

1098 ALBERT RD.

Urban Design Study

1.0 Introduction

1.0 Purpose

ARCHITECTURA INC.(Architecttura) has been retained by BLOCS GROUP INC., herein referred to as the “Applicant”, to assist in designing, and obtaining the necessary approvals associated with a proposed 4 unit multiple dwelling development at 1098 Albert, in the City of Windsor (refer to Figure 1.0 – Location Map).

The property is designated accordingly in the City of Windsor Official Plan and Zoning By-law 8600 as follows:

City of Windsor Official Plan: Land Use

Residential

City of Windsor Zoning By-law 8600 – Figure 2.0 : Zoning District Map

- Residential District 1.3 (RD1.3)

Property is currently deemed as legal non-conforming combined use with a commercial unit (grocery store use) and 3 residential dwelling units – permitted in 1997.

The applicant is requesting that the Council approve an amendment to the City of Windsor Zoning By-law 8600 to permit the proposed residential development on the subject site. The applicant is requesting that the zoning of the subject site be amended to a site-specific Residential District 1.3 (RD1.3) zoning that:

- Provides relief from provision 10.3.5.1. allowing for a Multiple Dwelling of 4 units.
- Provides relief from provision 24.28.1 .3 .1 and permits for hard surface for the purpose of a walkway, driveway, and parking spaces to occupy up to 85% of the rear yard. Providing four (4) bicycle parking spaces and outdoor amenity patio area in lieu of the above reliefs.

FORD CITY C.I.P. : – Figure 3.0 Designation Map

- Residential

The applicant has submitted application to this effect (Refer to Appendix A– Development Application).

1.1 Description of Site

The subject corner site is legally described as PLAN 865 LOT 106; Roll 010-090-02000

The subject corner site is located / fronted on the East side of Albert rd.

The total site area under application is 326.9 m²; (3,517 sqft) having 9.75 m (32ft) of frontage on Albert street and a side street frontage of 33.53 m (110 ft) along Richmond street.

The site is currently occupied by an existing 2 storey building with partial basement.

The site is immediately flanked by a gravel alley to the East and Single family residence to the North.

Refer to Figure 4.0 for topographical survey.

1.1.1 Location

The subject site is defined as a walkable neighbourhood located in close proximity to the Drouillard road corridor, a traditional commercial street with the Civic Image of Main Street and the heart of Ford City.

The surrounding area consists of low-profile single family, multiple units dwelling, commercial and institutional buildings in the area. The site is also in close walking proximity to Wyandotte Street East and the Walkerville area. The site is directly located on a bus line along Richmond street and gateway route.

Due to the location of the site at a walkable neighbourhood corridor, the applicant proposes providing 4 bicycle parking spaces at the rear of the property which can assist in satisfying the required parking spaces for residents cycling to school or work and reduce the area of hard surface currently dedicated at the front of the property.

A rear yard landscaped outdoor area and hardscaped patio will activate social interaction and provide shared amenity space.

2.0 Existing Land Use

2.1 Subject Site / Land use.

The physical attributes of the site are as follows:

- A total site area of 326.9 m²; (3,517 sqft)
- Subject site is occupied by an existing building constructed circa 1920, having a main floor gross area of 163.74m² (1,760.2 sqft)

The surrounding land uses are varied as shown in photos – Appendix A – Surrounding Land Uses are found to be of mixed use and varied, including an existing 4 unit residential building and are described as follows:

North

- Albert street, two storey residential building (RD1.3) single family dwelling.

East

- Richmond street, a multi-unit 2 storey apartment building, separated by an unpaved alley.
- Richmond street, a 4 unit building exists at the corner of Richmond and Hickory rd.

South

- Albert street, two storey residential building (RD1.3) single family dwelling.

West

- Albert street, two storey residential building (RD1.3) Duplex
- A one storey commercial building (RD 1.3) to the South West corner of Albert and Richmond.

2.2 Land Use – Residential - Housing

The proposed use on the subject site complies with the Existing Land Use as per the Official Plan and Zoning By-law designation.

