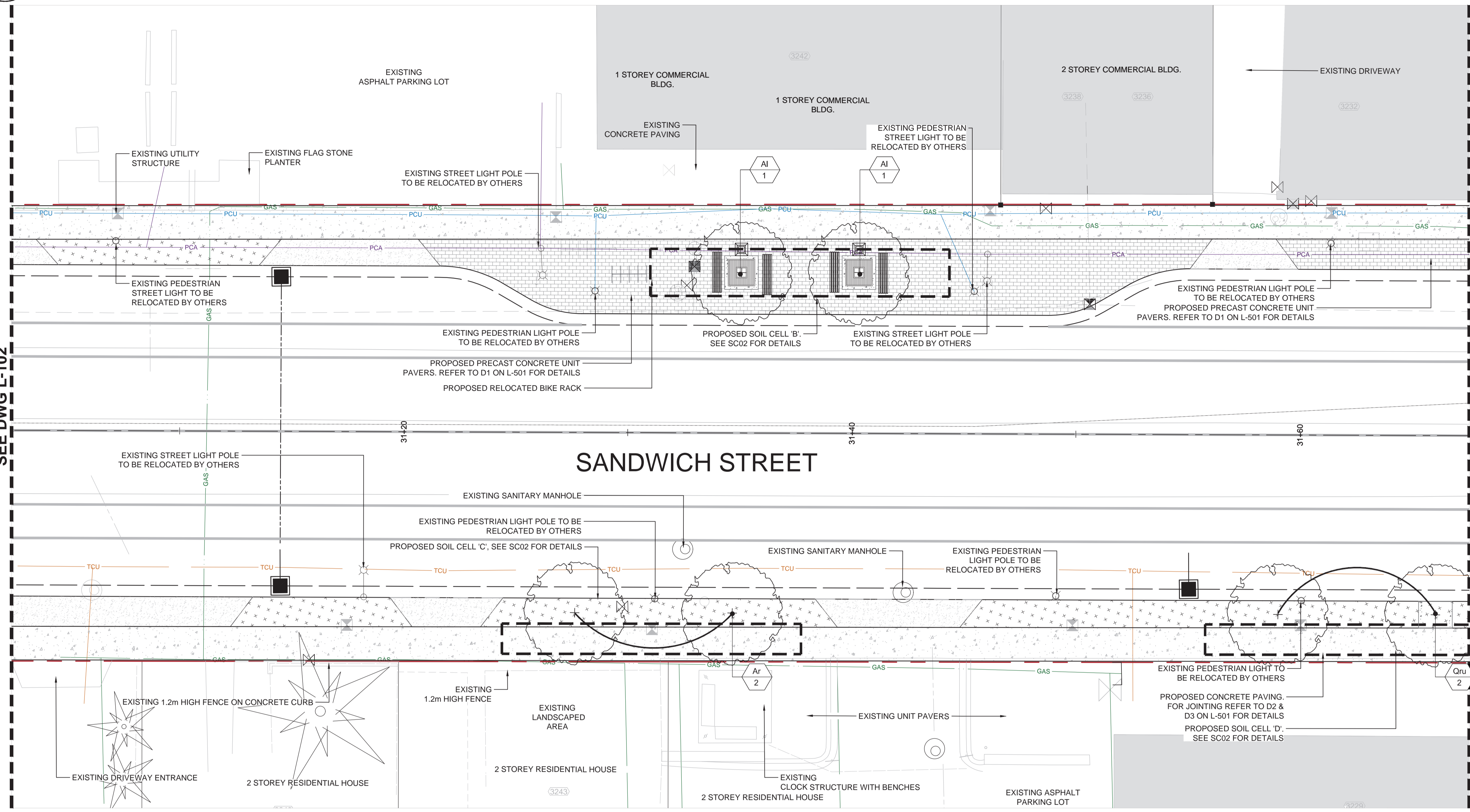
L-102

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MATCH LINE = STA. 31+02
 SEE DWG L-102

MATCH LINE = STA. 31+67
 SEE DWG L-104



LEGEND:

- PROPERTY LINE
- TCU EXISTING PHONE LINE
- PCU EXISTING UNDERGROUND POWER LINE
- PCA EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING PEDESTRIAN LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING STREET LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING ELECTRICAL HAND HOLE
- EXISTING CATCH BASIN
- EXISTING MAINTENANCE HOLE
- EXISTING FIRE HYDRANT
- PROPOSED PRECAST CONCRETE UNIT PAVERS. REFER TO D1 ON L-501 FOR DETAILS
- PROPOSED CONCRETE PAVING. REFER TO D2 & D3 ON L-501 FOR DETAILS
- PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED SOIL CELL. REFER TO L300 SERIES FOR DETAILS
- REINSTATED TRASH RECEPTACLE
- REINSTATED BENCH
- 911mm x 911mm IRON AGE 'INTERLAKEN' TREE GRATE
- PROPOSED EDGE OF ASPHALT/CURB

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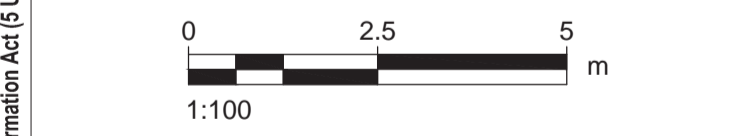
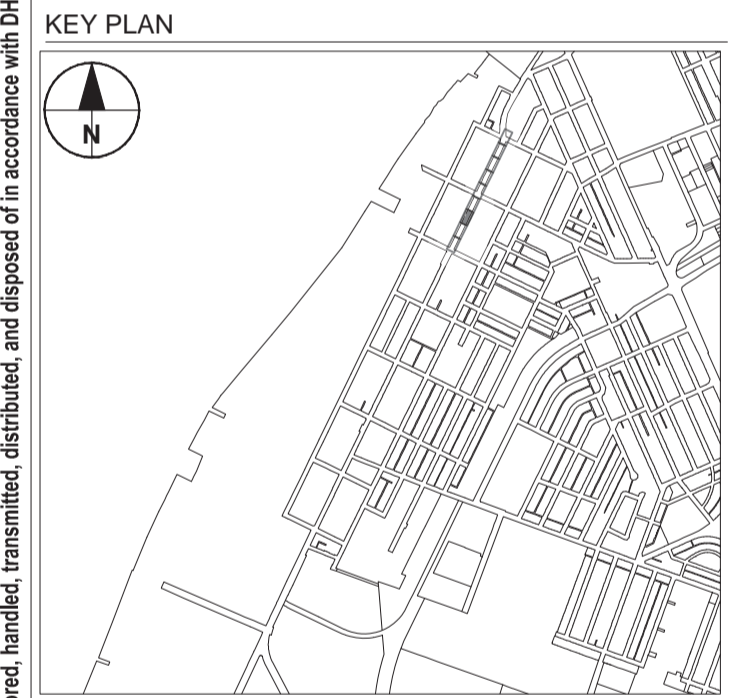
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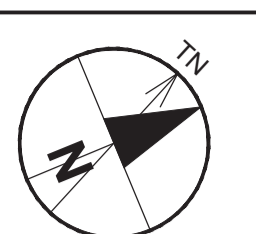
DESIGN UNIT
LANDSCAPE

SHEET TITLE
SANDWICH STREET LANDSCAPE PLAN
31+02 TO 31+67

SHEET No.

L-103

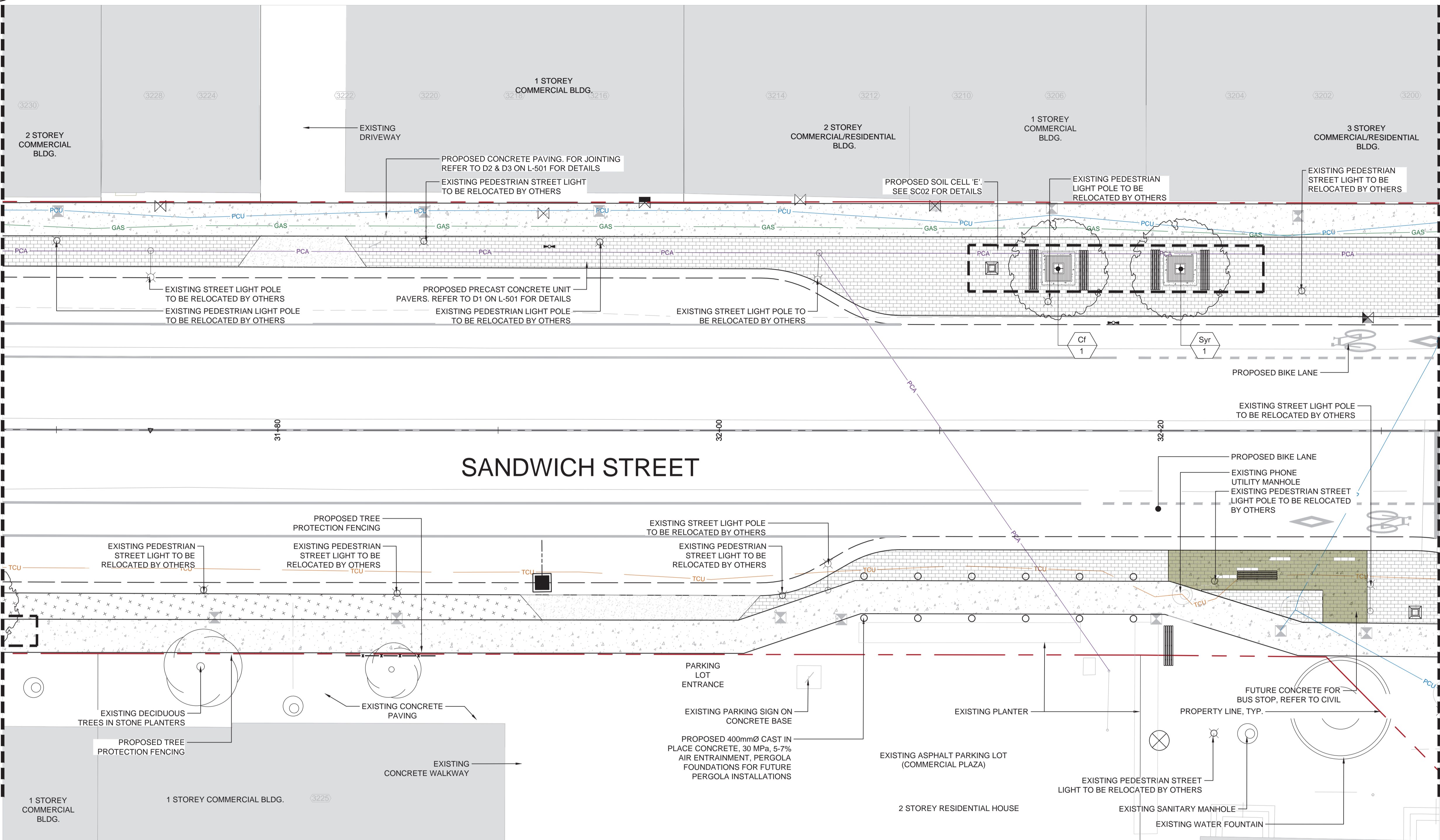
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MATCH LINE = STA. 31+67
 SEE DWG L-103

SANDWICH STREET

MATCH LINE = STA. 32+32
 SEE DWG L-105



- LEGEND:**
- PROPERTY LINE
 - TCU EXISTING PHONE LINE
 - PCU EXISTING UNDERGROUND POWER LINE
 - PCA EXISTING OVERHEAD POWER LINE
 - GAS EXISTING GAS LINE
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - EXISTING PEDESTRIAN LIGHT POLE, TO BE RELOCATED BY OTHERS
 - EXISTING STREET LIGHT POLE, TO BE RELOCATED BY OTHERS
 - EXISTING ELECTRICAL HAND HOLE
 - 911mm x 911mm IRON AGE 'INTERLAKEN' TREE GRATE
 - PROPOSED EDGE OF ASPHALT/CURB
 - EXISTING CATCH BASIN
 - EXISTING MAINTENANCE HOLE
 - EXISTING FIRE HYDRANT
 - PROPOSED PRECAST CONCRETE UNIT PAVERS. REFER TO D1 ON L-501 FOR DETAILS
 - PROPOSED CONCRETE PAVING. REFER TO D2 & D3 ON L-501 FOR DETAILS
 - PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
 - PROPOSED SOD
 - PROPOSED DECIDUOUS TREE
 - PROPOSED SOIL CELL. REFER TO L300 SERIES FOR DETAILS
 - REINSTATED TRASH RECEPTACLE
 - REINSTATED BENCH
 - PROPOSED TREE PROTECTION FENCING

CLIENT

WINDSOR-DETROIT BRIDGE AUTHORITY | AUTORITÉ DU PONT WINDSOR-DETROIT

PROJECT Co.

CONSULTANT

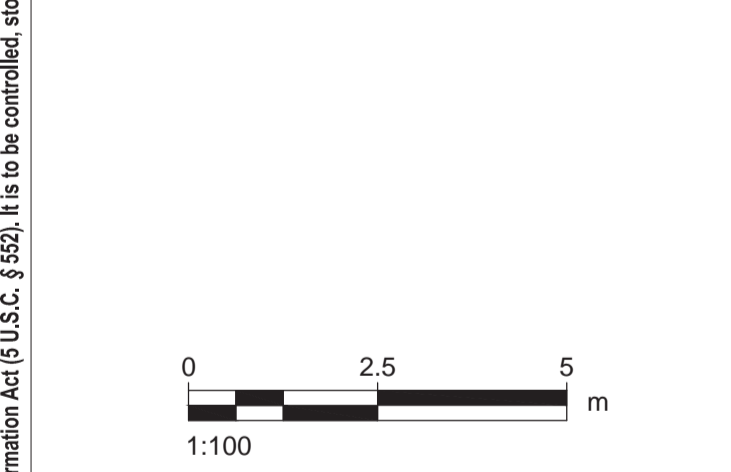
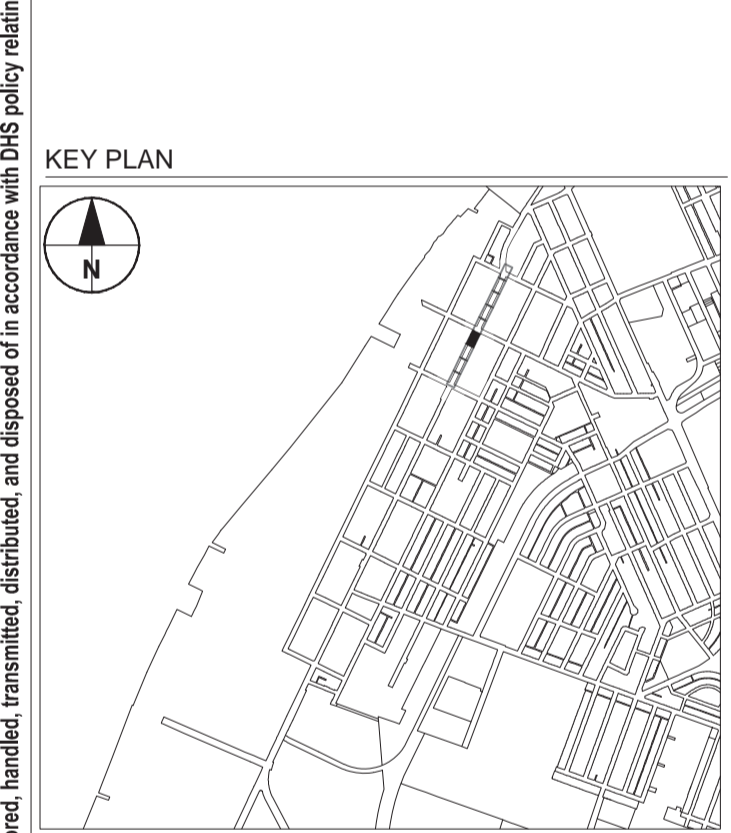
PROJECT

GORDIE HOWE INTERNATIONAL BRIDGE
 SANDWICH STREET CORRIDOR
 WINDSOR, ONTARIO

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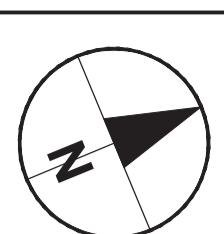
ISSUE/REVISION

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DESIGN UNIT
LANDSCAPE

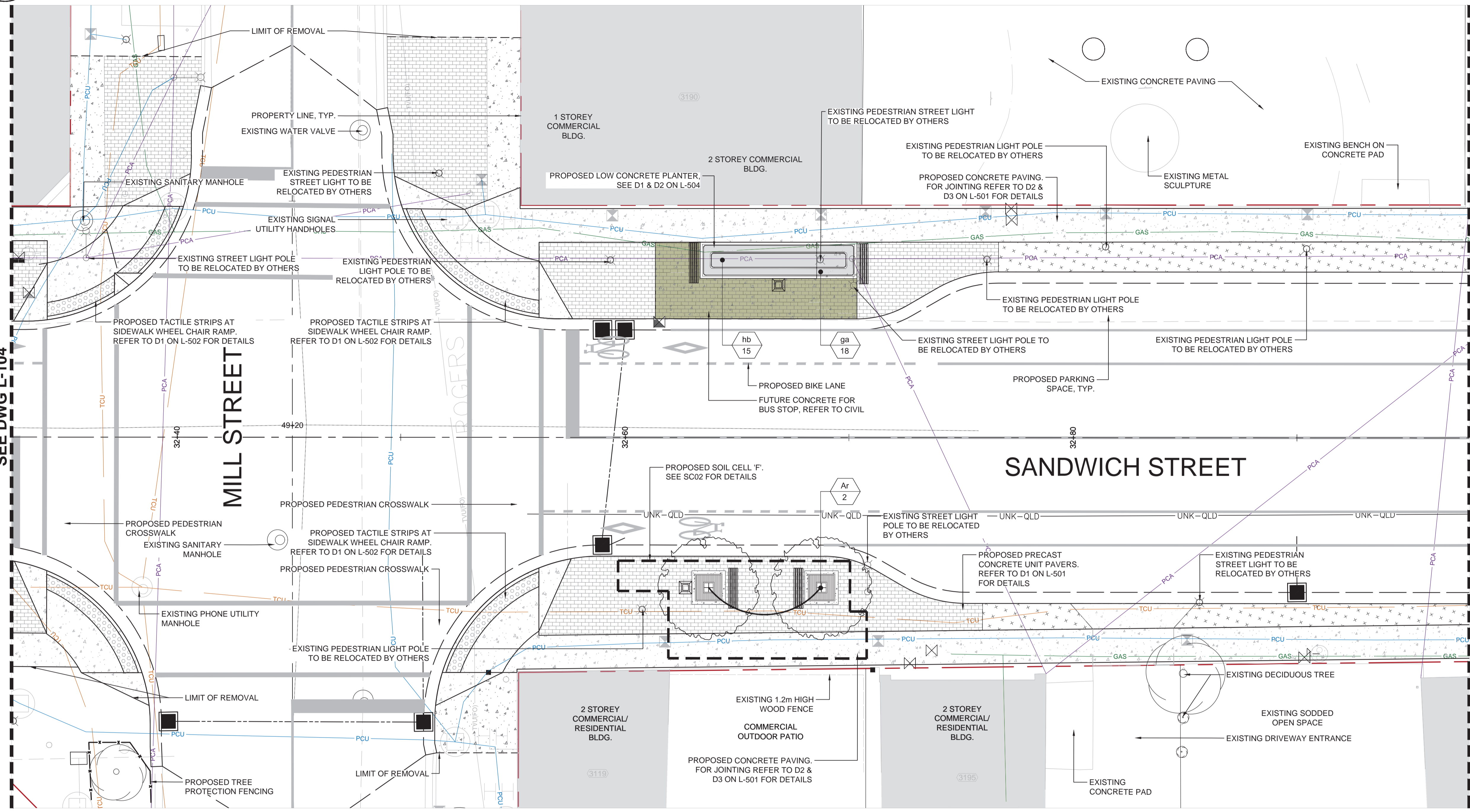
SHEET TITLE
**SANDWICH STREET LANDSCAPE PLAN
 31+67 TO 32+32**

SHEET No.
L-104



MATCH LINE = STA. 32+32
 SEE DWG L-104

MATCH LINE = STA. 32+97
 SEE DWG L-106



LEGEND:

- PROPERTY LINE
- TCU EXISTING PHONE LINE
- PCU EXISTING UNDERGROUND POWER LINE
- PCA EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
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- PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED SOIL CELL. REFER TO L300 SERIES FOR DETAILS
- REINSTATED TRASH RECEPTACLE
- REINSTATED BENCH
- PROPOSED TREE PROTECTION FENCING
- 911mm x 911mm IRON AGE 'INTERLAKEN' TREE GRATE
- PROPOSED EDGE OF ASPHALT/CURB

CLIENT

WINDSOR-DETROIT BRIDGE AUTHORITY | AUTORITÉ DU PONT WINDSOR-DETROIT

PROJECT Co.

