

HERITAGE IMPACT ASSESSMENT

Proposed Residential Development at
455 Kennedy Drive W
Windsor, ON

Prepared for:
DILLON CONSULTING LIMITED
c/o Karl Tanner, MCIP RPP
Partner
1 Riverside Dr W 12th Floor, Windsor, ON

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a+LiNK Project #: 2440A
FINAL Report-REV04: 2026-05-26

a+LiNK
architecture inc.
preserve + create + sustain

May 22, 2026.

Project No. 2440A

Karl Tanner, MCIP RPP
Partner
Dillon Consulting
1 Riverside Drive West, 12th Floor
Windsor ON

Re: Heritage Impact Assessment
for the Proposed Residential Development at
455 Kennedy Drive West
Windsor, Ontario

Dear Mr. Tanner,

Attached is the Heritage Impact Assessment for the residential development proposed on a portion of the parking lot lands and former Roseland Golf Course located at 455 Kennedy Drive West. The golf course is a Designated heritage property as noted on Windsor's Municipal Heritage Register and as such, any proposed development adjacent to this property requires an HIA.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel
Partner, Principal Architect + Heritage Consultant
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHP



Alicia Lesniak
Architect
B.Arch., BES., OAA, MRAIC

TABLE OF CONTENTS

HERITAGE IMPACT ASSESSMENT

1. EXECUTIVE SUMMARY	4
2. INTRODUCTION	5
3. PROPOSED DEVELOPMENT	6
4. IMPACTS & MITIGATION	10
5. SUMMARY + RECOMMENDATIONS	14
6. RESOURCES	15

APPENDIX A: *Resumes*
Ed van der Maarel, OAA, CAHP, OAHP
Alicia Lesniak, OAA

APPENDIX B: *Conceptual Site Plan*
Architectura Inc Architects
April 10, 2026

APPENDIX C: *Shadow Study & Renderings*
Architectura Inc Architects
May 5, 2026

1

EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) evaluates the proposed residential development at 455 Kennedy Drive West in the City of Windsor, adjacent to the designated cultural heritage landscape of the Roseland Golf Course. The report was prepared to assess the potential heritage impacts associated with the redevelopment of a portion of the former clubhouse lands and parking area following the partial removal of heritage designation under By-law 64-2025. This report has been prepared by Ed van der Maarel, Partner, Principal Architect and Heritage Consultant (OAA, CAHP) and Alicia Lesniak, Architect (OAA) and Heritage Consultant.

The Roseland Golf Course, designed by renowned golf architect Donald Ross and constructed between 1926 and 1928, is recognized as a significant cultural heritage resource and was the first golf course designated under the Ontario Heritage Act in Ontario. The heritage designation primarily protects the original 18-hole course layout, which remains intact and unaffected by the proposed development.

The proposed development consists of a four-storey, 48-unit residential building to be constructed on the site of the former clubhouse and parking area along Kennedy Drive West. The development also includes below-grade parking, landscaped frontage, and a new clubhouse building located south of the residential structure. The design has been developed to provide a compatible transition between the surrounding low-density residential neighbourhood and the open space character of the golf course lands.

The assessment determined that the proposed development will not result in any direct adverse impacts to the identified cultural heritage attributes of the Roseland Golf Course, as no original heritage features or elements of the historic golf course layout will be altered or removed. Potential impacts are primarily limited to minor changes in views from the #9 and #18 greens and limited shadowing during certain times of the year. These impacts are considered minimal due to the retention of the golf course landscape, the placement of the new clubhouse as a visual buffer, and the proposed building's compatible scale, massing, and material palette.

The report concludes that the proposed development is compatible with the surrounding context and consistent with applicable heritage conservation policies and intensification objectives. It is recommended that the final building design continue to incorporate stepped façades, subdued materials and colours, and careful treatment of elevations facing the golf course to minimize visual impacts and maintain compatibility with the adjacent heritage landscape.

INTRODUCTION

The subject property at 455 Kennedy Drive West is located in Windsor’s southern neighbourhood of Roseland. The property lies south-west of the intersection of arterial roads Dougall Avenue to the east and Cabana Road W to the north. It is adjacent to the site of the Roseland Golf Course, currently owned and operated by the City of Windsor. The neighbourhood is predominantly single-detached residential surrounding the existing golf course, with many of the lots abutting part of the original golf course development.

The original Roseland Golf and Country Club was designed in 1926 by renowned golf architect Donald Ross and is known for being one of the oldest golf courses to be operating in Ontario. The original 18-hole golf course layout has remained relatively intact and remarkably consistent with the original design intent. The golf course was Designated in November 2003 as having architectural and historical significance under the provisions of the Ontario Heritage Act.

In February 2025, City Council adopted By-law 64-2025 to remove the heritage designation of a small portion of the 125 acre Roseland Golf Course property. This area includes the main entrance from Kennedy Drive West, the former clubhouse, associated parking areas, and a putting green. The lands removed from the designation by By-law 64-2025 were not identified as contributing to the cultural heritage value or attributes associated with the original 18-hole course layout designed by Donald Ross. The original 18-hole golf course layout, which is the primary cultural heritage resource, remains intact, untouched, and fully Designated.