The proposed development includes a Multi-unit Dwelling (4 dwelling units) building, which will provide additional housing options to University of Windsor and St Clair College students, as well as to Windsor residents. The proposal is a form of residential intensification that meets the social, health and wellbeing requirements of current and future residents, promotes increased densities which efficiently use land, resources, infrastructure, and public service facilities, and supports the use of active transportation and transit in the area. It conforms to the Residential policies in the OP, particularly with the promotion of the complementary range of housing types and tenure and intensification initiatives (OP 6.3.1.1., OP6.3.1.3.).

The proposed development will increase the housing stock in Windsor and provide residents with additional housing options, while improving the quality of the neighbourhood.

3.0 Proposed Development

The applicant proposes to renovate the existing 2 floors 4 unit mixed use building to a 4 unit dwelling building, while maintaining the partial basement area for services and storage. The gross floor areas are proposed as follows;

Main floor area = 181.53 m² (1954 SF)

Second floor plan = 181.53 m² (1954 SF)

Basement storage floor = 65 m² (700 SF)

The new building footprint will be maintained within the existing buildings overall parameter and massing.

The existing building is located .25 m from the North side yard property line, 9.20 metres and from the rear East property line and 5.16 metres from the West front property line and lastly, .30 metres from the South property line.

The proposed development project is intended to help provide post-secondary students and other local individual residents with additional affordable housing options. Access to the proposed development will be provided from Richmond Street. The proposed development will provide a total of Three (3) new paved parking spaces.

A Zoning By-Law Amendment application is required to permit the proposed development. The applicant is requesting an amendment from the existing “Residential District 1.3 (RD1.3)” zoning to a site-specific “Residential District 1.3 (RD1.3)” zoning category which would permit the proposed

4.0 Planning and Urban Design Evaluation

To determine the feasibility and appropriateness of the proposed development, an evaluation of the potential planning issues and impacts has been undertaken. This evaluation has been based on:

- Official Plan
- Zoning By-laws
- FORD CITY C.I.P.
- Windsor Intensification Guidelines.
- Visual inspections of the site and surrounding lands.

4.1 The City of Windsor Official Plan

The local policy context in the City of Windsor is outlined in the Official Plan which contains goals, objectives, and policies to manage and direct growth in the City.

In the Official Plan, the subject lands are currently designated as “Residential”. The lands designated as “Residential” on Schedule D: Land Use provide the main locations for housing in Windsor outside of the City Centre Planning District. Opportunities for a broad range of housing types and complementary services and amenities are provided to develop safe, caring and diverse neighbourhoods. The proposed use complies with the current Official Plan designation and satisfies the following objectives of the Official Plan:

- 6.3.1.1 To support a complementary range of housing forms and tenures in all neighbourhoods.
- 6.3.1.2 To promote compact neighbourhoods which encourage a balanced transportation system.

- 6.3.1.3 To promote selective residential redevelopment and intensification initiatives.
- 6.3.1.7 To ensure that a sufficient land supply for residential and ancillary land uses is available to accommodate market demands over the 20-year period of this Plan.

Our analysis suggests that the proposed development is consistent with the following policies found in the Official Plan:

- Policy 6.3.2.1, relating to Permitted Uses, providing Low Profile and Small Scale Residential building.
- Policy 6.3.2.3 relating to Types of Low Profile Housing, providing small scale form of multiplex with no more than 8 units.
- Policy 6.3.2.4., relating to Location Criteria
- Policy 6.3.2.5 relating to Evaluation Criteria for a Neighbourhood Development Pattern.

4.2 The City of Windsor Zoning By-Law

The City of Windsor Zoning By-law 8600 implements the policies of the City of Windsor Official Plan by regulating built form and land uses throughout the City.