CONSULTANT

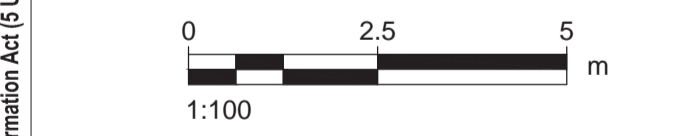
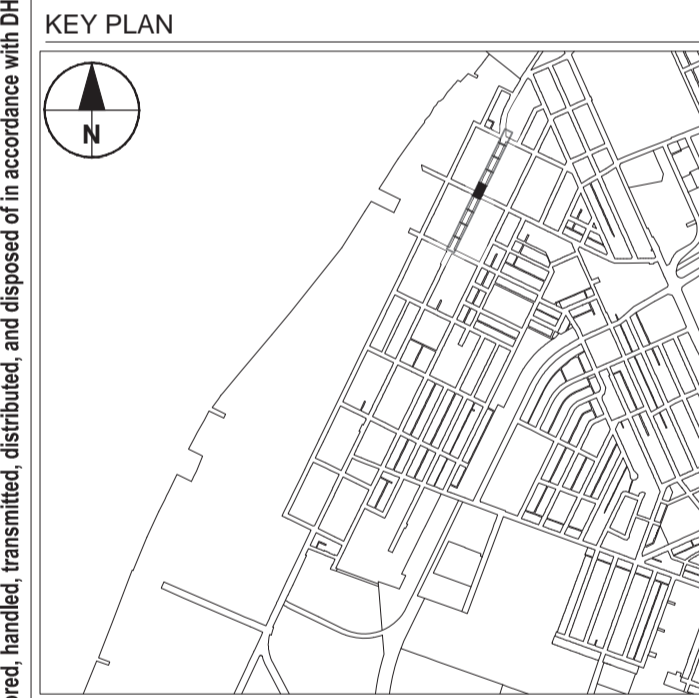
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 WINDSOR, ONTARIO

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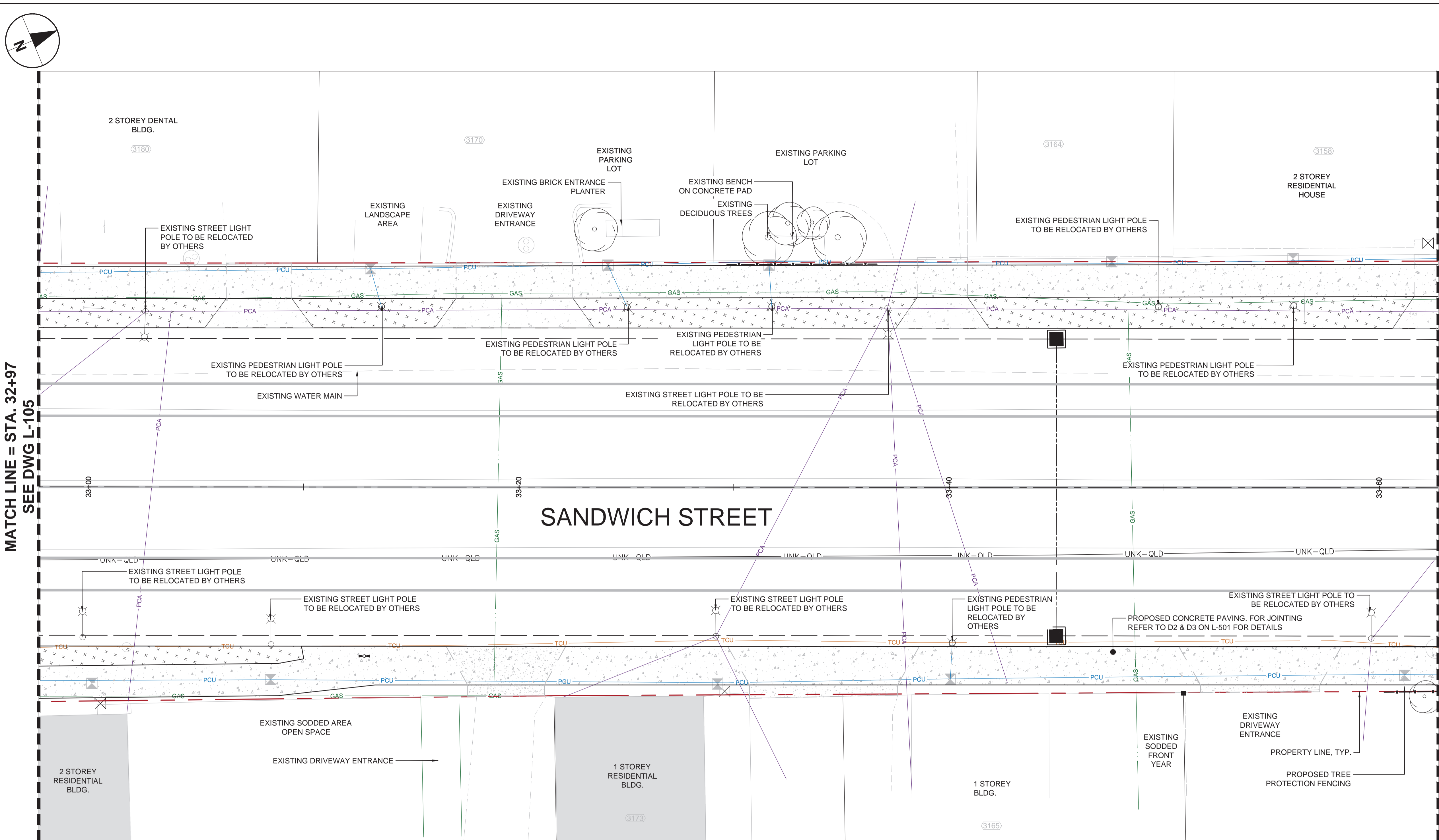
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DESIGN UNIT
LANDSCAPE

SHEET TITLE
**SANDWICH STREET LANDSCAPE PLAN
 32+32 TO 32+97**

SHEET No.
L-105

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MATCH LINE = STA. 32+97
 SEE DWG L-105

MATCH LINE = STA. 33+67
 SEE DWG L-107

SANDWICH STREET

LEGEND:

- PROPERTY LINE
- TCU EXISTING PHONE LINE
- PCU EXISTING UNDERGROUND POWER LINE
- PCA EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING PEDESTRIAN LIGHT POLE, TO BE RELOCATED BY OTHERS
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- PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
- PROPOSED SOD
- PROPOSED TREE PROTECTION FENCING
- PROPOSED EDGE OF ASPHALT/CURB

CLIENT

WDBA APWD
 WINDSOR-DÉTROIT BRIDGE AUTHORITY | AUTORITÉ DU PONT WINDSOR-DÉTROIT

PROJECT Co.

BRIDGING NORTH AMERICA

CONSULTANT

AECOM

PROJECT

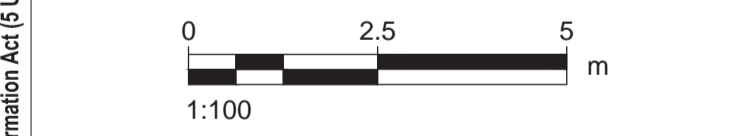
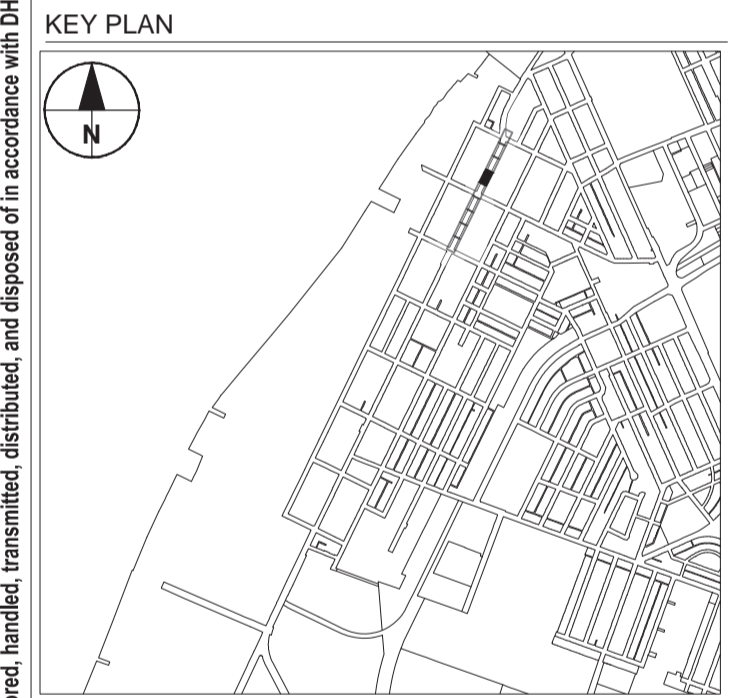
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 SANDWICH STREET CORRIDOR
 WINDSOR, ONTARIO

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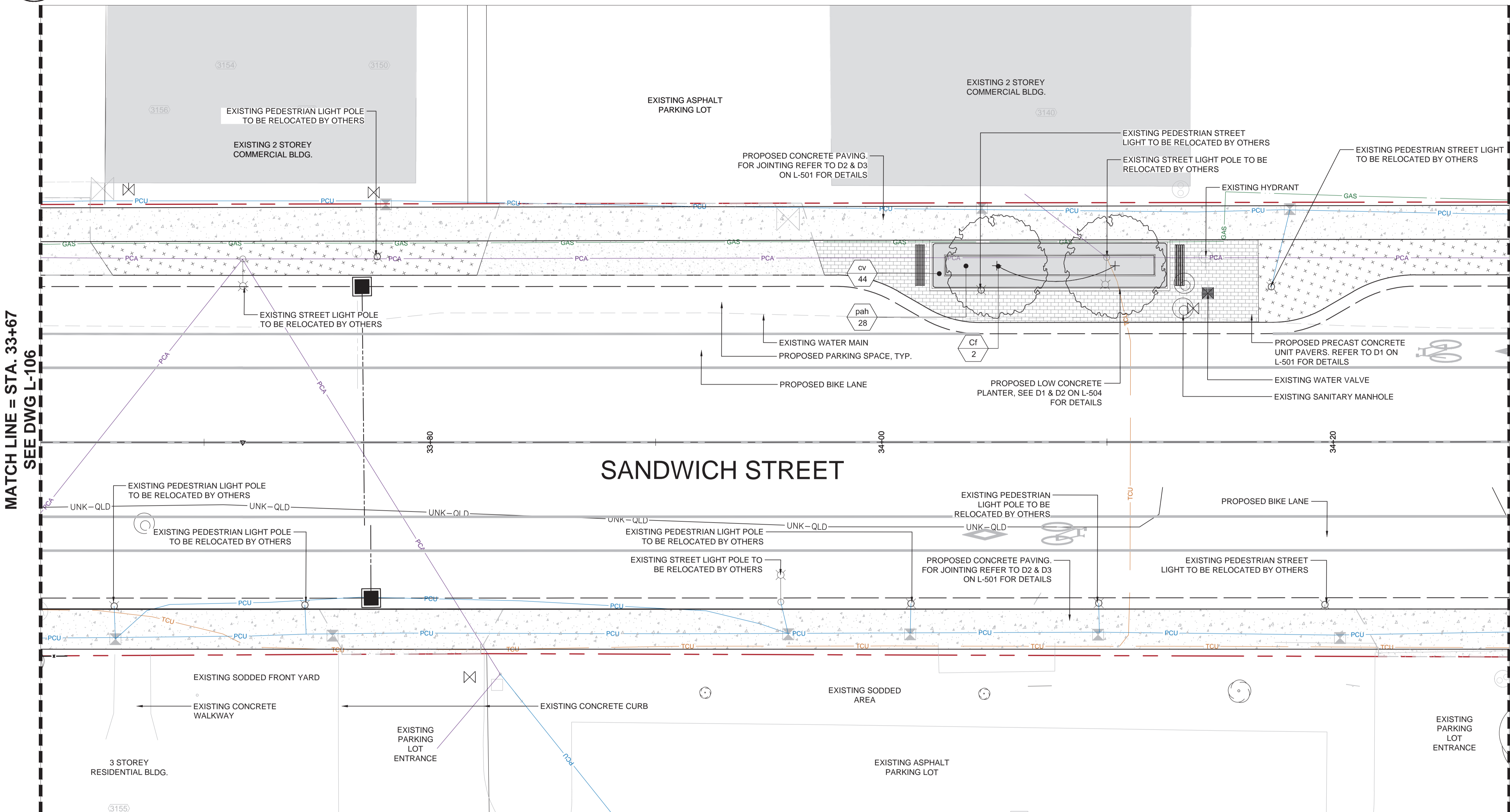
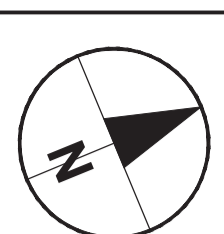
LANDSCAPE

SHEET TITLE

SANDWICH STREET LANDSCAPE PLAN 32+97 TO 33+67

SHEET No.

L-106



MATCH LINE = STA. 33+67
 SEE DWG L-106

MATCH LINE = STA. 34+27
 SEE DWG L-108

SANDWICH STREET

LEGEND:

- PROPERTY LINE
- EXISTING PHONE LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
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- PROPOSED SOIL CELL. REFER TO L300 SERIES FOR DETAILS
- REINSTATED TRASH RECEPTACLE
- REINSTATED BENCH
- PROPOSED EDGE OF ASPHALT/CURB

CLIENT

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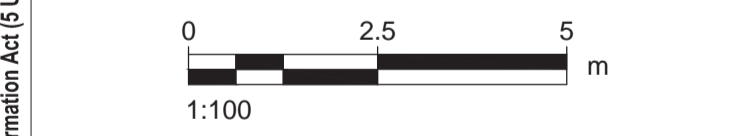
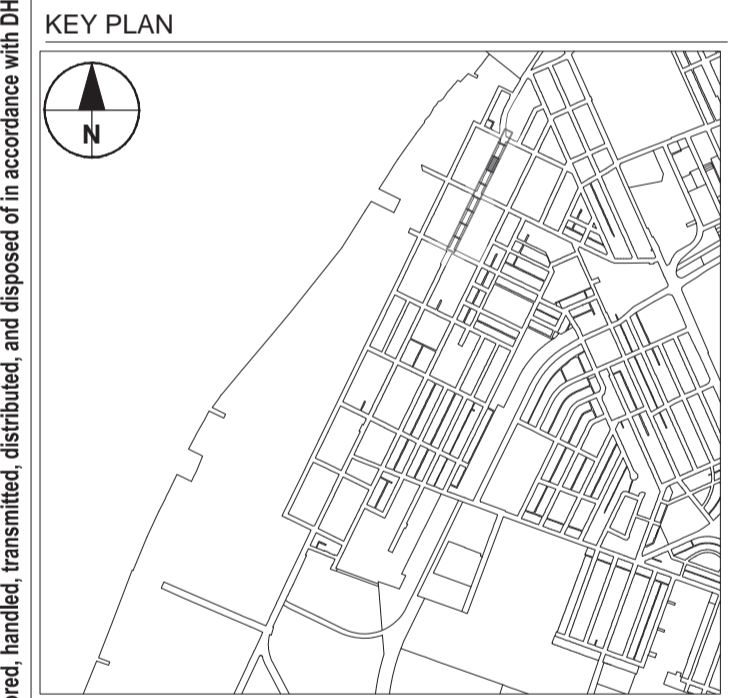
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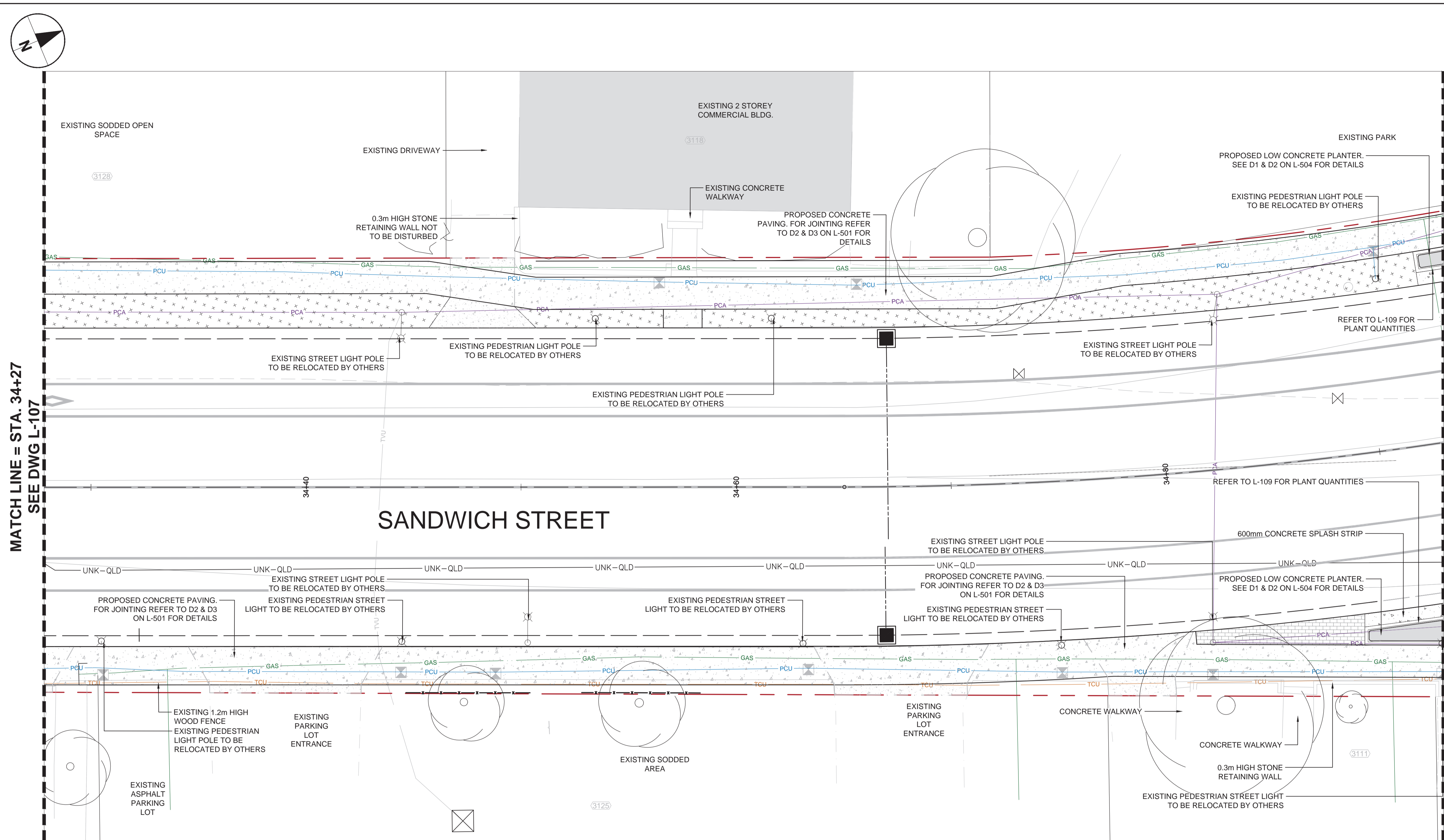
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DESIGN UNIT
LANDSCAPE

SHEET TITLE
**SANDWICH STREET LANDSCAPE PLAN
 33+67 TO 34+27**

SHEET No.
L-107



MATCH LINE = STA. 34+27
 SEE DWG L-107

MATCH LINE = STA. 34+93
 SEE DWG L-109

SANDWICH STREET

LEGEND:

- PROPERTY LINE
- TCU EXISTING PHONE LINE
- PCU EXISTING UNDERGROUND POWER LINE
- PCA EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
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- PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
- PROPOSED SOD
- PROPOSED TREE PROTECTION FENCING
- PROPOSED EDGE OF ASPHALT/CURB

CLIENT

WDBA APWD
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PROJECT Co.

