

August 19, 2024

## **Architectural Response to Planning Consultation Stage 2 Letter**

**Attn: Adam Szymczak**

Applicant: Lassaline Planning Consultants

File No: PC-076/24

Location: 4088 & 4096 Sixth Concession Road

Roll No: 070-150-01501, 070-150-01502

### S2. Planning Rational Report Comments:

1. Confirm that the number of parking spaces, accessible parking spaces, bicycle parking spaces, visitor parking spaces, and loading spaces are consistent between the PRR and conceptual site plans. For example, there are some inconsistencies in the number of bicycle spaces and visitor spaces in those documents.
  - a. Total Parking Spaces = 24
  - b. Proposed Regular Parking Spaces (including visitor spaces) = 22
  - c. Proposed Barrier Free Parking Spaces = 2
  - d. Proposed Visitor Parking Spaces = 4
  - e. Proposed Bicycle Spaces = 3
  
2. Confirm the proposed maximum building height – It appears that building height is being measured to the mid-point of that part of the roof located over the balconies, which has a much lower peak than the overall roof. The definition for Building Height states “the vertical distance in metres between the grade and the mid-point between the lowest eaves and the highest point of the roof”, Based on this, it appears that proposed maximum building height should be 11.21 m not 10 m.
  - a. Correct, the proposed building height should read 11.21m, not 10m. This has been updated in the zoning matrix to match the elevations. This 11.21m is measured from grade to the mid-point between the lowest eaves and highest point on the roof. The 10m high indicator line has been removed from the elevation sheets for clarity.
  
3. Page 38 – Zoning Matrix – Indicate if provisions are maximum or minimum.
  - a. Min./max. zoning requirements for RD3.2 added to zoning matrix.
    - Lot Area Req'd =  $540\text{m}^2 + 85\text{m}^2(15) + 55\text{m}^2(2) = 1925.0\text{m}^2$
    - As noted, we are proposing a site-specific provision to reduce the required parking rate from 1.25 to 1.14 spaces per unit
    - Line item added for required dwelling unit density

City of Windsor - Transportation Planning Comments:

1. All parking must comply with ZBL 8600. A Type A accessible parking space shall have a minimum length of 5.5 m and a minimum width of 3.5 m.
  - a. Revised on site plan.
  
2. All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings, driveway must comply with AS-203 and AS-204.
  - a. Note added to site plan.
  
3. Driveway proposed must be 7-9 metres total at the property line (minimum 3.5 m / lane, maximum 4.5 m / lane).
  - a. Revised on site plan.