The subject site is currently zoned Residential District 1.3 (RD1.3) zone. The applicant is applying for a Zoning By-law Amendment to a site-specific Residential District 1.3 (RD1.3) zone to permit the proposed residential development of a 4 unit dwelling building. The RD1.3 site specific zone will require the following modifications:

- Allow the use of multi-residential to the proposed count of 4 units
- A provision added, allowing the existing lot width as minimum lot width (10.3.5.1) of 9.75m (32 ft).
- A provision added allowing the existing lot area as allowable minimum (10.3.5.2) of 320 m² . (3,440 sqft)
- Provides relief from provision (10.3.5.3) requiring a maximum lot coverage of 45% to allow a coverage of 56% as proposed. 182.24 m² (1,959.08 sqft) of proposed coverage.
- Provide relief from provision (10.3.5.7) Minimum Side Yard Width of 1.2 m to .25 m for interior and .30 m for exterior based on existing conditions.

The proposed use is compatible with the uses permitted in the zone. The proposed development will help diversify housing options in the surrounding neighbourhood and will help supplying the housing units that are needed in the area.

On-site parking is proposed as 3 individual paved parking spaces to be located off a proposed paved alley, which is currently a gravel alley. Please refer to Parking Study executed.

4.3 FORD CITY C.I.P and Planning Analysis Considerations.

The proposed 4 Unit Dwelling encourages the revitalization of an existing 4 unit multi-use, legal non-conforming building and intensification of land uses in an area with existing municipal infrastructure and access to services.

The proposed development provides the potential for four dwelling units. The surrounding area consists of residential and commercial uses, single family dwellings and multi-unit dwellings as well as commercial uses.

The proposed development is compatible, fits well in the surrounding neighbourhood and provides additional housing and increased density. The proposed massing and scale remains as existing.

Located near schools, recreational areas, commercial buildings, and directly located on a transit route, the subject site provides an opportunity for a low profile and small-scale development that will help provide students and Windsor residents with additional housing supply.

4.3.1 Urban Design

The proposed development is compatible with the existing land uses in the surrounding area and will help bring up the property standards and preserve the character and identity of this unique neighbourhood as defined under the Ford City C.I.P. See existing building photos attached on appendix A. The proposed multi-unit dwelling building is designed to maintain the existing historic character of the existing building, while upgrading its current condition and the general quality of the area by the following;

- Adhere and follow the objectives found in section 11.8.1 of the Ford City CIP.
- Provide low to medium density residential as mandated by the C.I.P to strengthen this recognized neighbourhood, encouraging a stable and vibrant density.
- Maintain the scale and massing of the existing 2 storey building as it exists, keeping to the footprint extents of the existing second storey. The buildings height and roofline will remain as it currently exists without change.
- Maintains a consistent street and block pattern along Richmond.
- Maintains a consistent and dominant percentage of original facebrick, which is proposed to be partially repaired and repointed due to its deteriorated condition. while maintaining the existing distinctive brick detail located along the parapet and angled corner treatment.
- Maintain colour tones that reflect the existing red clay facebrick. Currently the façade is comprised of a series of variant red facebrick tones/ colours with varying mortar joint tones and a consistent red clay paint will unify and maintain the essence of the original look and feel of the facebrick facades. See Figure 4.0.
- The deteriorating vinyl siding is proposed to be replaced with an off-white acrylic stucco to emulate the tone of the limestone accents found in similar historic building in the area.

-Windows will be black framed aluminum clad units to emulate the steel sash of past industrial building in the area. Scale and occurrence of window openings are in keeping with scale and % opening that previously existed in the façade and that are found consistently within the neighbourhood at 30% for second floor and 40% at ground floor for street facing facades.

Currently the existing building possesses 3 entry points, which will be maintained in number facing the more active Richmond street elevation. Furthermore, the proposed design utilizes the existing footprint of the existing second floor as lot coverage. Based on the existing building scale and presence, the applicant is requesting that the current non-conforming legal conditions be recognized as site specific by-laws.

Due to the demographics of future tenants, the accessibility to the city core and University of Windsor and St-Clair College downtown campuses, walkable neighbourhood and access to public transit, the applicant is requesting relief from required parking outlined in City of Windsor Zoning By-Law 8600 and to provide 3 parking on site parking spaces. This parking allocation will be supplemented by multiple on street parking directly adjacent on the 2 street frontage of Albert and Richmond, along with 4 bicycle spaces.