BRIDGING NORTHAMERICA

CONSULTANT

AECOM

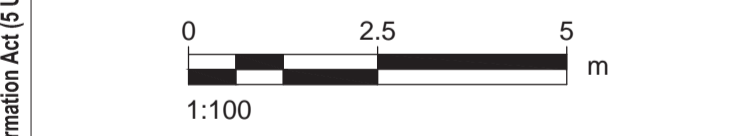
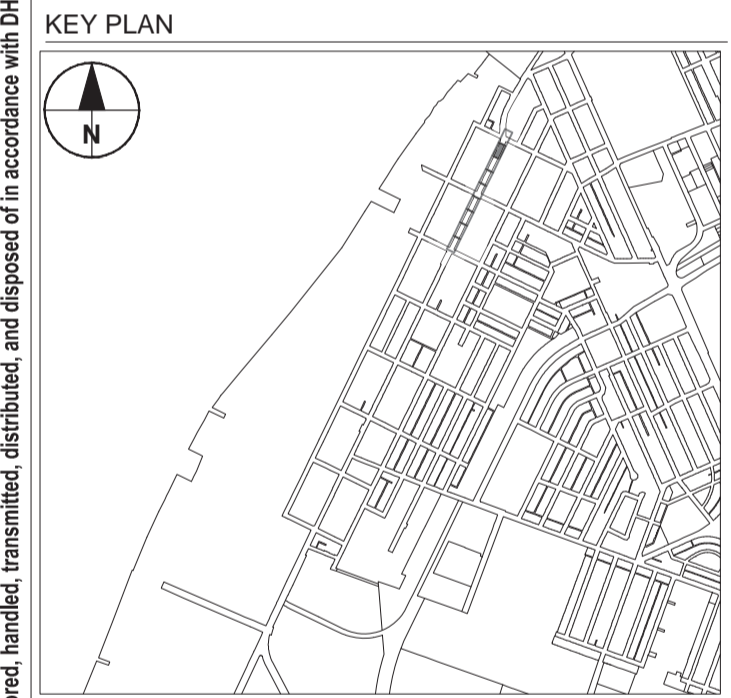
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 SANDWICH STREET CORRIDOR
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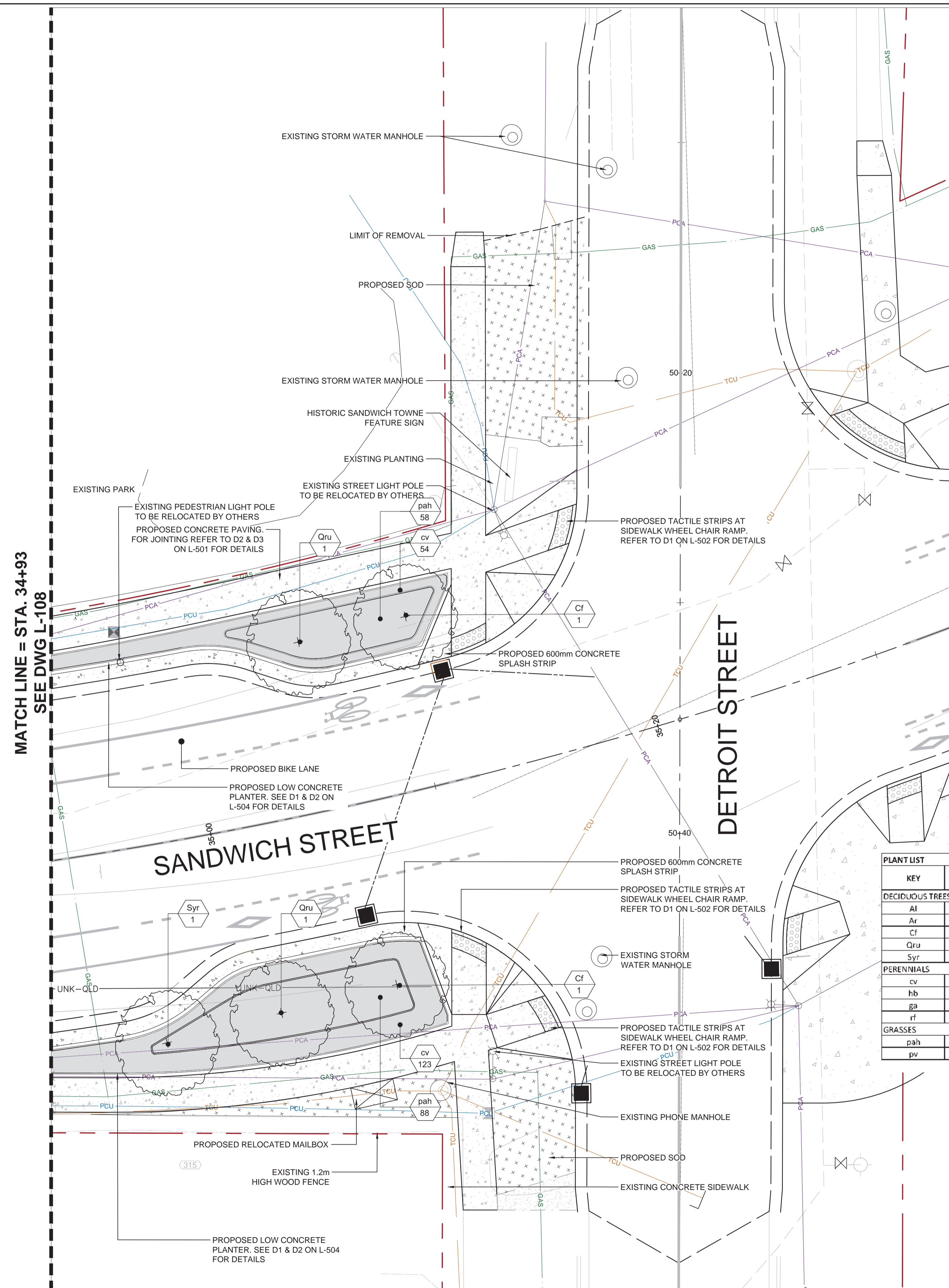
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DESIGN UNIT
LANDSCAPE

SHEET TITLE
SANDWICH STREET LANDSCAPE PLAN 34+27 TO 34+93

SHEET No.
L-108



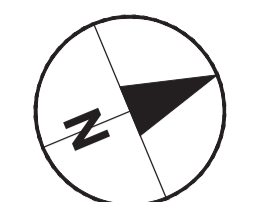
MATCH LINE = STA. 34+93
 SEE DWG L-108

DETROIT STREET

SANDWICH STREET

LEGEND:

- PROPERTY LINE
- EXISTING PHONE LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING PEDESTRIAN LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING STREET LIGHT POLE, TO BE RELOCATED BY OTHERS
- EXISTING ELECTRICAL HAND HOLE
- EXISTING CATCH BASIN
- EXISTING MAINTENANCE HOLE
- EXISTING FIRE HYDRANT
- PROPOSED CONCRETE PAVING. REFER TO D2 & D3 ON L-501 FOR DETAILS
- PROPOSED PERENNIAL / ORNAMENTAL GRASS PLANTING
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED SOD
- PROPOSED RELOCATED MAILBOX
- PROPOSED EDGE OF ASPHALT/CURB



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	CANOPY HT. AT MATURITY
DECIDUOUS TREES							
Al	2	Amelanchier laevis	Allegheny Serviceberry	30mm cal	WB	As shown on drawings.	5.0m
Ar	5	Acer rubrum	Red Maple	70mm cal	WB	As shown on drawings.	15.0m
Cf	5	Cornus florida	Flowering Dogwood	70mm cal	WB	As shown on drawings.	8.0m
Qru	7	Quercus rubra	Red oak	70mm cal	WB	As shown on drawings.	22.0m
Syr	4	Syringa reticulata	Japanese Tree Lilac	60mm cal	WB	As shown on drawings.	10.0m
PERENNIALS							
cv	298	Coreopsis verticillata 'Moon Beam'	Threadleaf tickseed	1 gal.	Potted	50cm O.C.	60cm
hb	15	Hemerocallis 'Bonanza'	Bonanza Daylily	1 gal.	Potted	50cm O.C.	80cm
ga	18	Gaillardia aristata	Blanket Flower	1 gal.	Potted	50cm O.C.	60cm
rf	88	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 gal.	Potted	50cm O.C.	60cm
GRASSES							
pah	192	Pennisetum alopecuroides 'Hamel's'	Dwarf Fountain Grass	1 gal.	Potted	50cm O.C.	90cm
pv	31	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	Potted	80cm O.C.	1.20m

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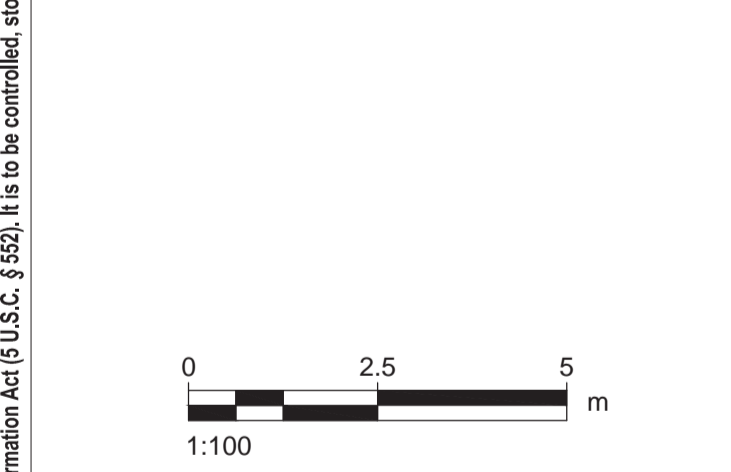
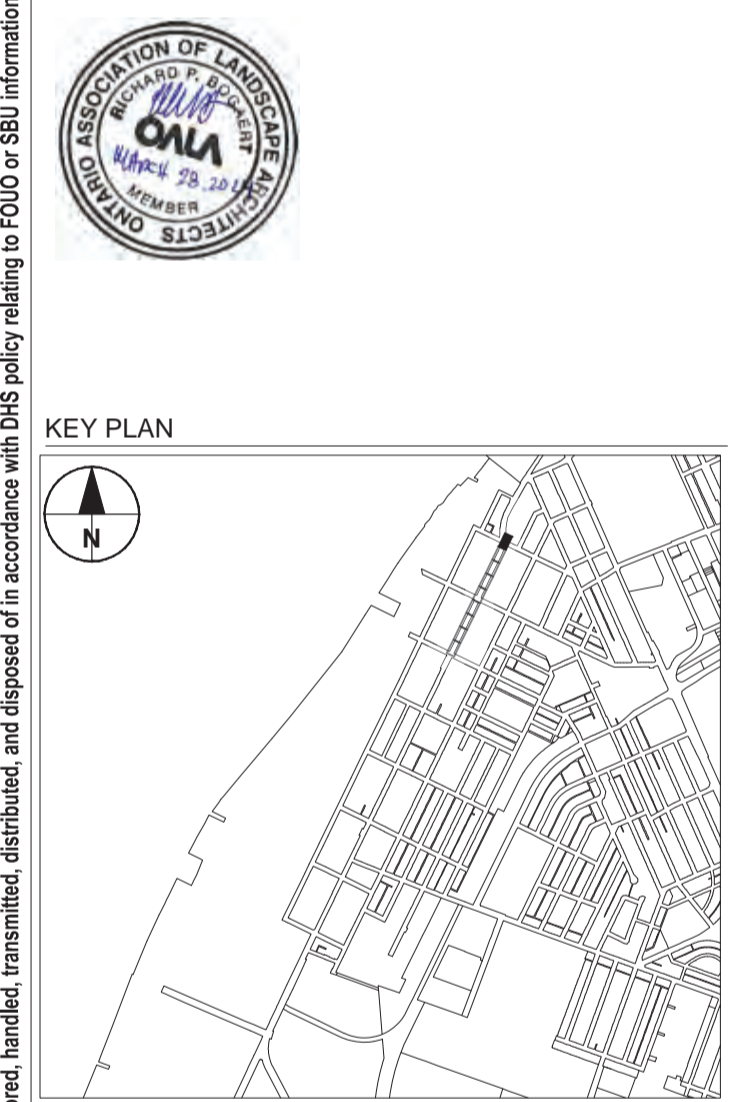
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 SANDWICH STREET CORRIDOR
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DESIGN UNIT
LANDSCAPE

SHEET TITLE
SANDWICH STREET LANDSCAPE PLAN 34+93 TO 35+20

SHEET No.


L-109

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PROJECT Co.



CONSULTANT



PROJECT


GORDIE HOWE
INTERNATIONAL BRIDGE
CANADIAN LAND PORT OF ENTRY
WINDSOR, ONTARIO

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 OALA
 MEMBER SINCE 2010

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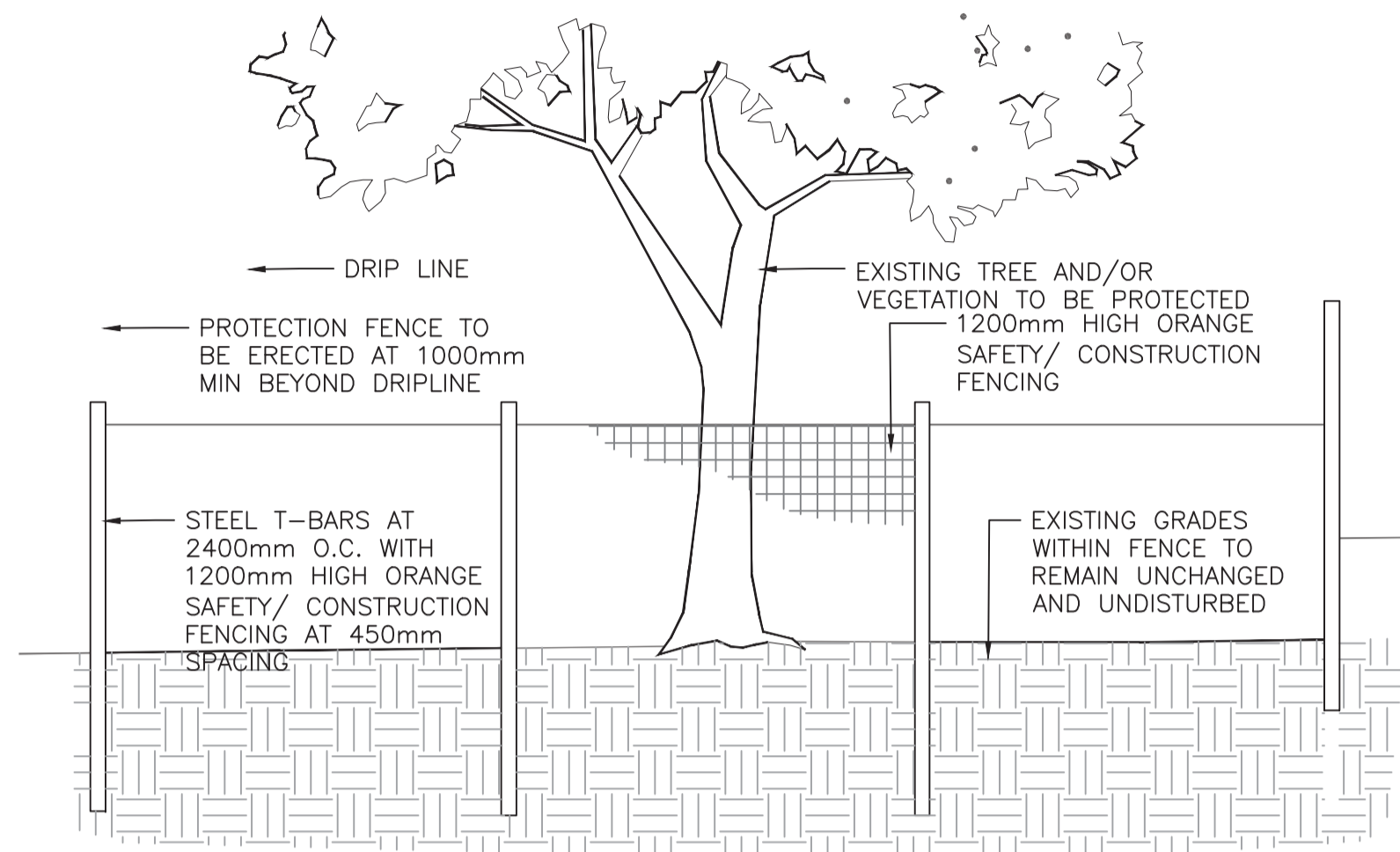
DESIGN UNIT
CIVIL