The development has been designed to be compatible with the surrounding low-profile residential neighbourhood, incorporating appropriate massing, setbacks, and orientation, while expanding the housing options within the Roseland residential neighbourhood. The design prioritizes pedestrian-oriented elements, landscaped frontages, and connectivity to existing networks, and incorporates urban design best practices such as articulated façades, upper-storey step-backs, and predominantly below-grade parking. The remainder of the Roseland Golf Club lands will continue to operate as a golf course on City-owned lands, with a new clubhouse proposed south of the development, supporting the long-term function of the facility while maintaining the lands for recreational and open space purposes.

The subject property at 455 Kennedy Drive West is located adjacent to the Roseland Golf Course which is Designated under the Municipal Heritage Register for the City of Windsor. The proposed residential development involves a new four-storey, 48 unit building to be located adjacent to the Designated cultural heritage landscape listed on the City of Windsor’s Municipal Heritage Register. A Heritage Alteration Permit is not required for the proposed development, however, a Heritage Impact Assessment (HIA) is required to review the potential impact of the new development on the Designated subject property at 455 Kennedy Drive West.

3

PROPOSED DEVELOPMENT

3.1 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed residential development at 455 Kennedy Drive West involves a four storey, 17.0 m high, forty-eight unit multiple dwelling on a portion of the parking lot lands and former Roseland Clubhouse in the City of Windsor. The subject property is approximately 0.542ha (1.34ac.), has 89.91m (294.98ft) of frontage along Kennedy Drive West, and is bounded by the remaining Roseland Golf Club lands to the east, south, and west. The Golf Course was built between 1926-1928 and is located in the Roseland neighbourhood in South Windsor. It is currently owned and operated by the City of Windsor.

The proposed multiple dwelling is located on the footprint of the previous clubhouse and is oriented toward Kennedy Drive West, establishing a strong street presence while maintaining appropriate setbacks and a sensitive transition to the surrounding residential context and the golf course. Vehicular access will be provided from Kennedy Drive West. A total of 85 parking spaces are proposed, including 11 visitor parking spaces within a surface lot adjacent to Kennedy Drive West, and 74 parking spaces within a below-grade parking garage accessed via internal driveways; of the total, 4 spaces will be accessible. In addition, 5 bicycle parking spaces are provided within the underground garage. One loading space is proposed within a shared loading and refuse area with the new clubhouse, located south of the building.