Additional improvements to rear yard will allow residents to sit and interact with the street life, inclusive with new landscaping and a patio amenity proposed to promote outdoor and social activation.

4.3.2 Economic Prosperity

The proposed development promotes opportunities for economic development and investment within the City of Windsor. It also optimizes the use of vacant land, infrastructure, and public service facilities available around the subject site. The subject property is strategically located within an existing area of the City where roads, community facilities, schools and public transport are accessible.

4.3.3 Energy Strategy

The proposed development promotes compact form and low-profile housing, increased density and enables the use of active transportation, and public transportation for residents. Increased active and public transportation will help limit vehicle trips for residents and maintain carbon footprint of the residents' low.

The building construction will follow best practices for Energy Efficiency complying with OBC and SB-12.

4.3.4 Transportation

The subject property is located directly on a transit bus route, that will connect the proposed development to the City core and other commercial hubs located within the city, including the downtown core and campuses.

Please refer to parking study included in submission.

5.0 Conclusions

Based on extensive review, the proposed residential development is appropriate for the site and consistent with good planning and urban design principles. We recommend that the Zoning By-law Amendment application, as submitted, be approved for the following reasons:

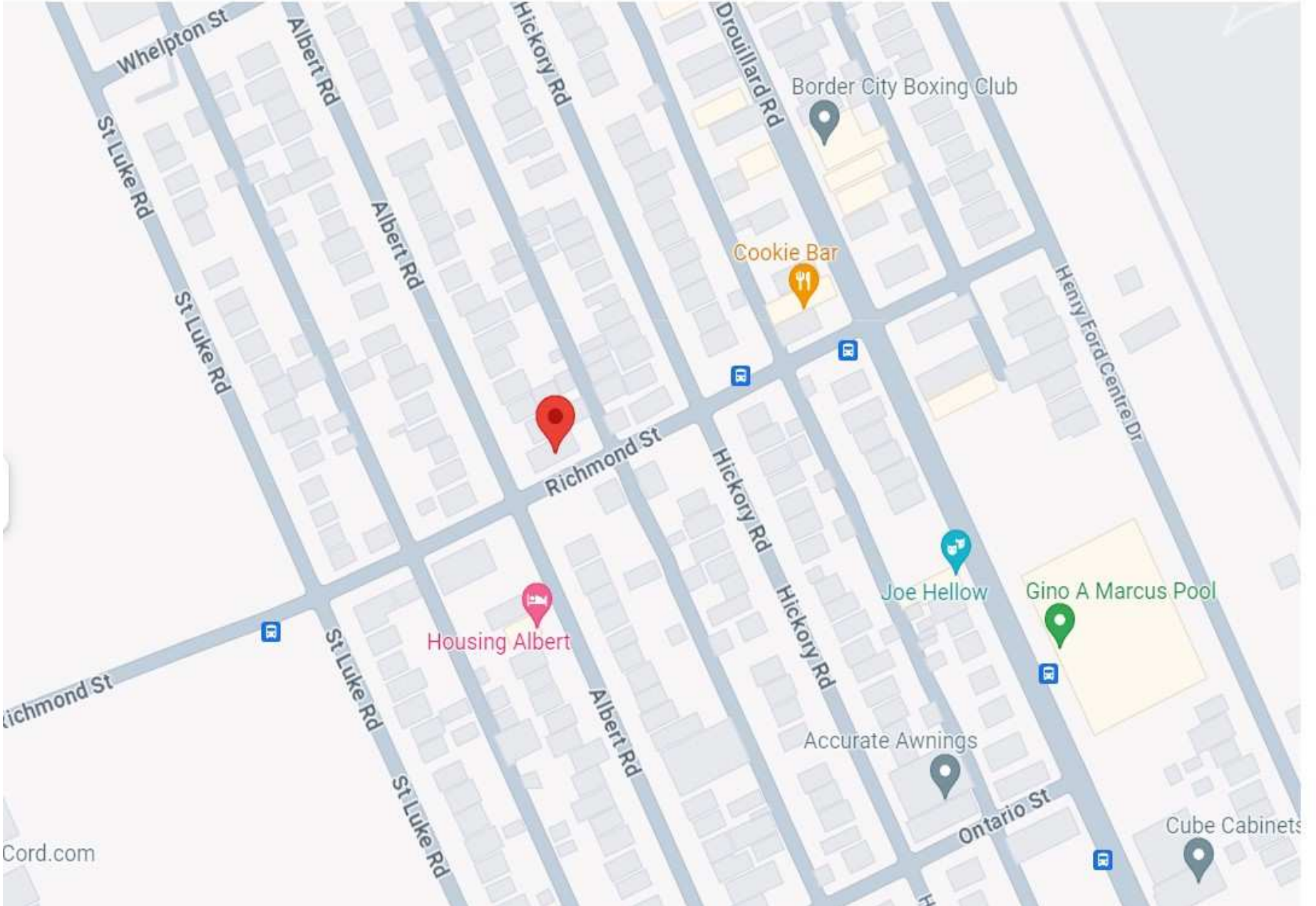
1. The proposed residential development is “consistent” with the Official Plan policies of the City of Windsor.
2. The proposed residential 4 unit residential development is consistent with the current density of the legal non-conforming use of the existing building.
3. Examples of other 4 unit, legal non-conforming buildings, within close proximity, exist in this area.
4. The zoning Regulations for Residential District 1.3 (RD1.3) include the proposed use and can be further adapted to meet the additional site-specific requirements of the development. The proposed site-specific adjustments are minor in nature, while still meeting the intent of the by-law. This is consistent with other developments in the area.
5. The site is physically suitable and strategically located to support the proposed use.
6. Municipal services and emergency services are available.
7. Site access is available as per Zoning By-Law requirements.
8. Proposed design provides vehicular and bicycle parking supplementary to street parking.
9. The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.) and it is consistent with the mix of land uses in the surrounding neighbourhood.
10. The proposed development will fulfill the need for additional residential units in the area and the City of Windsor in general.
11. The proposed development promotes compact form and intensification. Walkable neighbourhood, access to sidewalk network, public transit network and proximity to schools and work will encourage residents to use active transportation and transit, minimizing the number and length of vehicle trips.