SHEET TITLE
LANDSCAPE DETAILS - PLANTING SANDWICH STREET

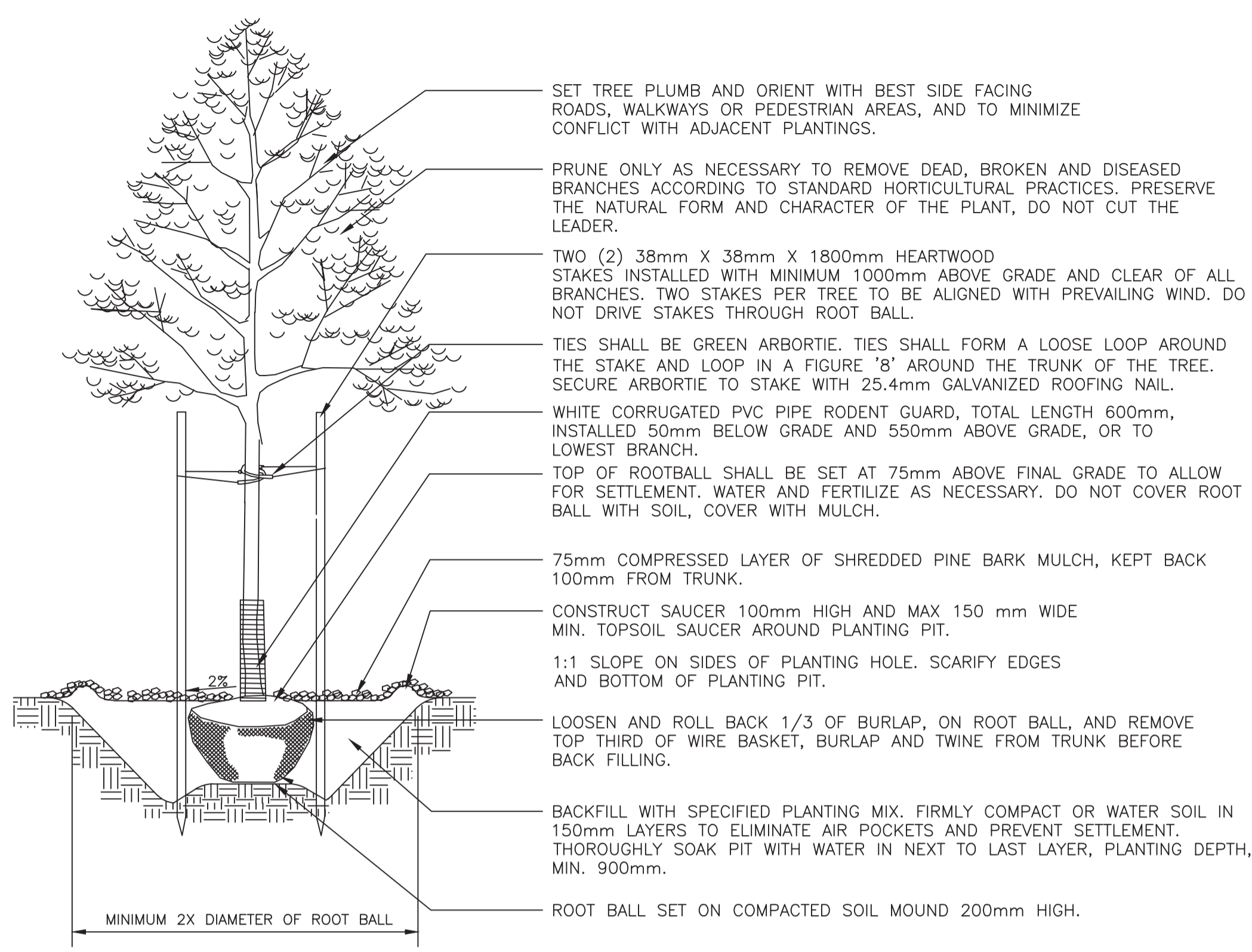
SHEET No.

L-500

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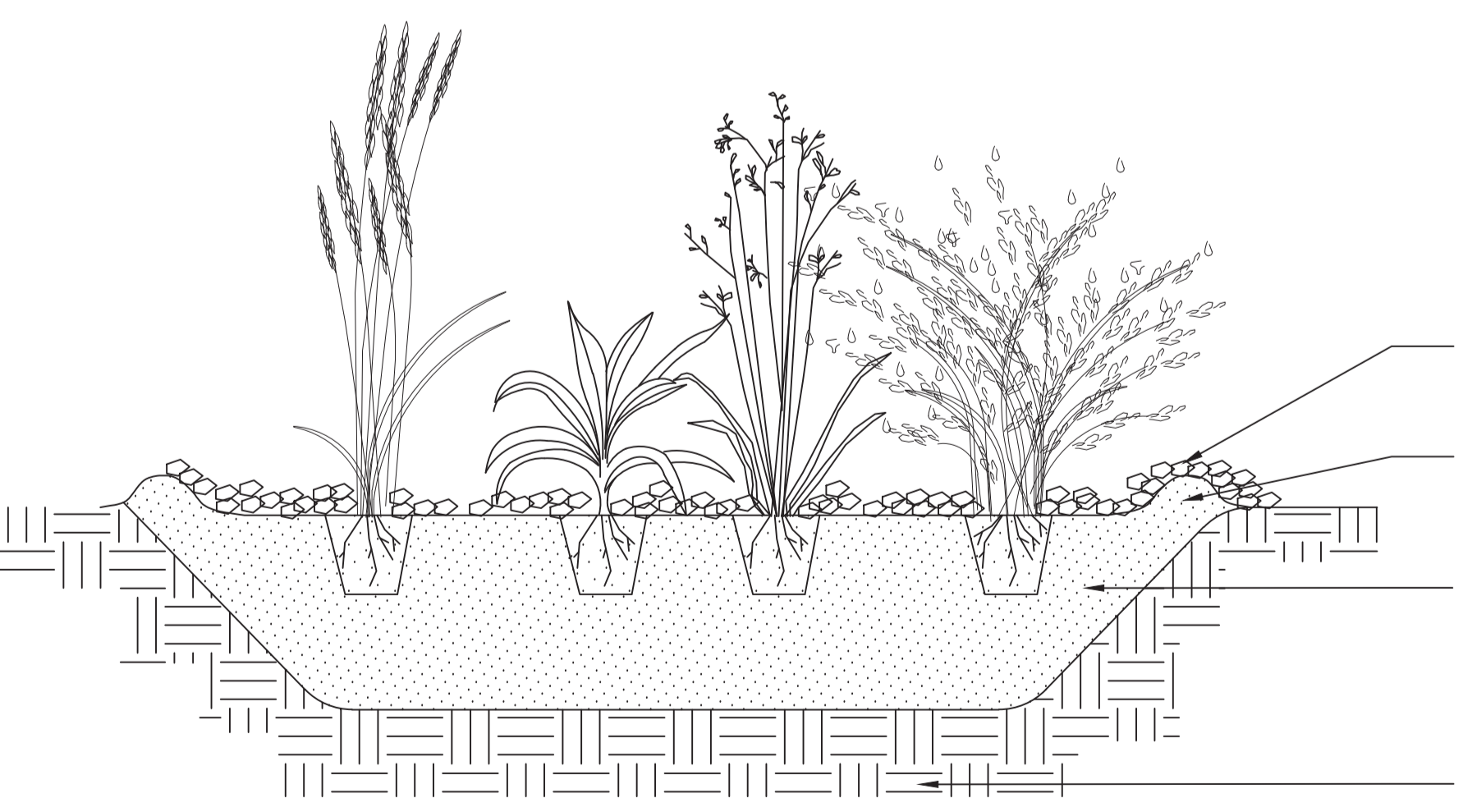
- NOTES:
1. ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
 2. ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
 3. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
 4. ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.



- NOTE: CONTRACTOR SHALL REMOVE TREE STAKES AND TIES ONE YEAR AFTER PLANTING, OR AT THE END OF THE WARRANTY PERIOD IF STAKES ARE STILL REQUIRED.
- WATER THOROUGHLY AFTER PLANTING. DO NOT CUT OR DAMAGE LEADER. PRUNE ONLY INJURED OR DEAD BRANCHES. RETAIN NATURAL SHAPE.
- CONTRACTOR SHALL CHECK RODENT GUARD IN COMPARISON TO TREE DIAMETER. IF DIAMETER IS GREATER THAN 50mm, CHANGE RODENT GUARD TO 100mm DIAMETER.

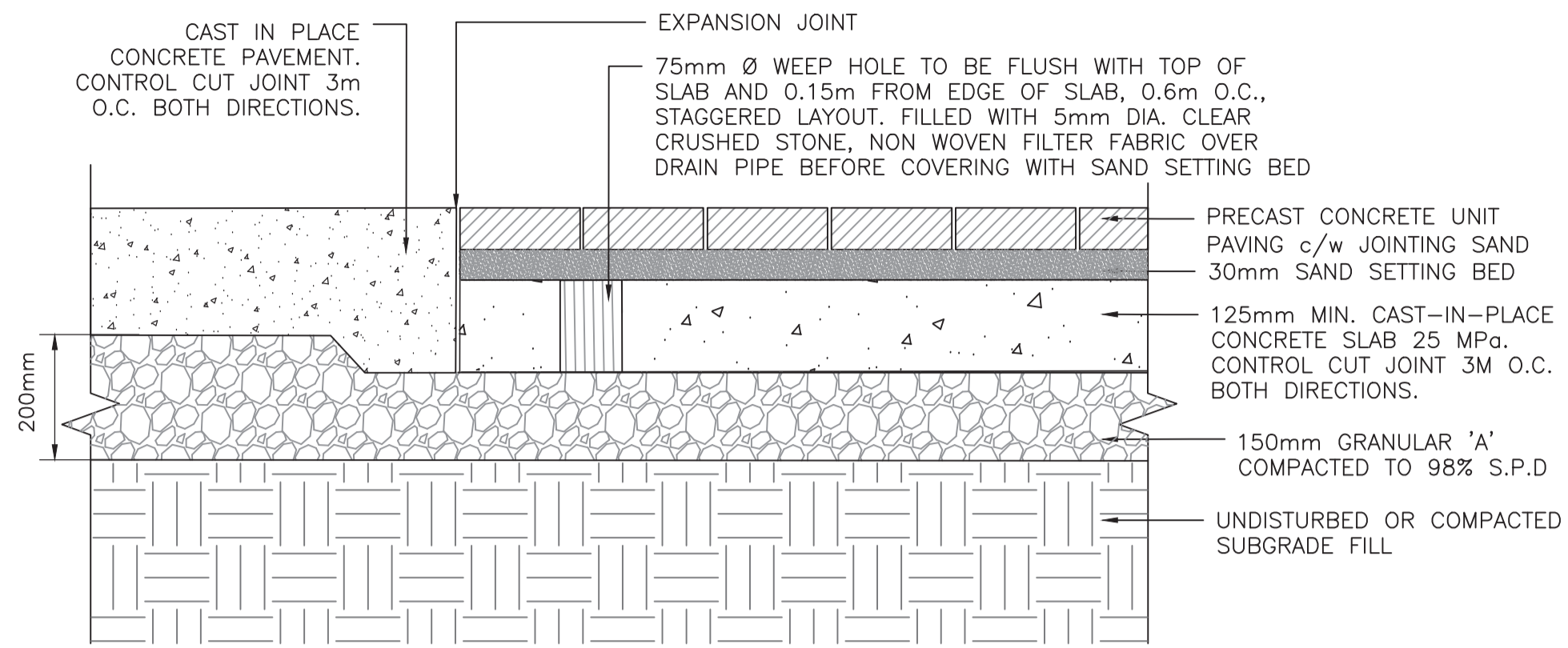
D1 TREE PROTECTION FENCING
 L-500 SCALE N.T.S.

- GENERAL NOTES:
1. THE CANADIAN STANDARDS FOR NURSERY STOCK, 8TH EDITION (CANADIAN NURSERY LANDSCAPE ASSOCIATION, 2006) SHALL BE USED FOR ALL SPECIFICATIONS NOMENCLATURE, INCLUDING MINIMUM STANDARDS FOR PLANTING MATERIAL, AND DESCRIPTIVE TERMS USED IN THE PLANTING PLANS.
 2. ALL EXPOSED SUB-GRADE SOIL AND FILL MATERIAL TO BE COVERED WITH TOPSOIL TO FINAL ELEVATIONS, PRIOR TO RECEIVING SEED OR PLANTING TREATMENT, REFER TO SURFACE GRADING DRAWINGS FOR FINISH GRADES. REFER TO LANDSCAPE DETAILS FOR TOPSOIL/SUB-SOIL DEPTH.
 3. EXCAVATION AND PREPARATION OF PLANTING BEDS AND INDIVIDUAL TREE PLANTING PITS; SEEDING; AND MULCHING SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE PLANTING DETAILS ON THIS SHEET. PLANTING PITS FOR TREES SHALL NOT BE DUG WITH AN AUGER OF ANY TYPE.



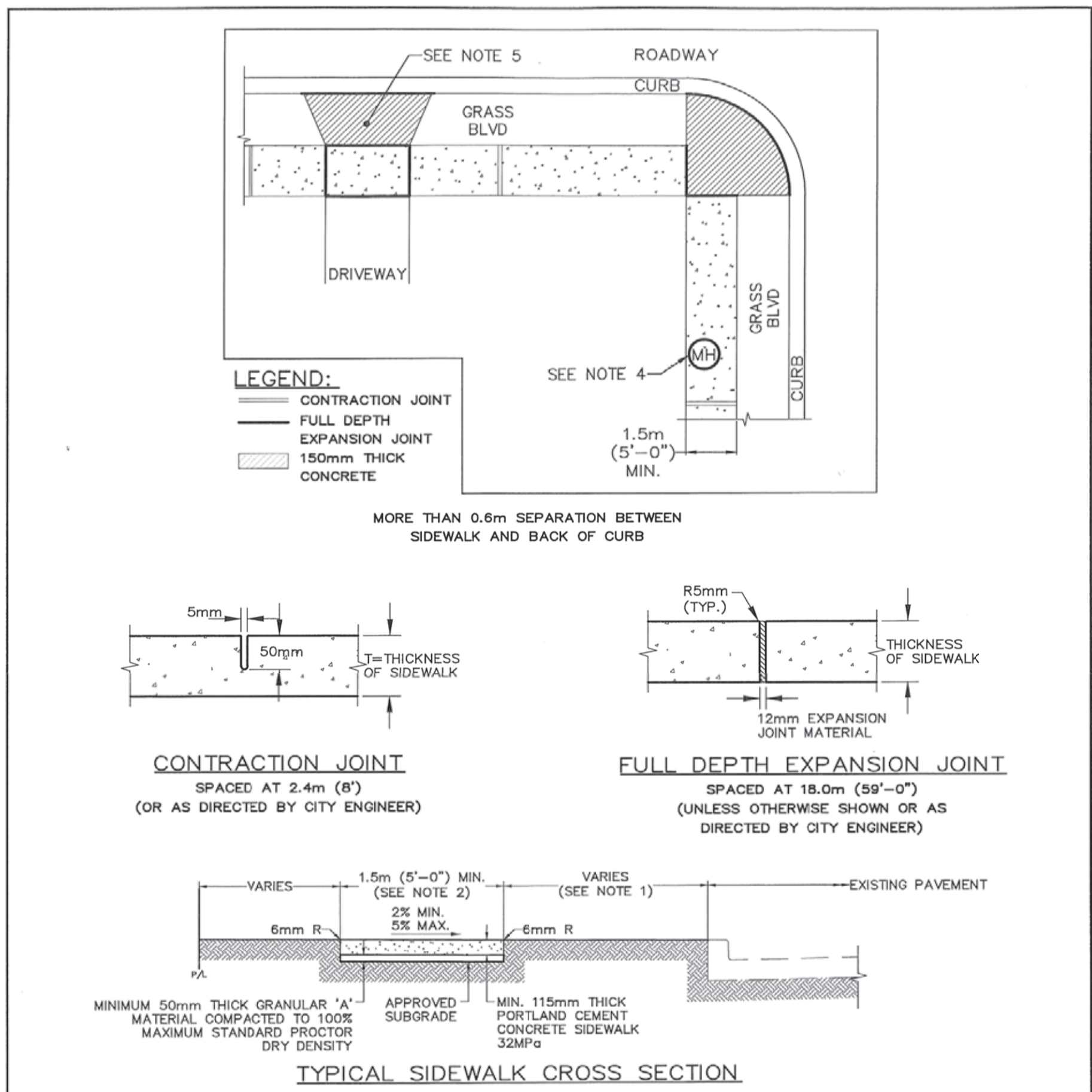
- NOTES:
1. PERENNIALS AND ORNAMENTAL GRASSES TO BE PLANTED AT FINISHED GRADE.
 2. REMOVE ALL NURSERY TAGS AFTER SITE INSPECTION BY LANDSCAPE ARCHITECTS.
 3. PRUNE ONLY DEAD OR INJURED BRANCHES, RETAIN NATURAL SHAPE, WATER THOROUGHLY AFTER PLANTING.
- 75mm DEPTH COMPRESSED LAYER OF SHREDDED PINE BARK MULCH, CONTINUOUS THROUGH PLANTING BED.
- 100mm HIGH SAUCER AT PLANTING BED EDGES.
- THOROUGHLY SOAK PIT WITH WATER IN NEXT TO LAST 150mm LAYER OF COMPACTED TOPSOIL. REMOVE ALL FOREIGN MATERIAL FROM EXISTING SOIL. BACKFILL WITH SPECIFIED PLANTING MIX. PIT DEPTH, MINIMUM 450mm.
- UNDISTURBED SOIL

D3 PERENNIAL AND ORNAMENTAL GRASS PLANTING DETAIL
 L-500 SCALE 1:20



PAVERS:
 - BRUSSELS BLOCK BY UNILOCK OR APPROVED EQUIVALENT
 - COLOUR: SANDSTONE
 - BLOCK SIZES:
 --- HALF: 104mm x 173mm x 70mm
 --- XL: 208mm x 348mm x 70mm
 --- STANDARD: 173mm x 208mm X 70mm

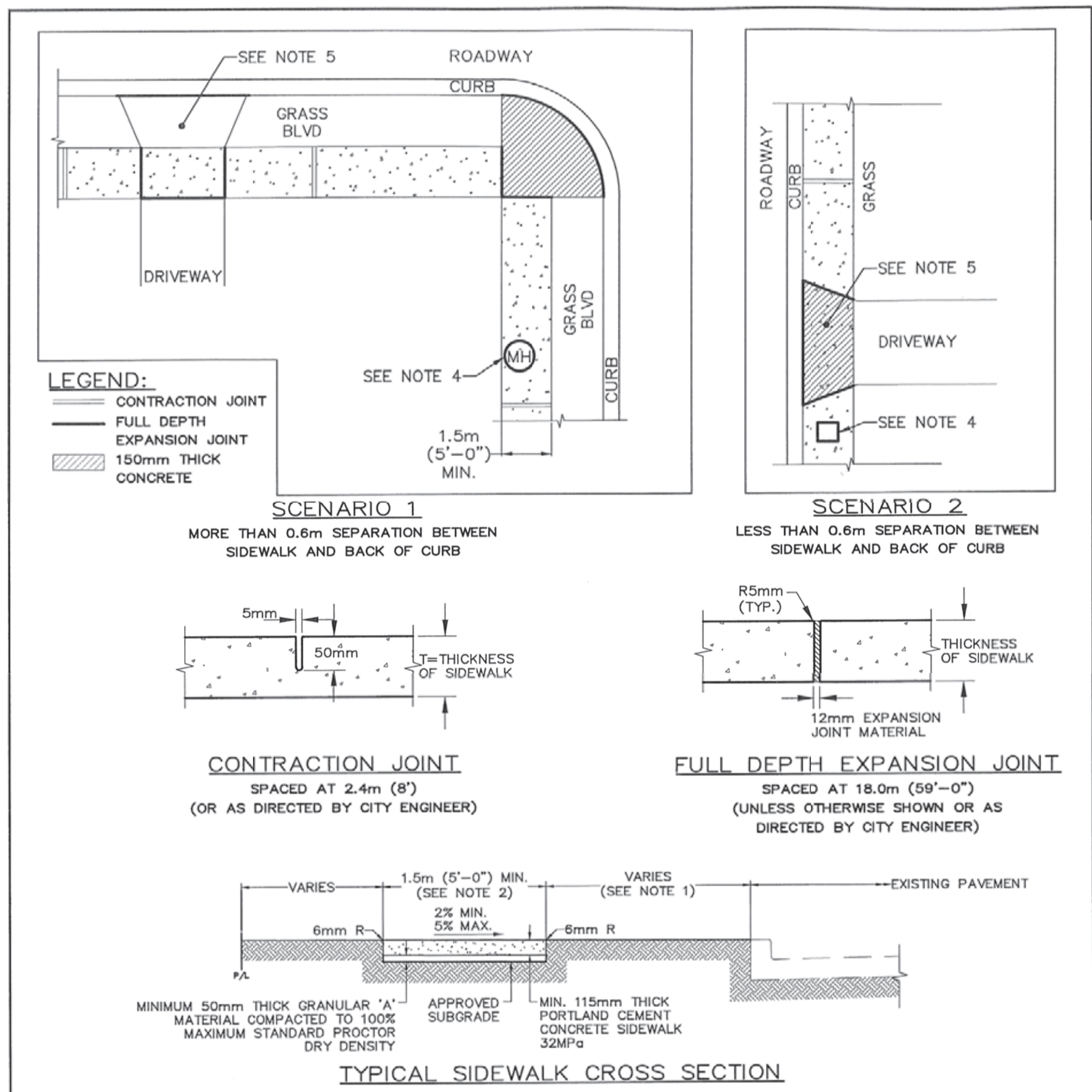
D1 PRECAST CONCRETE UNIT PAVER ON CONCRETE SLAB
 L-501 SCALE 1:10



GENERAL NOTES:

1. Unless sidewalk abuts the curb, the distance between sidewalk and back of curb must be 600mm minimum.
2. Any sidewalk width exceeding 3m must have a centered longitudinal contraction joint. Maximum spacing between longitudinal contraction joints to be 1.5m.
3. Expansion joints are required at all fixed objects (poles, hydrants, manholes, structures, etc) and change in sidewalk direction.
4. All manholes, boxes, valves, etc. to match finished grade of sidewalk.
5. To be read in conjunction with AS-222, AS-402 and AS-404.
6. All work within public right-of-way to be completed to City of Windsor Standards and to the satisfaction of the City Engineer.