Dan Amicone , OAA MRAIC



Architect

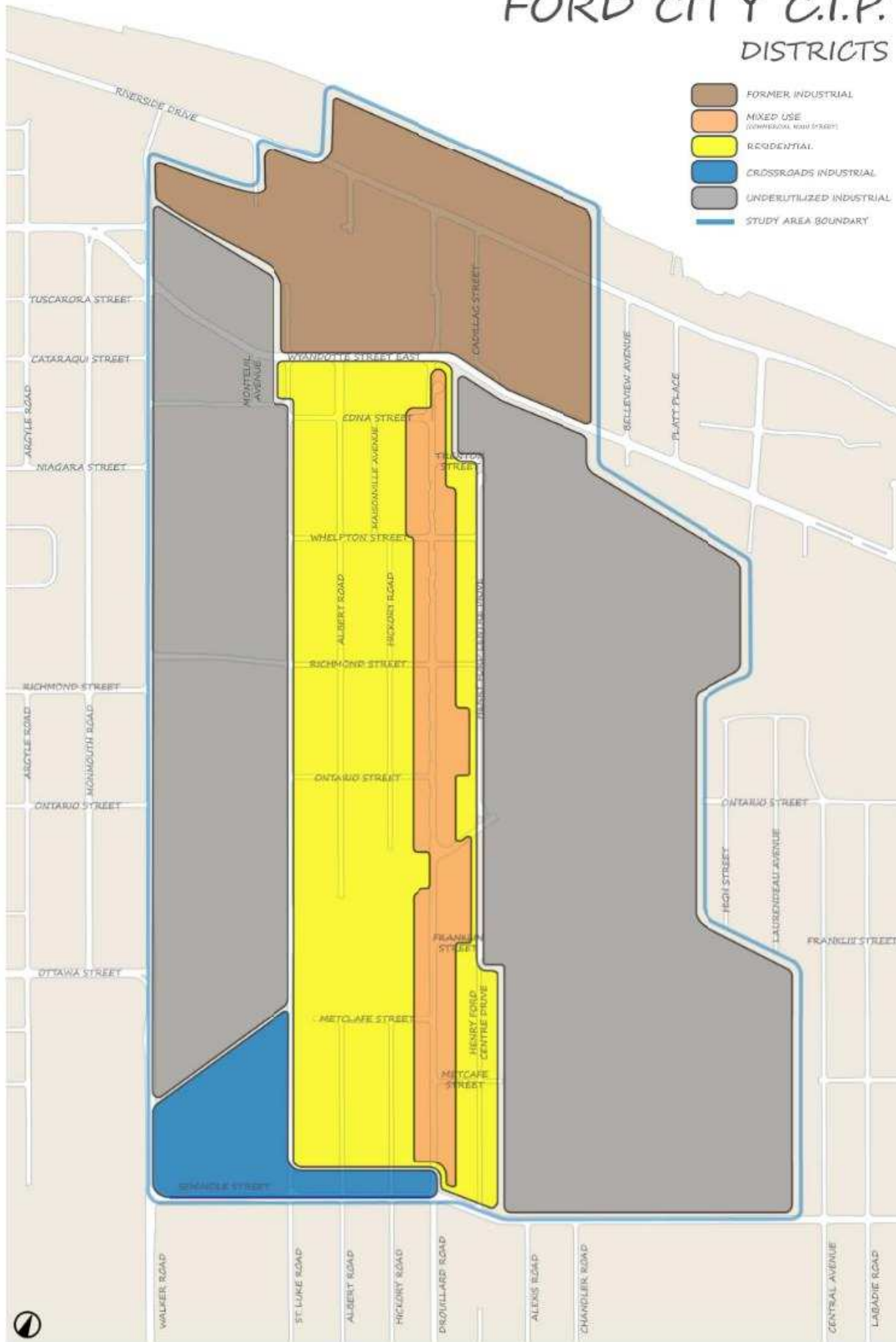
March 7, 2024

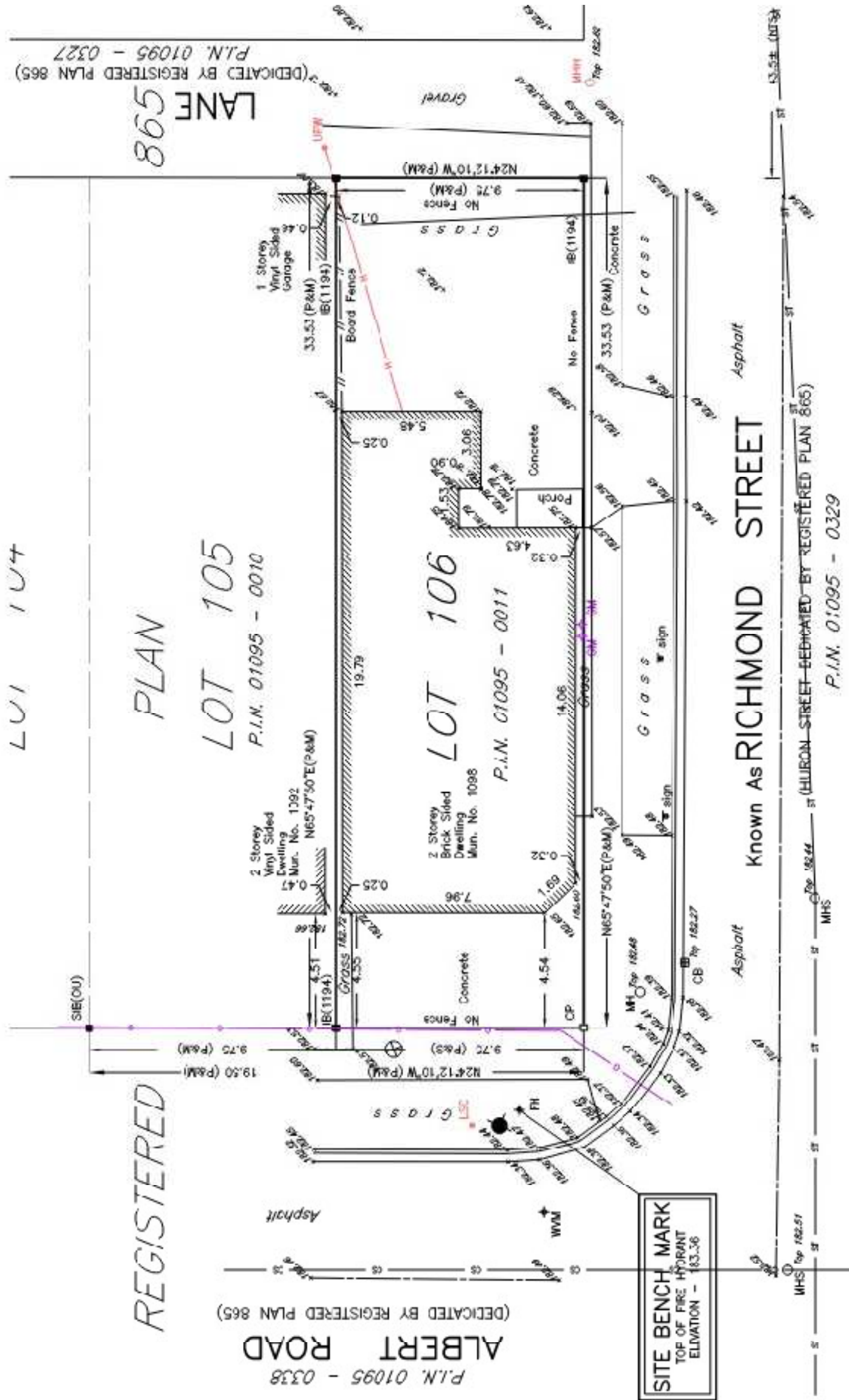


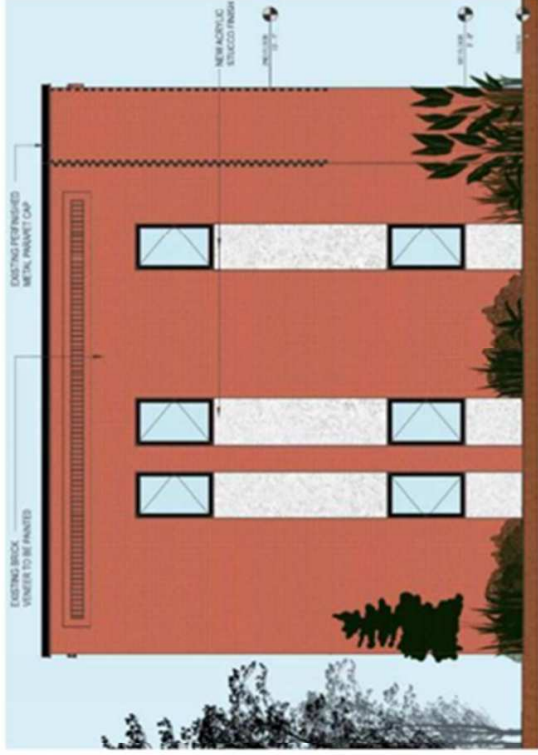


FORD CITY COMMUNITY IMPROVEMENT PLAN

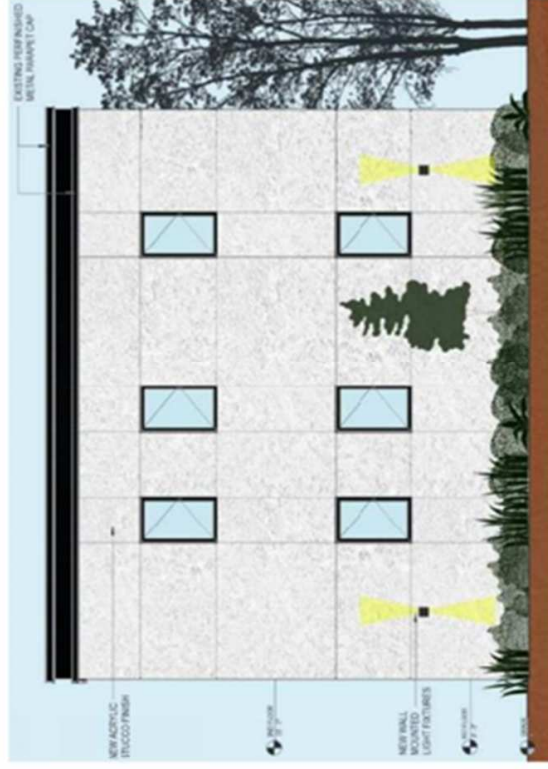
FORD CITY C.I.P.
DISTRICTS