CITY OF WINDSOR
 ENGINEERING DEPARTMENT
RESIDENTIAL CONCRETE SIDEWALK
 DR'N BY: B.C., A.C. DATE: APRIL, 2004
 REVISION: APR 2016/DEC 2021 CH'KD BY: W.B., JH
 CH'KD BY: P.J.U., M.C. PASSED BY: T.M.
 CITY ENGINEER AS-401



GENERAL NOTES:

1. Unless sidewalk abuts the curb, the distance between sidewalk and back of curb must be 600mm minimum.
2. Any sidewalk width exceeding 3m must have a centered longitudinal contraction joint. Maximum spacing between longitudinal contraction joints to be 1.5m.
3. Expansion joints are required at all fixed objects (poles, hydrants, manholes, structures, etc) and change in sidewalk direction.
4. All manholes, boxes, valves, etc. to match finished grade of sidewalk.
5. To be read in conjunction with AS-204, AS-402, AS-404 and S-6.
6. All work within public right-of-way to be completed to City of Windsor Standards and to the satisfaction of the City Engineer.

CITY OF WINDSOR
 ENGINEERING DEPARTMENT
COMMERCIAL CONCRETE SIDEWALK
 DR'N BY: B.C., N.B., A.C. DATE: APRIL, 2004
 REVISION: MAR 2017/DEC 2021 CH'KD BY: W.B., A.C.
 CH'KD BY: P.J.U., M.C. PASSED BY: T.M.
 CITY ENGINEER AS-403

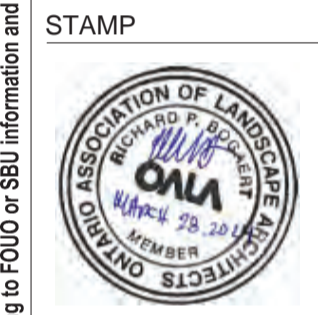
D2 CITY OF WINDSOR - RESIDENTIAL CONCRETE SIDEWALK
 L-501 SCALE N.T.S.

D3 CITY OF WINDSOR - COMMERCIAL CONCRETE SIDEWALK
 L-501 SCALE N.T.S.

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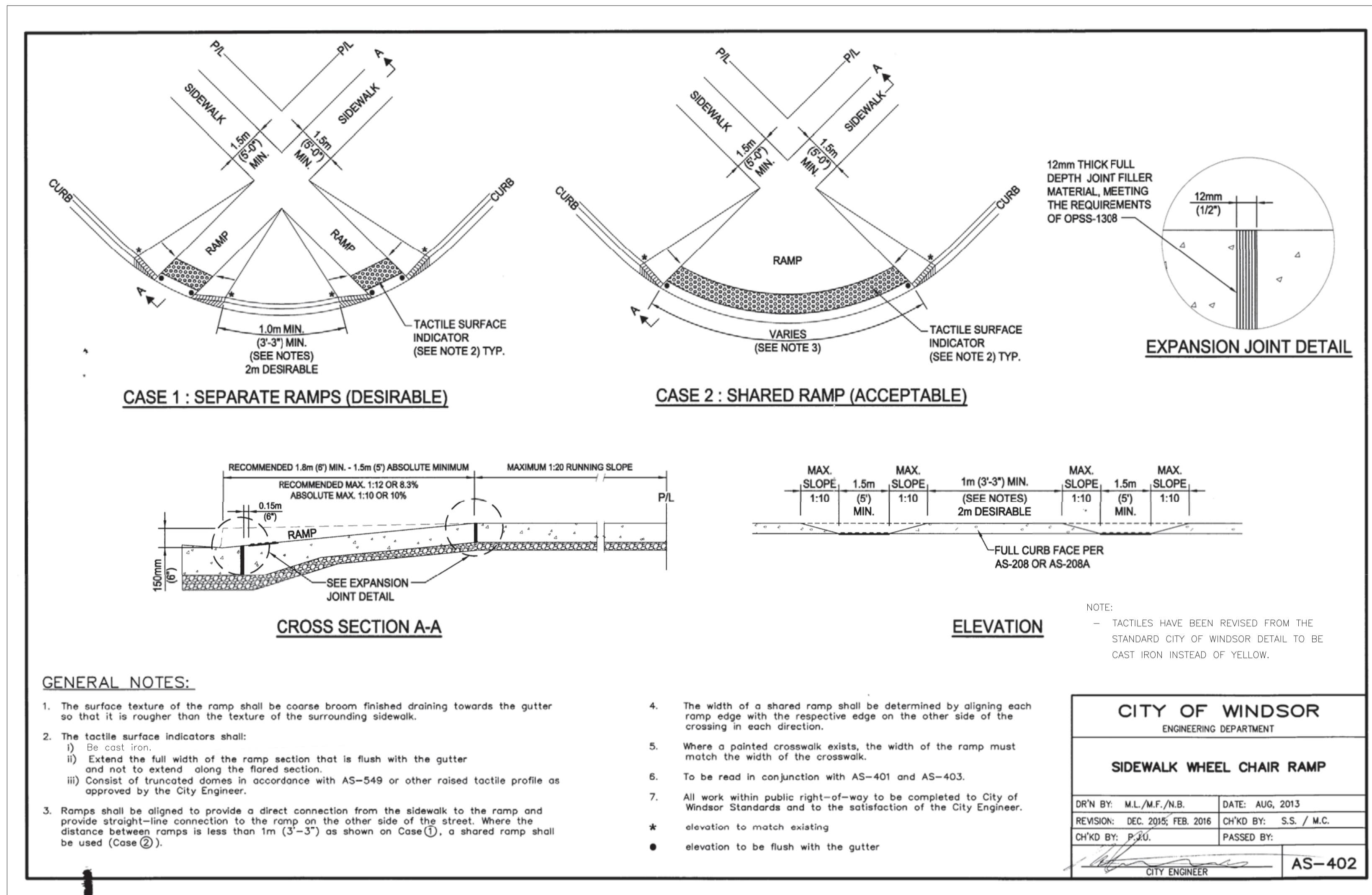
ISSUE/REVISION		
A	DATE	DESCRIPTION
A	MAR-19-24	ISSUED FOR RFC SNS

DESIGN UNIT
 CIVIL

SHEET TITLE
LANDSCAPE DETAILS - HARDSCAPE SANDWICH STREET

SHEET No.
L-501

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D1 CITY OF WINDSOR - SIDEWALK WHEEL CHAIR RAMP
 L-502 SCALE N.T.S.

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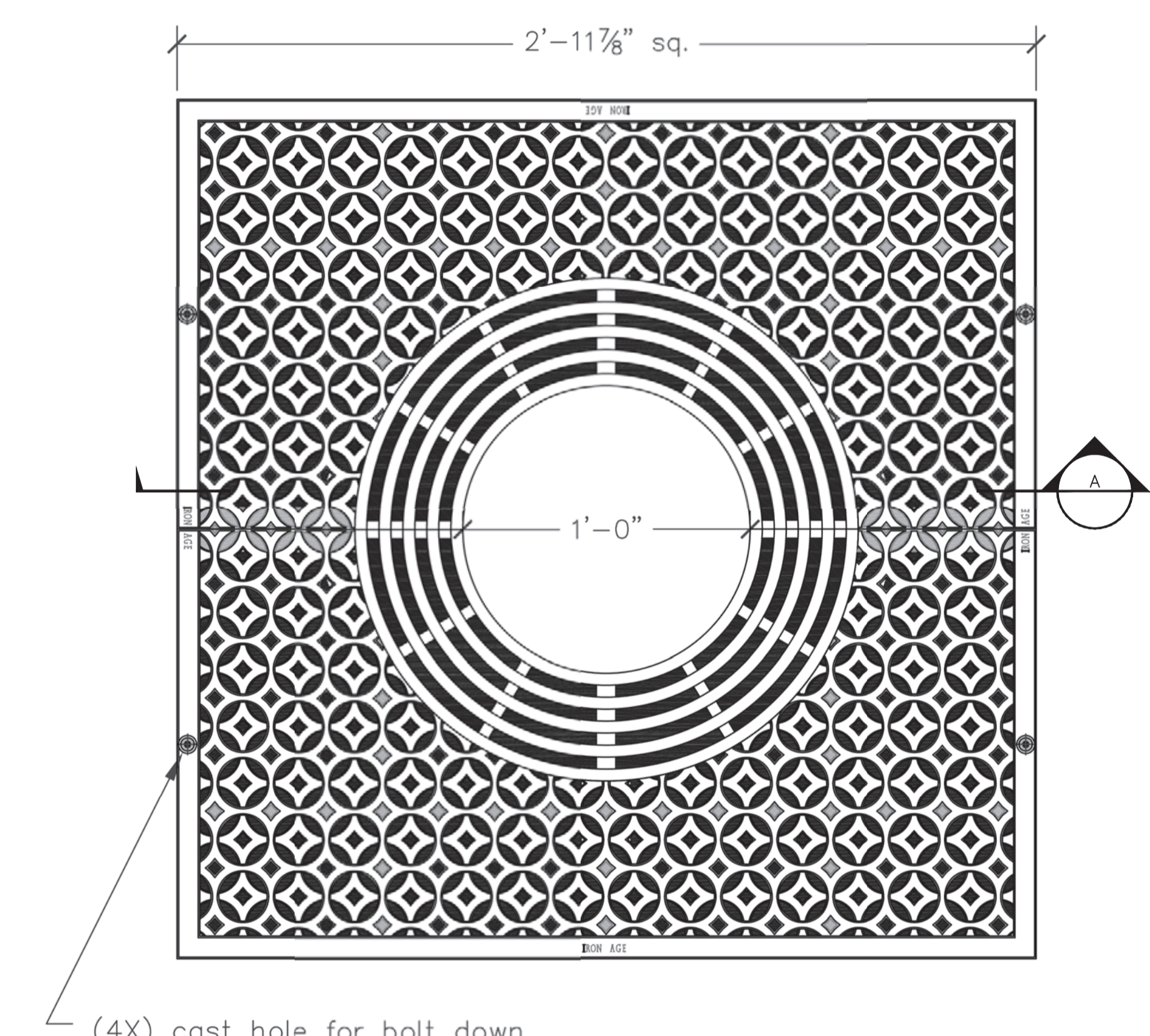
ISSUE/REVISION		
I/R	DATE	DESCRIPTION
A	MAR-19-24	ISSUED FOR RFC SNS

DESIGN UNIT
CIVIL

SHEET TITLE
LANDSCAPE DETAILS - HARDSCAPE SANDWICH STREET

SHEET No.
L-502

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(4X) cast hole for bolt down

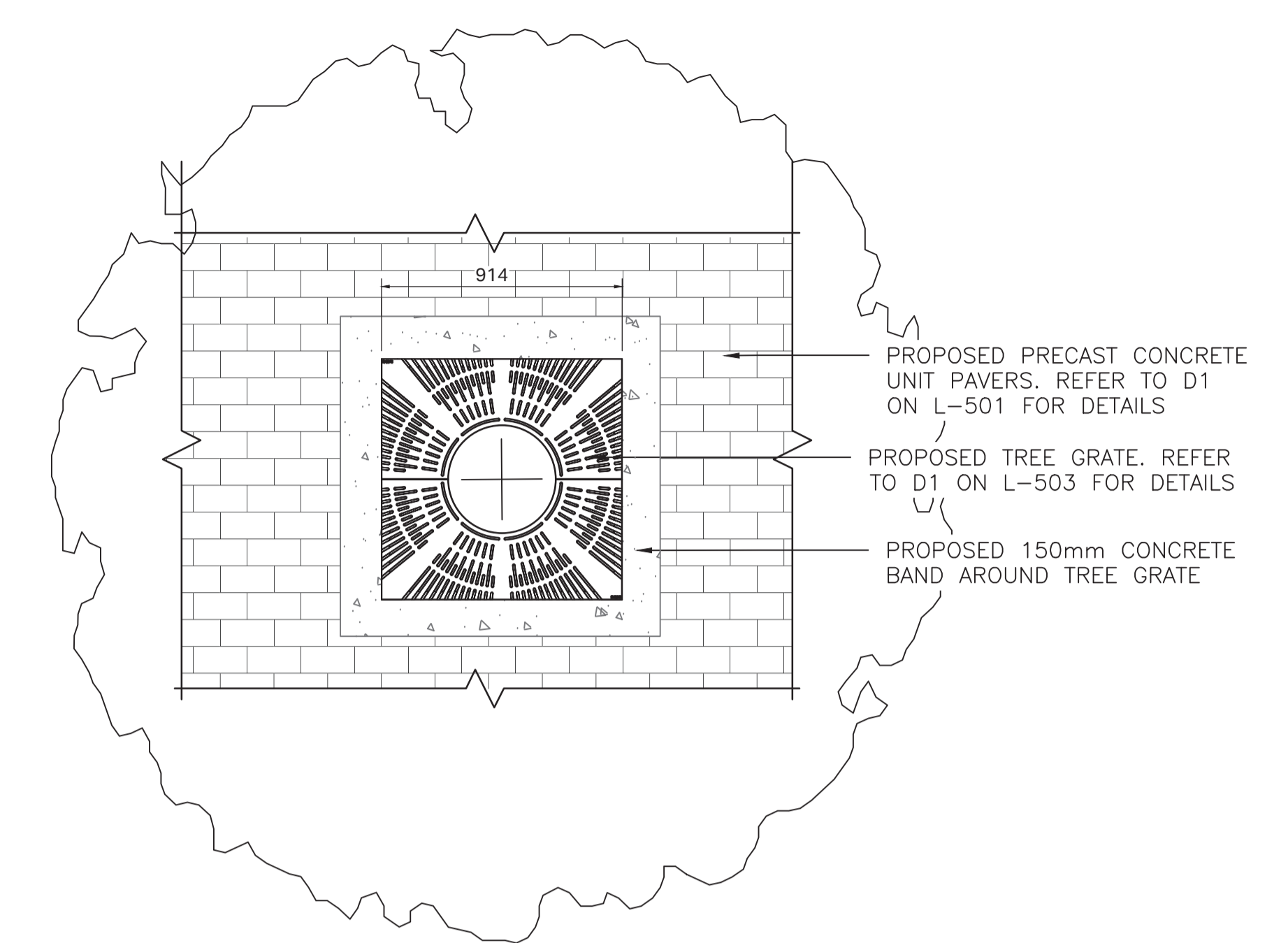
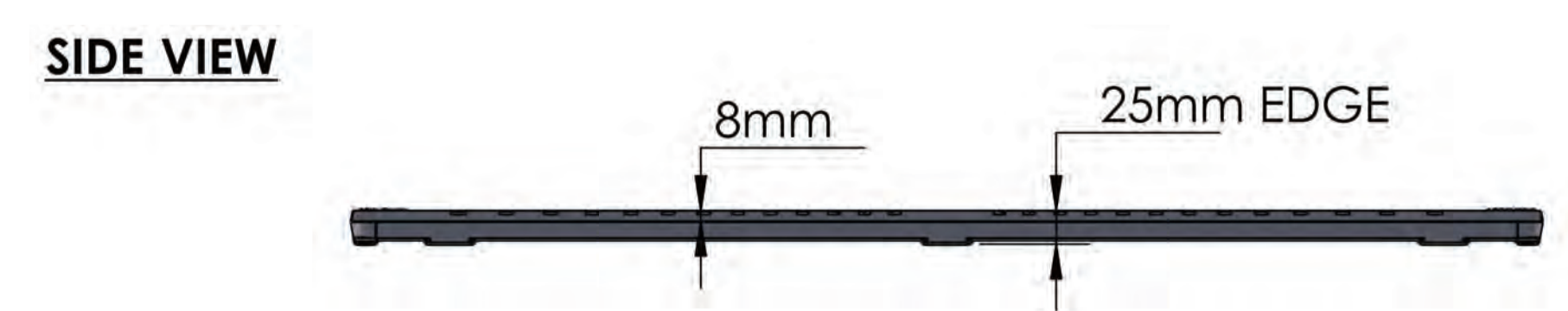
IRON AGE DESIGNS
 2104 SW 152nd St. #4 TEL 206.276.0925
 Burien, WA 98166 FAX 206.257.0318
 www.ironagedesigns.com

Interlaken 3' x 3' Tree Grate
 drawing no. INT.1.3'sq

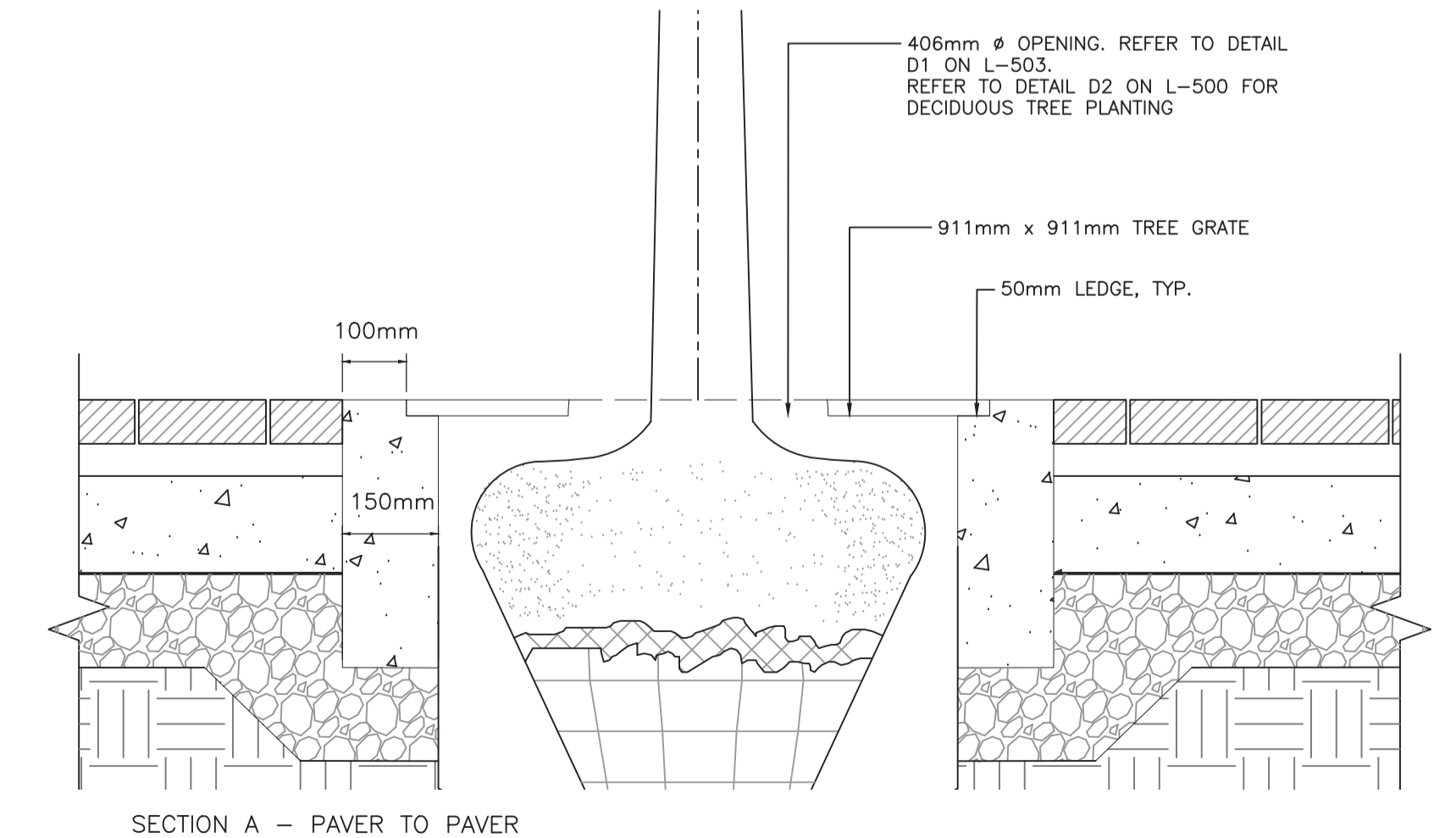
drawn by: CD
 scale: NTS
 date: 11/19/08

Patent Number: US D575,881 S
 © 2008 Iron Age Designs

- NOTES:**
1. Material: cast iron
 2. Natural finish
 3. Cast in 2 pcs, 1" thick
 4. No openings > 1/2"
 5. Break-out rings to 20"Ø



D2 150mm BAND AROUND TREE GRATE
 L-503 SCALE 1:20



D3 TREE GRATE SECTION
 L-503 SCALE 1:10

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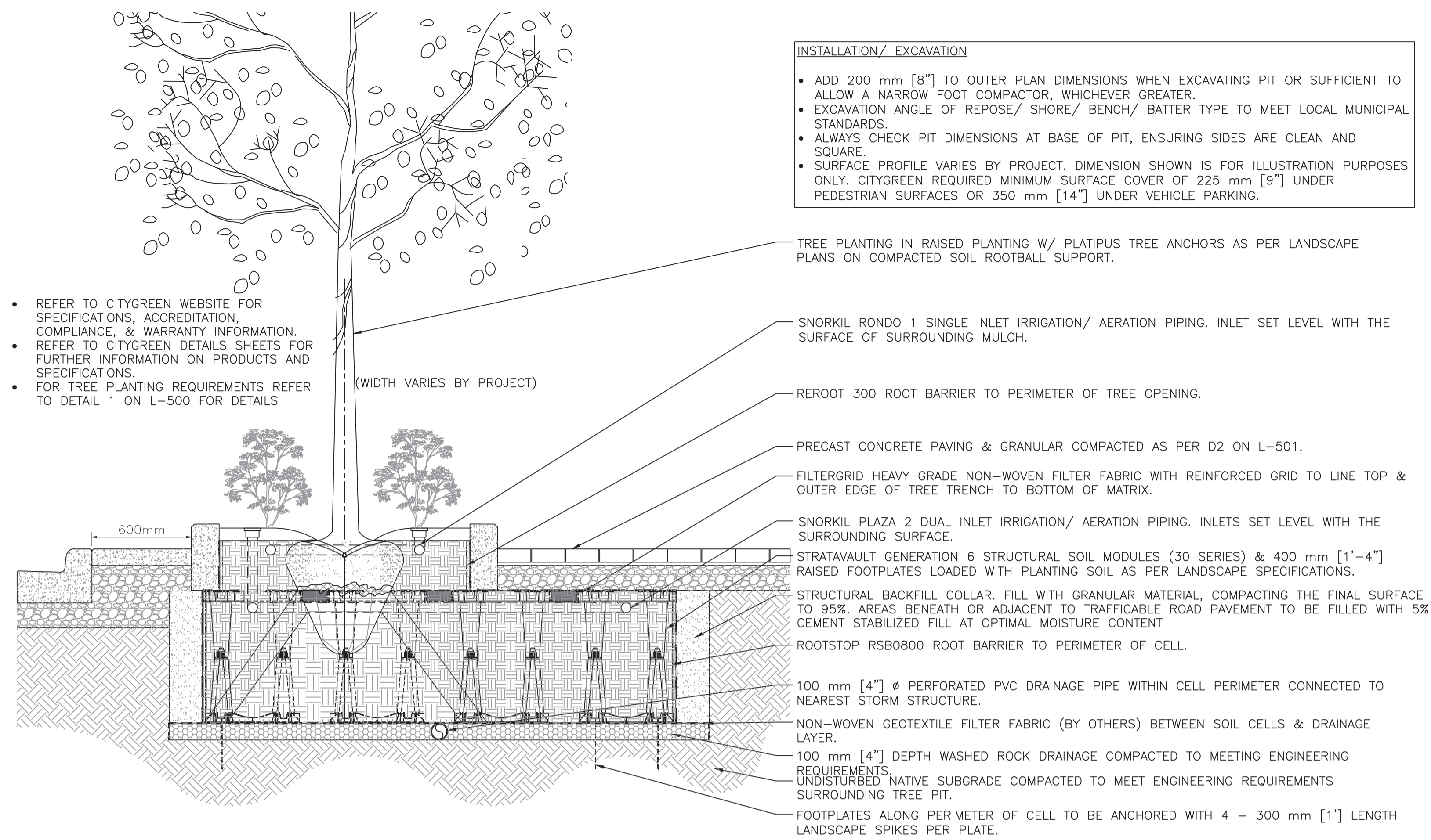
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A	MAR-19-24	ISSUED FOR RFC SNS

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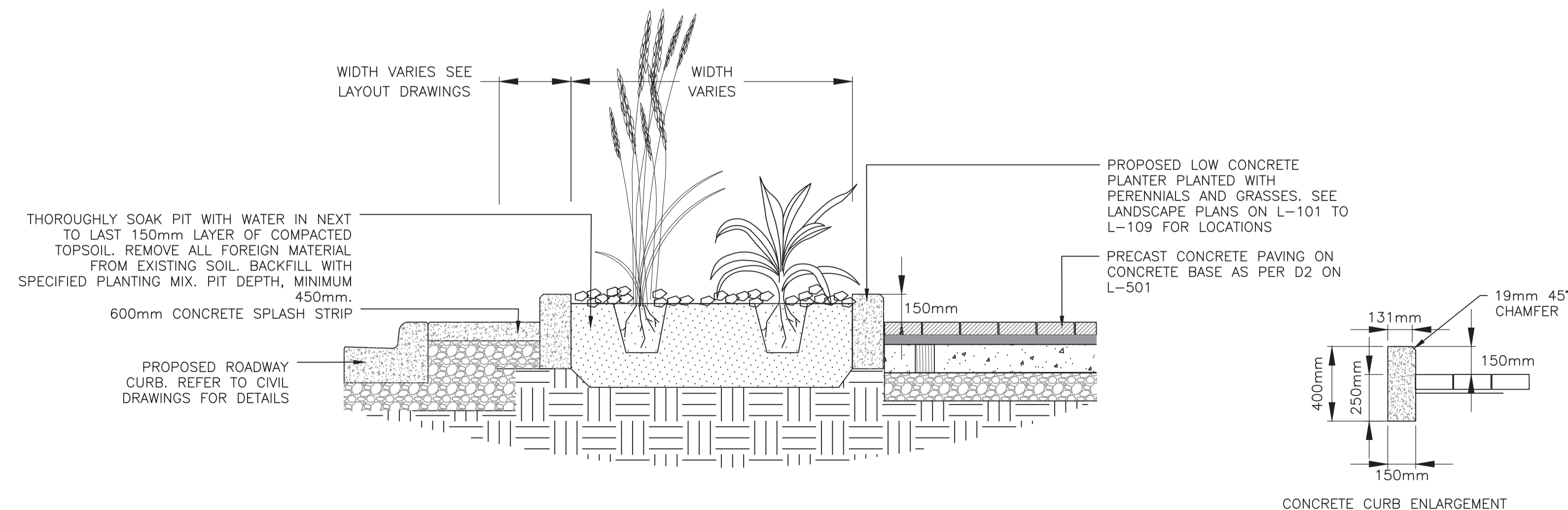
SHEET TITLE
LANDSCAPE DETAILS - TREE GRATES SANDWICH STREET

SHEET No.
L-503

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D1 LOW CURB CONCRETE PLANTER WITH TREE PLANTING / SOIL CELLS
 L-504 SCALE 1:20



D2 LOW CURB CONCRETE PLANTER WITH PERENNIAL AND ORNAMENTAL GRASS PLANTING
 L-504 SCALE 1:20

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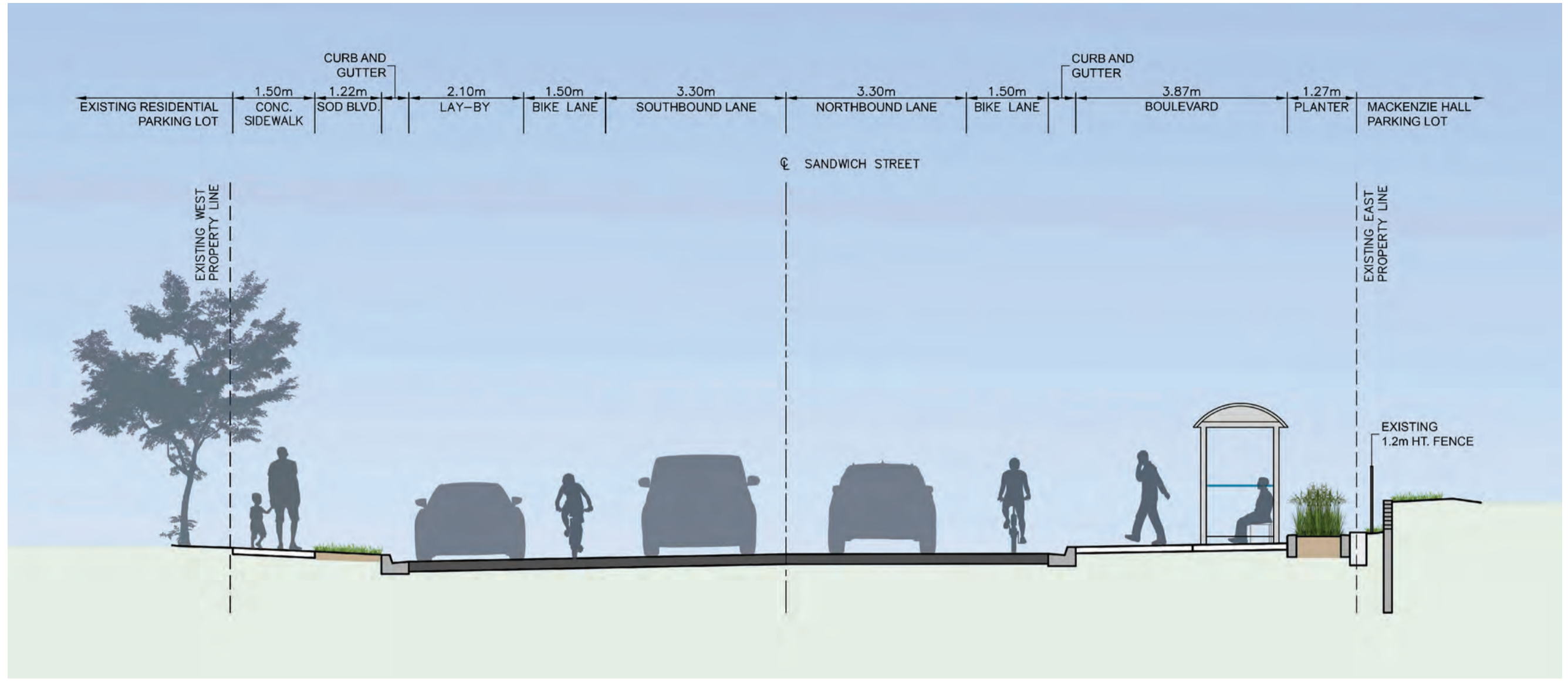
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SHEET TITLE
LANDSCAPE DETAILS - PLANTERS SANDWICH STREET

SHEET No.
L-504

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D1 CROSS SECTION: STA 30+05, NORTHBOUND VIEW (SANDWICH STREET AND BROCK STREET)
 L-505 N.T.S.



D2 RENDERING: NORTHBOUND VIEW (SANDWICH STREET AND BROCK STREET)
 L-505 N.T.S.

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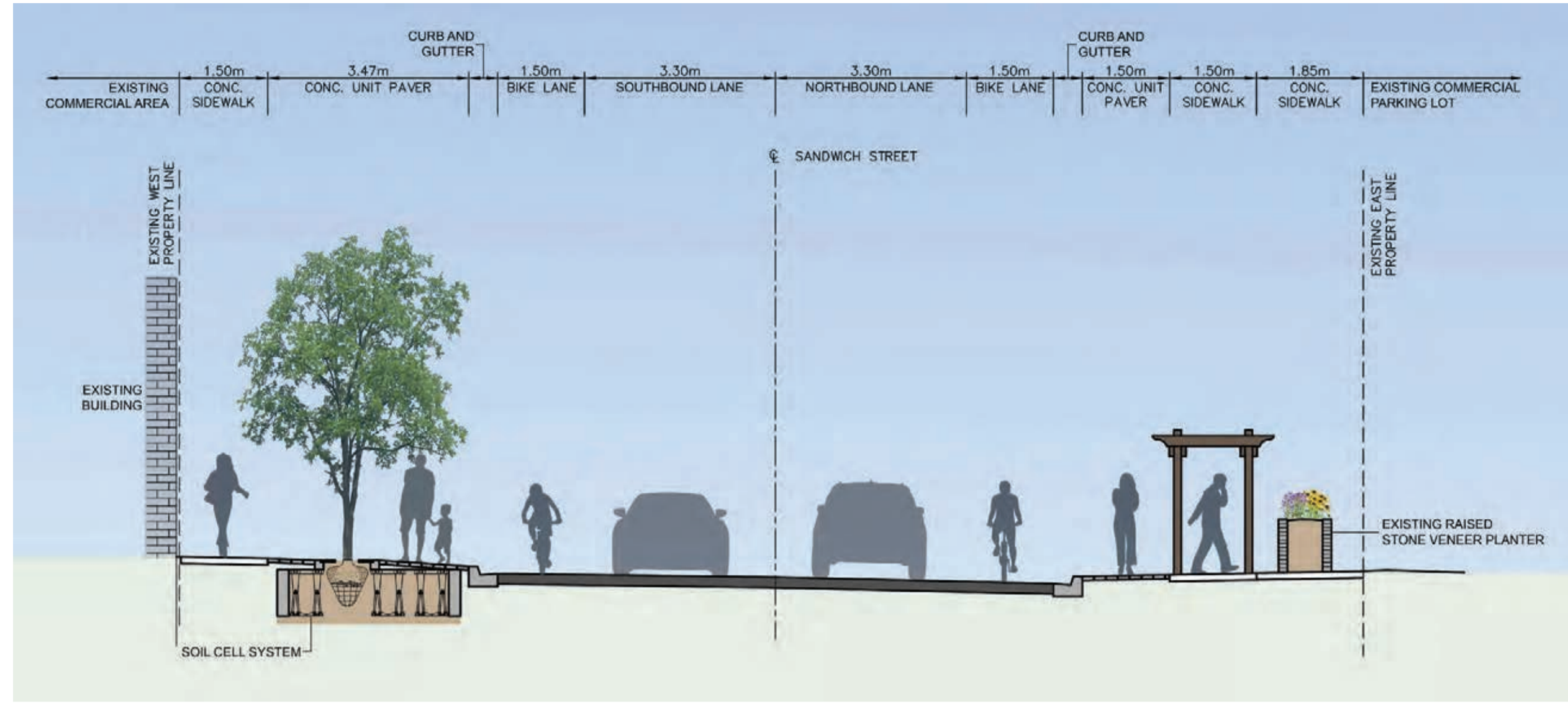
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DESIGN UNIT
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SHEET TITLE
LANDSCAPE RENDERINGS - SANDWICH STREET & BROCK STREET

SHEET No.
L-505

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D1 CROSS SECTION: STA 32+15, NORTHBOUND VIEW (SANDWICH STREET AND MILL STREET)
 L-506 N.T.S.



D2 RENDERING: NORTHBOUND VIEW (SANDWICH STREET AND MILL STREET)
 L-506 N.T.S.