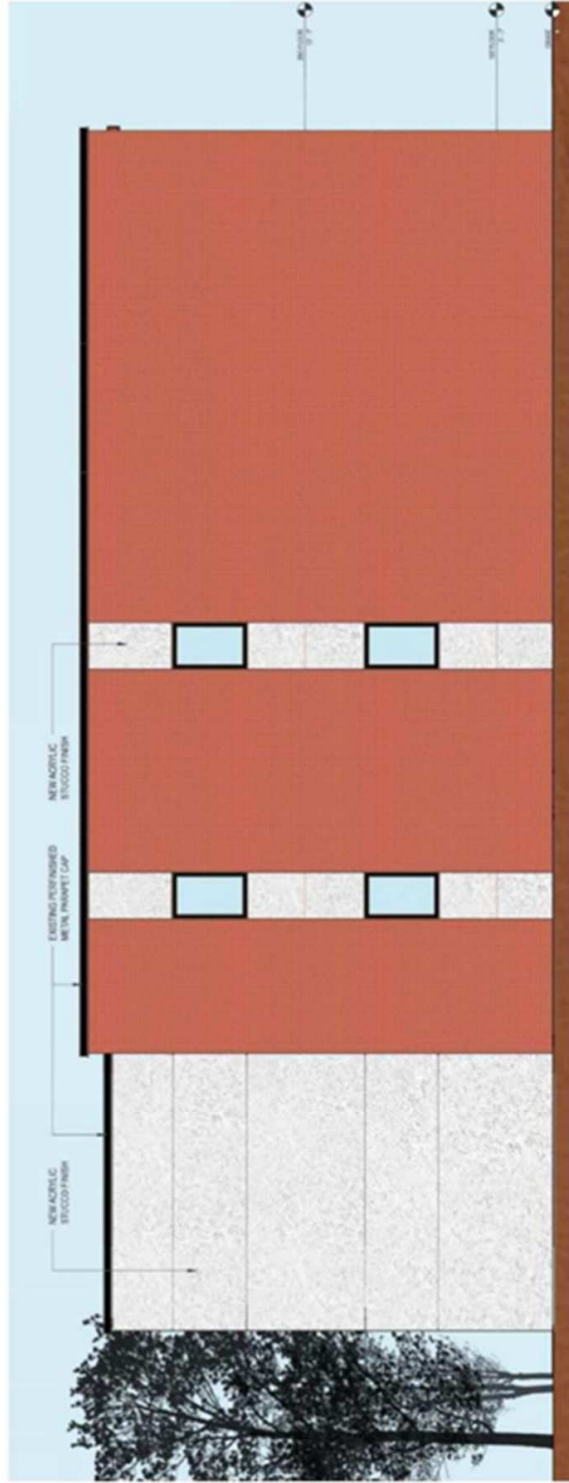
WEST ELEVATION (CLAY)



EAST ELEVATION (WHITE STUCCO)



SOUTH ELEVATION (CLAY)



NORTH ELEVATION (CLAY)