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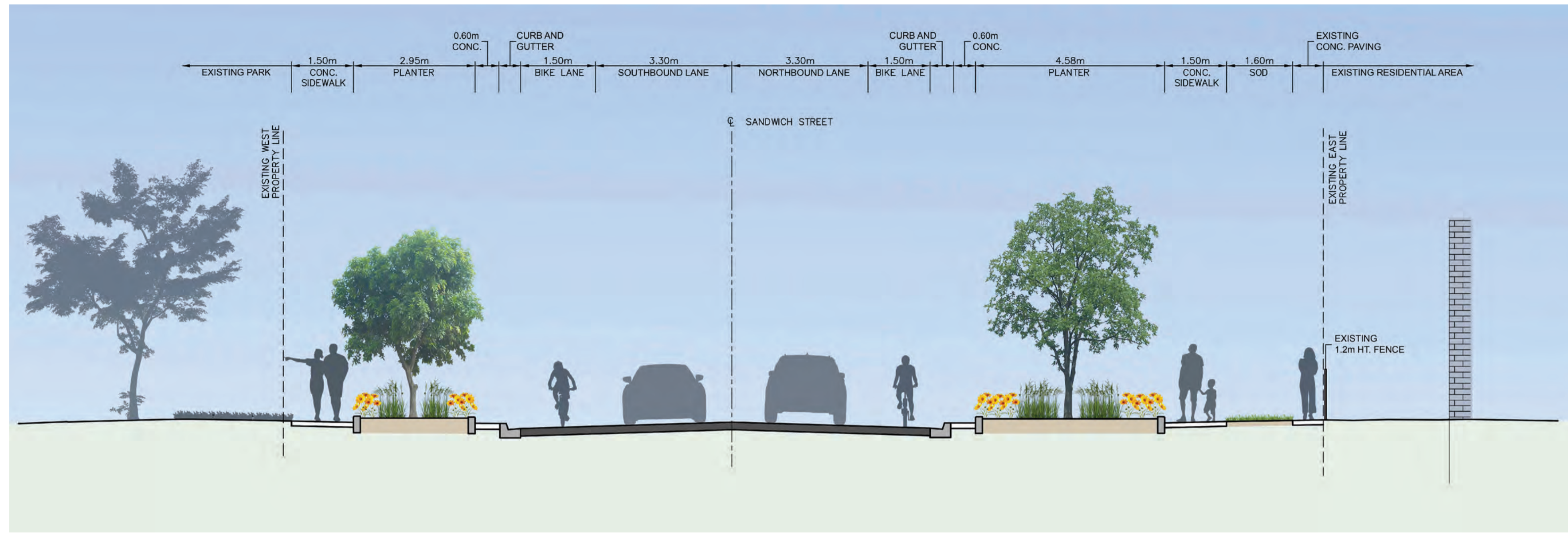
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SHEET TITLE
LANDSCAPE RENDERINGS - SANDWICH STREET & MILL STREET

SHEET No.
L-506

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D1 CROSS SECTION: STA 35+05, NORTHBOUND VIEW (SANDWICH STREET AND DETROIT STREET)
 L-507 N.T.S.



D2 RENDERING: SOUTHBOUND VIEW (SANDWICH STREET AND DETROIT STREET)
 L-507 N.T.S.

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I/R	DATE	DESCRIPTION
A	MAR-19-24	ISSUED FOR RFC SNS

DESIGN UNIT
CIVIL

SHEET TITLE
LANDSCAPE RENDERINGS - SANDWICH STREET & DETROIT STREET

SHEET No.
L-507



D1 RENDING: MACKENZIE HALL & PARKETTE
 L-508 N.T.S.

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PROJECT Co.



CONSULTANT



PROJECT

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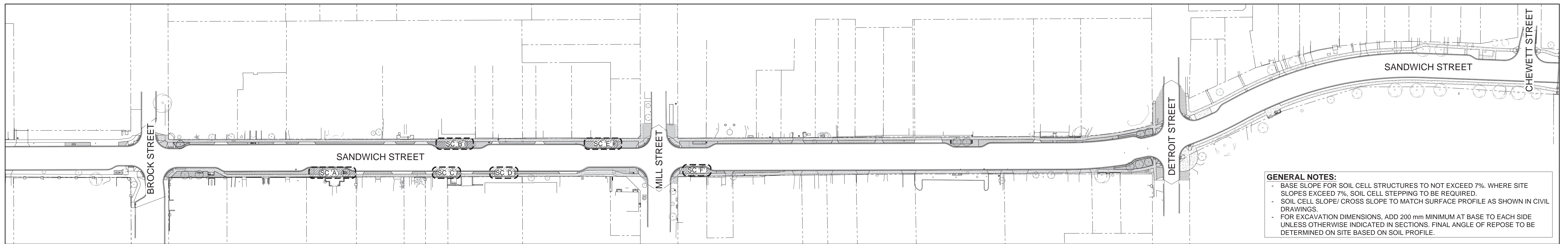
SHEET TITLE

**LANDSCAPE RENDERINGS -
 MACKENZIE HALL &
 PARKETTE**

SHEET No.

L-508

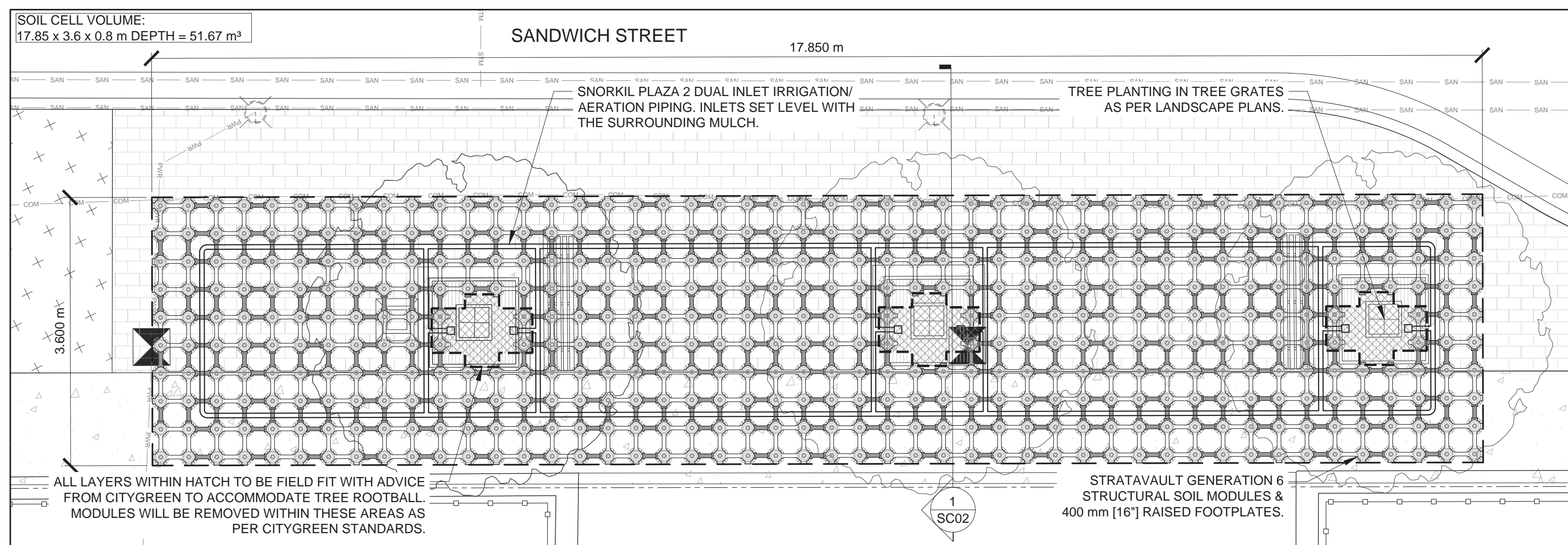
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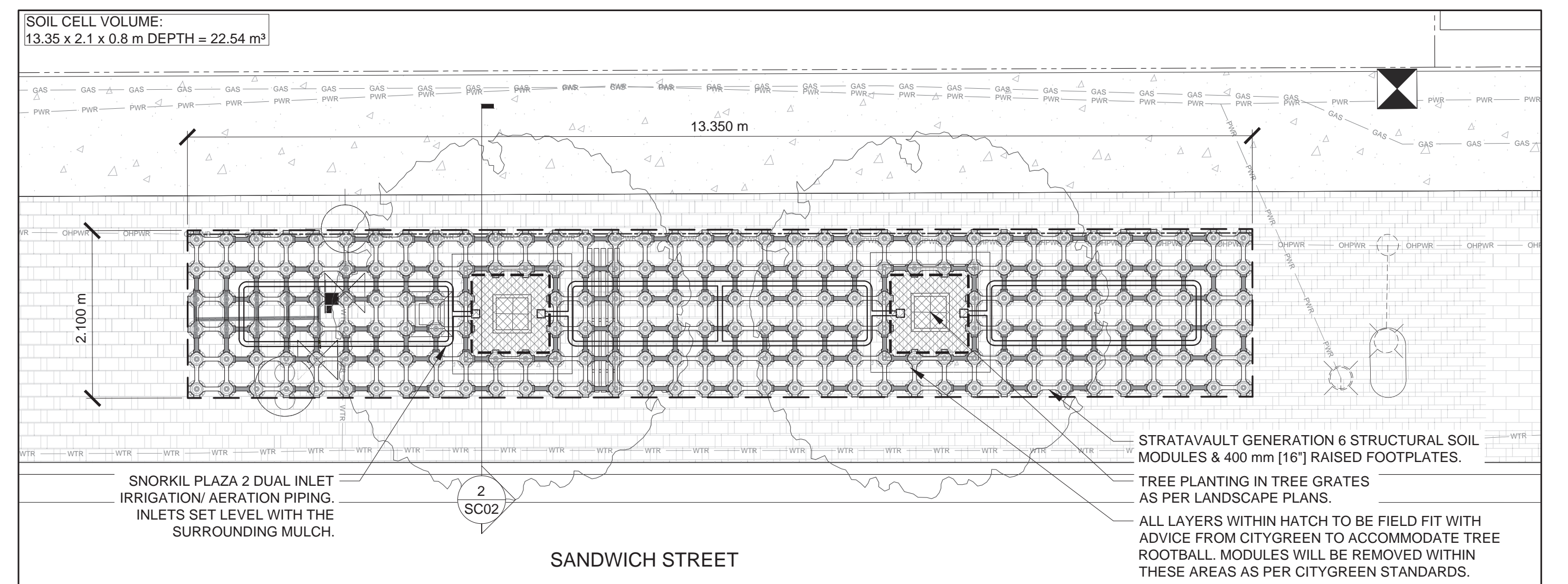
GENERAL NOTES:

- BASE SLOPE FOR SOIL CELL STRUCTURES TO NOT EXCEED 7%. WHERE SITE SLOPES EXCEED 7%, SOIL CELL STEPPING TO BE REQUIRED.
- SOIL CELL SLOPE/ CROSS SLOPE TO MATCH SURFACE PROFILE AS SHOWN IN CIVIL DRAWINGS.
- FOR EXCAVATION DIMENSIONS, ADD 200 mm MINIMUM AT BASE TO EACH SIDE UNLESS OTHERWISE INDICATED IN SECTIONS. FINAL ANGLE OF REPOSE TO BE DETERMINED ON SITE BASED ON SOIL PROFILE.

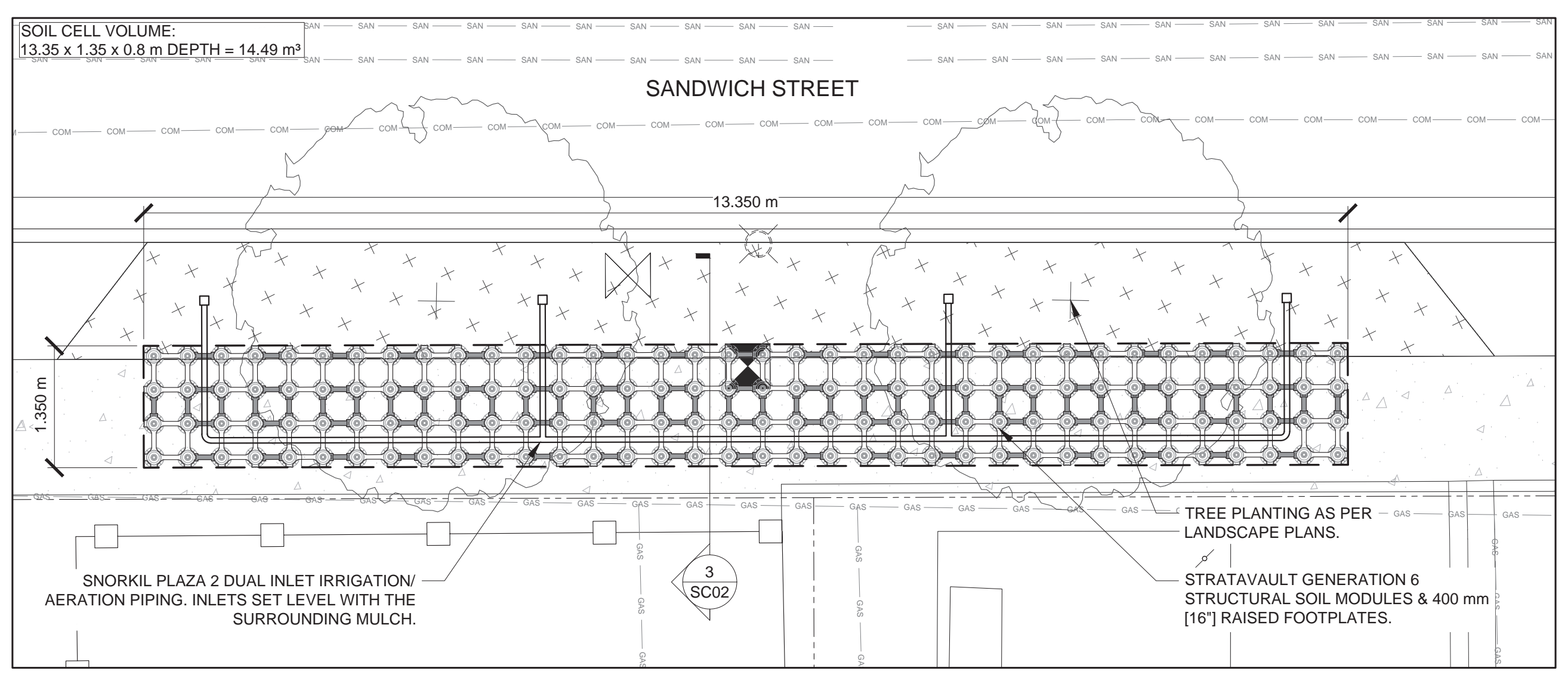
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Scale: 1:2000



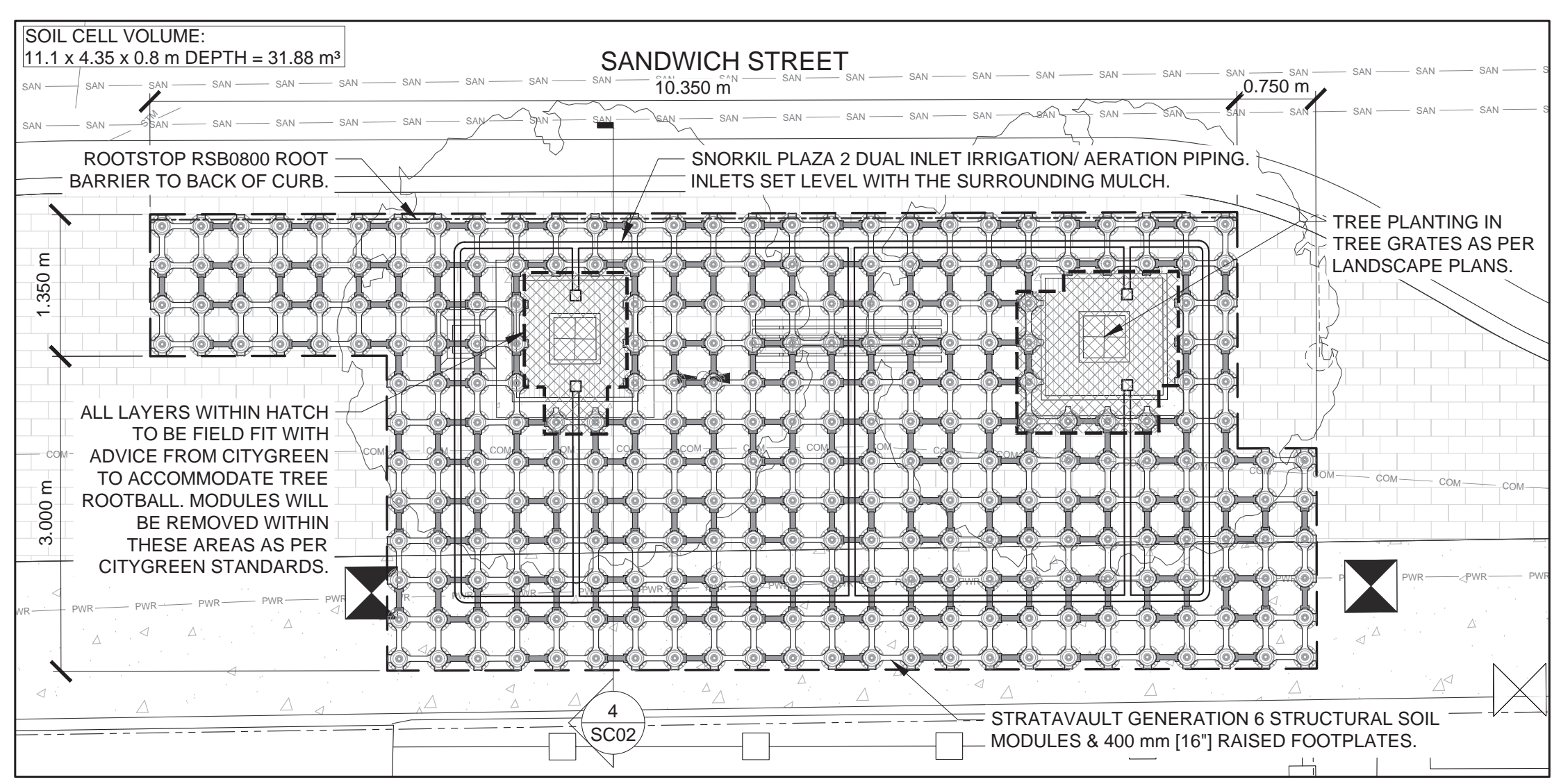
2 SOIL CELL LAYOUT 'A'
Scale: 1:50



3 SOIL CELL LAYOUTS 'B' & 'E'
Scale: 1:50



4 SOIL CELL LAYOUTS 'C' & 'D'
Scale: 1:50



5 SOIL CELL LAYOUT 'F'
Scale: 1:50

citygreen
transforming grey spaces into green

Citygreen Australia
Phone: (+61) 1300 066-949
10 Herb Elliott Avenue,
Sydney Olympic Park, NSW
2127

Citygreen North America
Phone: (+1) 888 999-3990
999 West Broadway Suite 720,
Vancouver, BC V5Z 1K5

5450 West 63rd Street,
Los Angeles, CA 90015
Email: info@citygreen.com

NOTES & DISCLAIMERS:

1. Installation to be completed in accordance with manufacturer's specifications.
2. Do not scale drawings.
3. All foundation details to be verified by qualified project engineer. The manufacturer disclaims liability resulting from any loss or damage incurred from their products, or their installation method, either direct or consequential.
4. Consultant drawings are being relied upon by Citygreen as being accurate in depicting site conditions, that they satisfy any local building code requirements, and that they accurately depict subsurface conditions.
5. Citygreen takes no responsibility for the dimensions or the efficacy of design drawings upon which it has relied and has not performed a review of the design drawings.
6. Citygreen has supplied the products only and takes no responsibility for installation and has no role in the installation of the products or the integration of the products into the as-constructed design.
7. Substantial drawings and one (1) set of revisions are provided by Citygreen. Costs for additional revisions are the responsibility of others.

No.	Date	Issue Details	Initial
4	2024.03.13	REVISED AS PER COMMENTS	TB
3	2023.05.29	REVISED AS PER COMMENTS	TB
2	2023.05.26	REVISED AS PER COMMENTS	TB
1	2023.05.17	ISSUED FOR PRELIMINARY REVIEW	TB

Drawn: T.B. Checked: T.B.
Approved: T.B. Date: 2023.05.15
Scale: 1:2000 & 1:50 AS SHOWN

Client: AECOM

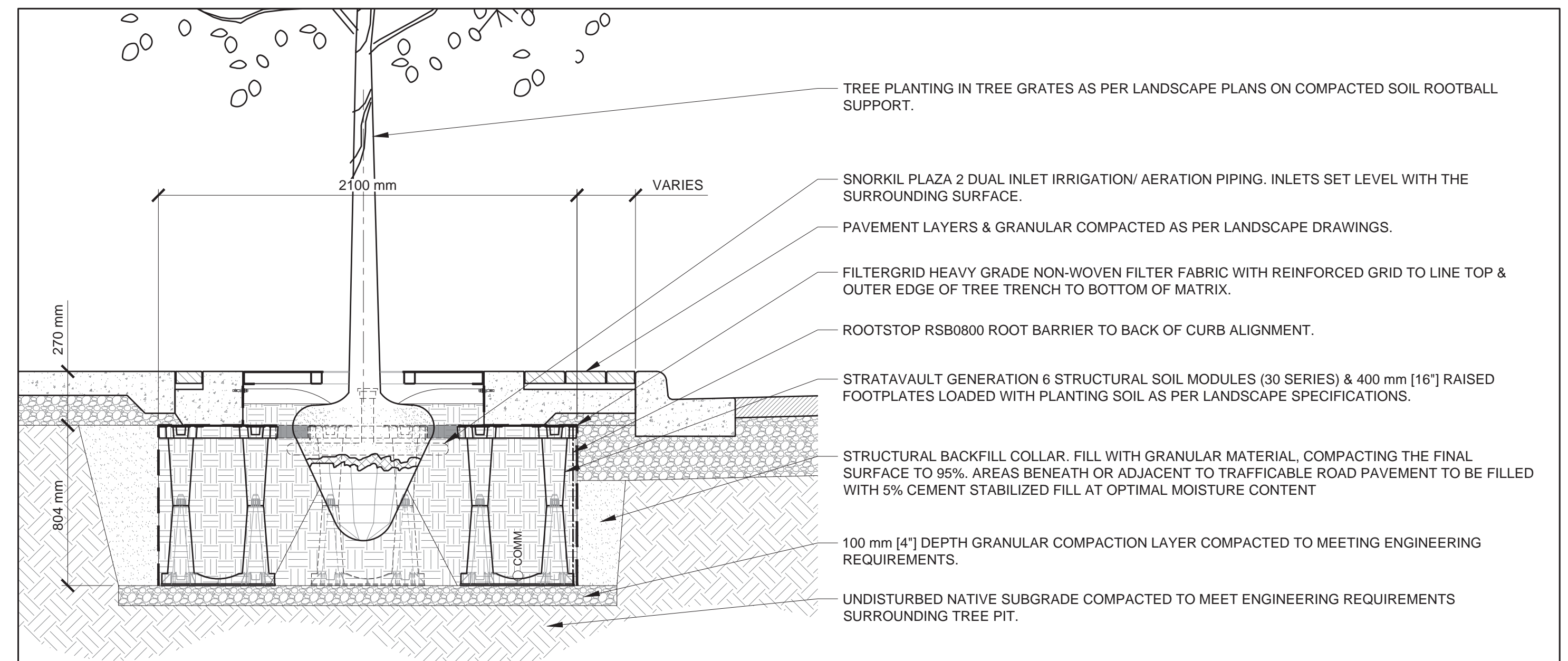
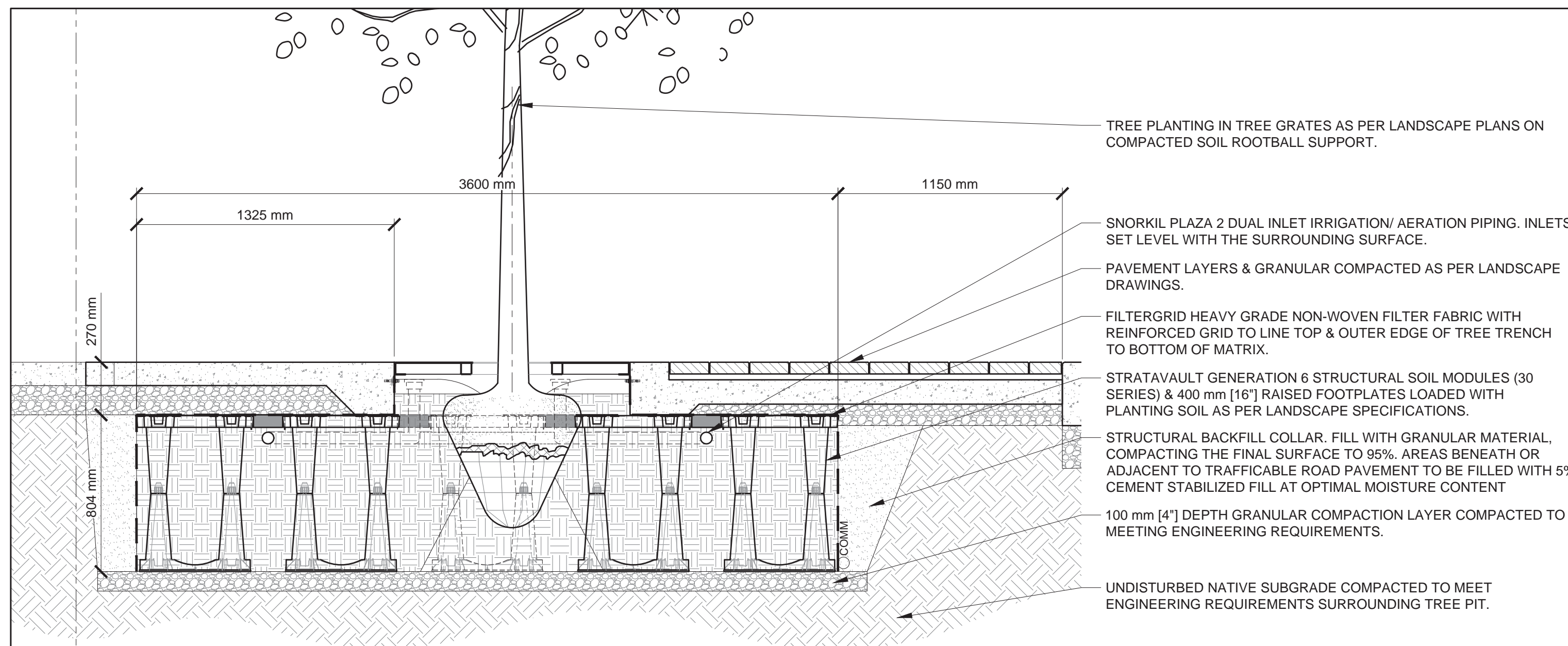
Job Name:
**SANDWICH STREET CORRIDOR - WINDSOR, ON
W/ CITYGREEN STRATAVAULT GENERATION 6**
Drawing Title:
SITE KEYPLAN & SOIL CELL LAYOUTS

Consultant Drawings:
ACAD-GHIB_C19_CAPE_SAND_I_Base Drawing-Model
2023.05.12

Job No: MP4052 Drawing No: SC01

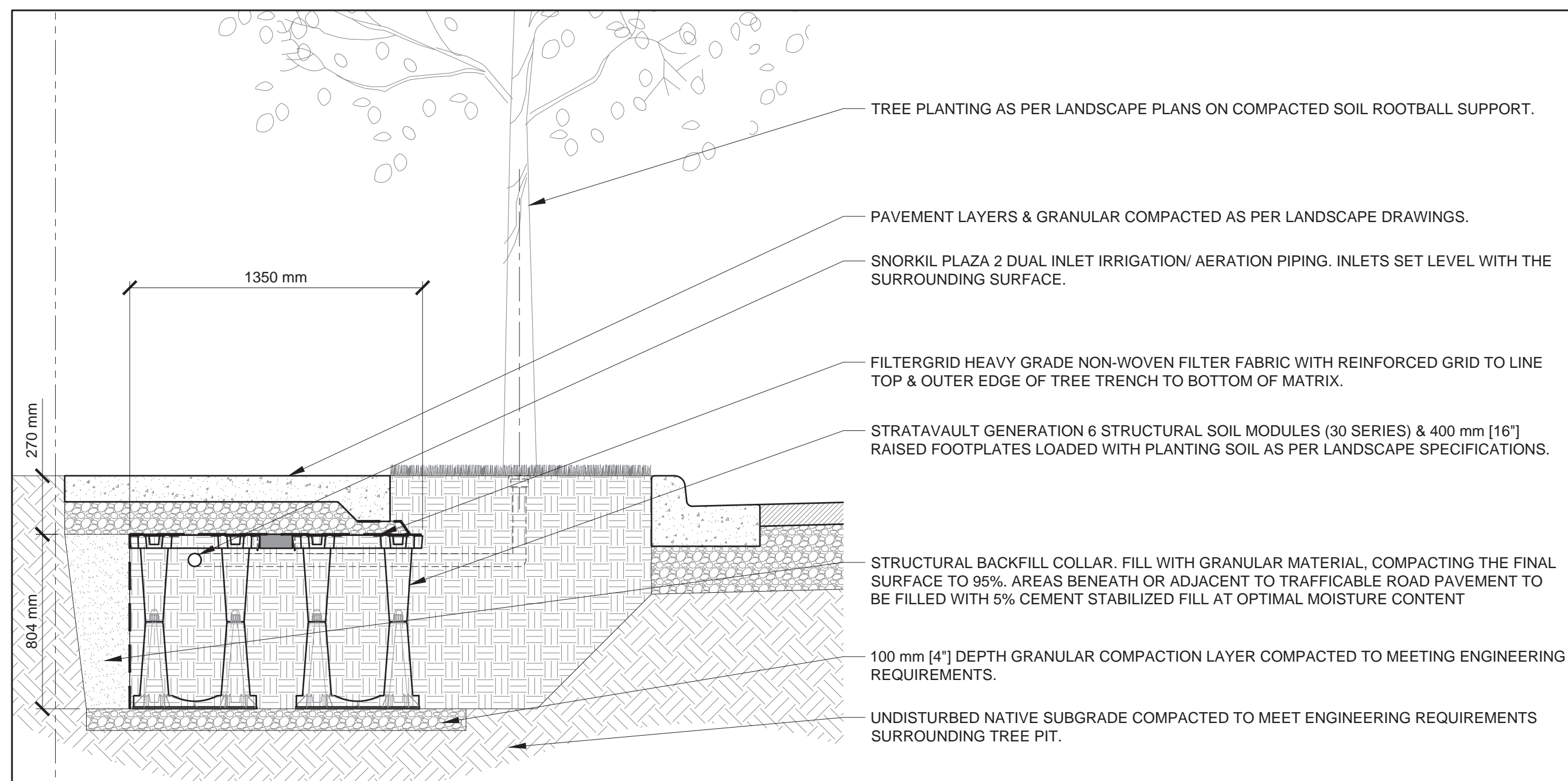
Reference No:

Sheet No. 1 of 2 Issue # 4

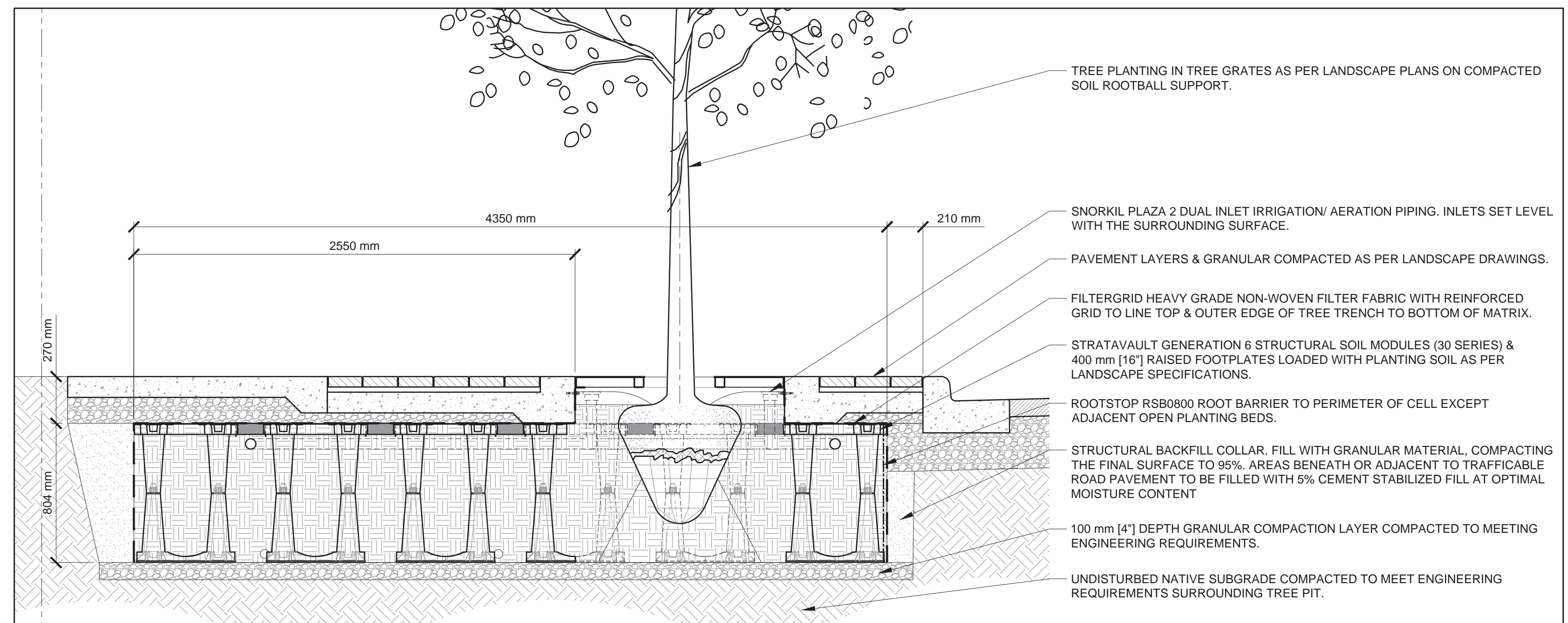


1 SOIL CELL CROSS SECTION 'AA'
Scale: 1:20

2 SOIL CELL CROSS SECTION 'BE'
Scale: 1:20



3 SOIL CELL CROSS SECTION 'CD'
Scale: 1:20



4 SOIL CELL CROSS SECTION 'FF'
Scale: 1:20

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Phone: (+1) 888 999-3990
999 West Broadway Suite 120,
Vancouver, BC V5Z 1K5
5450 West 53rd Street,
Los Angeles, CA 90015
Email: info@citygreen.com

transforming grey spaces into green

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- Consultant drawings are being relied upon by Citygreen as being accurate in depicting site conditions, that they satisfy any local building code requirements, and that they accurately depict subsurface conditions.
- Citygreen takes no responsibility for the dimensions or the efficacy of design drawings upon which it has relied and has not performed a review of the design drawings.
- Citygreen has supplied the products only and takes no responsibility for installation and has no role in the installation of the products or the integration of the products into the as-constructed design.
- Submittal drawings and one (1) set of revisions are provided by Citygreen. Costs for additional revisions are the responsibility of others.

No.	Date	Issue Details	Initial
4	2024.03.13	REVISED AS PER COMMENTS	TB
3	2023.05.29	REVISED AS PER COMMENTS	TB
2	2023.05.26	REVISED AS PER COMMENTS	TB
1	2023.05.17	ISSUED FOR PRELIMINARY REVIEW	TB

Drawn: T.B.	Checked: T.B.
Approved: T.B.	Date: 2023.05.15
Scale: 1:20 AS SHOWN	

Client: AECOM

Job Name:
**SANDWICH STREET CORRIDOR - WINDSOR, ON
W/ CITYGREEN STRATAVAULT GENERATION 6
SOIL CELL CROSS SECTIONS**

Consultant Drawings:
ACAD-GHIB_C19_CAPE_SAND_I_Base Drawing-Model
2023.05.12

Job No:
MP4052

Drawing No:
SC02

Reference No:

Sheet No. **2** of **2** Issue # **4**

From: Vinay Mistry <>
Sent: Sunday, April 28, 2024 4:33 PM
To: clerks <clerks@citywindsor.ca>
Subject: File OPA/7168 & ZNG/7169

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My submission is to understand the chances of this dwelling being converted to another hotel/motel. 2080 huron church was originally supposed to be a residential facility but is opening as a Hyatt. Request that if the zoning is changed, the City obtains commitment that the proposed building will be used as per the project plan - residential units & with 1st floor commercial space.

Thank you!

Vinay Mistry, CPA

From: Yvette Biron <[REDACTED]>
Sent: Friday, April 26, 2024 6:52 PM
To: clerks <clerks@citywindsor.ca>
Subject: File Number Z-006/24 Giovanni Caboto Club Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My Name is Yvette Biron. I have been a homeowner for 11 years on [REDACTED] I am opposed to the proposed development. This small community runs 2 blocks North to South from Tecumseh Road to Logan and 4 blocks East to West from Marentette to Howard. I feel that everyone in the community should have been notified of the proposal as it affects all of us. It may be a small community but it is **not low density**. We have multiple dwellings with multiple units in these dwellings. With the multiple units, there is no adequate parking. We have a park located on Irvine that is accessible from both Marentette and Louis Avenue. I have noticed on many occasions cars speeding down both Irvine and Logan to Marentette to try and beat the traffic from Howard and Tecumseh. There is an automotive garage on Marentette and Tecumseh that is accessible from Marentette. Adding an apartment building with access to the parking lot from Marentette that is opposite of the garage is only going to add to the congestion and increase traffic flow.

There are 3 empty lots on McDougall. I propose building there. If the proposal is approved, then I suggest having access to the parking lot from Parent at the Caboto Club. I would like to see speed bumps on Irvine, Logan, and Marentette. It would force racing vehicles to slow down.

From: Matthew Romain <[REDACTED]>

Sent: Friday, April 19, 2024 3:23 PM

To: clerks <clerks@citywindsor.ca>

Subject: Regarding amendment to zoning by-law 8600, file # ZNG/7181 Z-007/24 Location: 3589 Victoria Blvd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Development & Heritage Standing Committee,

My wife and I own and reside at [REDACTED] adjacent to the property subject to the proposed zoning change. We are "back-yard neighbours".

We have read the request and have no objection to the proposed amendment.

Yours sincerely,

Matthew Romain,

[REDACTED]

Regarding amendment to zoning by-law 8600, file # ZNG/7181 Z-007/24
Location: 3589 Victoria Blvd.