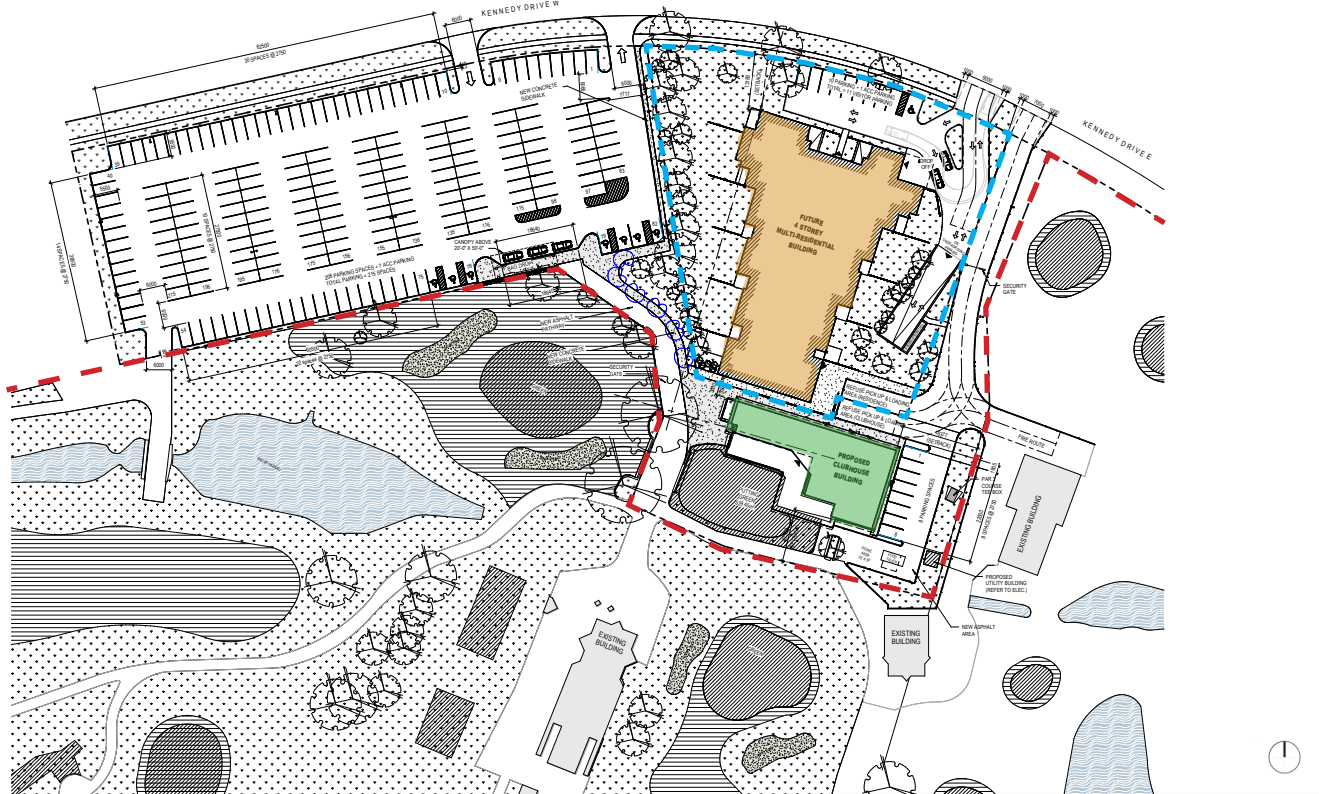


Image 3.1: Conceptual Site Plan showing the footprint of the proposed 4-storey multi-residential building adjacent to the designated property. Drawing by Architecttura Inc. Architects, 2026/05/07.

	Boundary of BY-law 64-2025
	Extent of Subject Property
	Proposed new Multi-Residential Building
	Proposed new Clubhouse

3.2 CULTURAL HERITAGE RESOURCE: The Roseland Golf Course

The Roseland Golf Course, located at 455 Kennedy Drive West. The Roseland Golf Course is designated under Part IV of the Ontario Heritage Act by By-law 281-2003 and is recognized on the City of Windsor’s Municipal Heritage Register. The Golf Course was built between 1926-1928 and was the first golf course to be Designated in Ontario. The City of Windsor’s Official Plan addresses heritage conservation policies in Volume 1, Chapter 9 of the Primary Plan. The main goal is to recognize, conserve and enhance Windsor’s heritage resources. The City of Windsor recognizes the Roseland Golf Course as being a significant cultural heritage resource and as such, any proposed development adjacent to this cultural heritage resource must demonstrate that it would not adversely impact the heritage significance of the Designated property.

In February 2025, City Council adopted By-law 64-2025 to remove the heritage designation from a portion of the Roseland Golf Course property (approximately ±3.3% of the total 125 ac. site). This area includes the main entrance from Kennedy Drive West, the former clubhouse, associated parking areas, and a putting green. These lands do not form part of the original 1926 golf course layout designed by Donald Ross and are considered to have no significant cultural heritage value or interest. The demolition of the Clubhouse began in 2026.

The original 18-hole golf course layout, which is the primary cultural heritage resource, will remain intact, untouched, and fully Designated. Any future development that would be proposed for the portion of the property adjacent to the golf course would require standard municipal approvals, specifically for abutting a Designated heritage property. A refinement of the HIA may be required as part of Site Plan Application for the proposed development at 455 Kennedy Drive W.



Image 3.2: Roseland Golf Course at 455 Kennedy Drive West ; Basemap, Google Maps, 2024

3.3 ANALYSIS OF PROPOSED DEVELOPMENT

As part of the review of potential impacts of the proposed development on the cultural heritage resource, the edges of the northern boundary of the existing golf course along the portion of land that is adjacent to the proposed development property were examined. The views from the golf course that would be most impacted by the new development would be from the greens at hole #9 and hole #18. The view corridors and vistas to the north from both of these holes were identified as being important elements in the cultural heritage resource and as such, they would need to be carefully reviewed with the design of the new building proposed at this northern portion of the property.

The view to the north of the hole #9 green is currently towards the existing parking area, which will remain so this view will be unaffected by the new development. The view north from hole #18 green was previously towards the old Clubhouse (currently being demolished). A new one-storey clubhouse is proposed to be built to the south of the proposed residential building, which would be in direct view to the north from the #18th hole green. Being that the scale and massing of the new clubhouse will be similar to the previous clubhouse, the nearby views from this hole would be similar, with the clubhouse more prominently in the foreground and the addition of the taller residential building just beyond.

The shadow studies provided by Architecttura (refer to Appendices), illustrate that the largest shadowing onto the golf course during the golf season would be occurring on September 21 at 9am at hole #9 green (figure 3.6). It appears that the impact of this shadowing from the proposed four-storey building would be very minimal as only a small portion of shadowing occurs at the far end of the hole, beyond the green area. As illustrated in the shadow study, shadowing at the north edge of the #9 green occurs within a limited morning time window and traverses the affected area as the sun angle changes. Based on the height of the proposed four-storey building, the shadowing at the far edge of the 9th green would likely occur for less than an hour.

Views from the greens at holes #9 and #18 towards the north (proposed development)



Images 3.3: View towards the northern portion of the subject property along Hole #9 green. The area to the north of this hole is where the existing parking area is located (to remain). *a+LiNK architecture inc., August 2024.*



Image 3.4: View towards the northern portion of the subject property from Hole #18 green. The old Clubhouse (demolished) is approximately the location of the proposed new multi-unit dwelling. *a+LiNK architecture inc., August 2024.*



Image 3.5: Rendering of the view from the #9 hole green of the proposed 4-storey multi-residential building adjacent to the designated property. Drawing by Architecttura Inc. Architects, 2026/05/07.

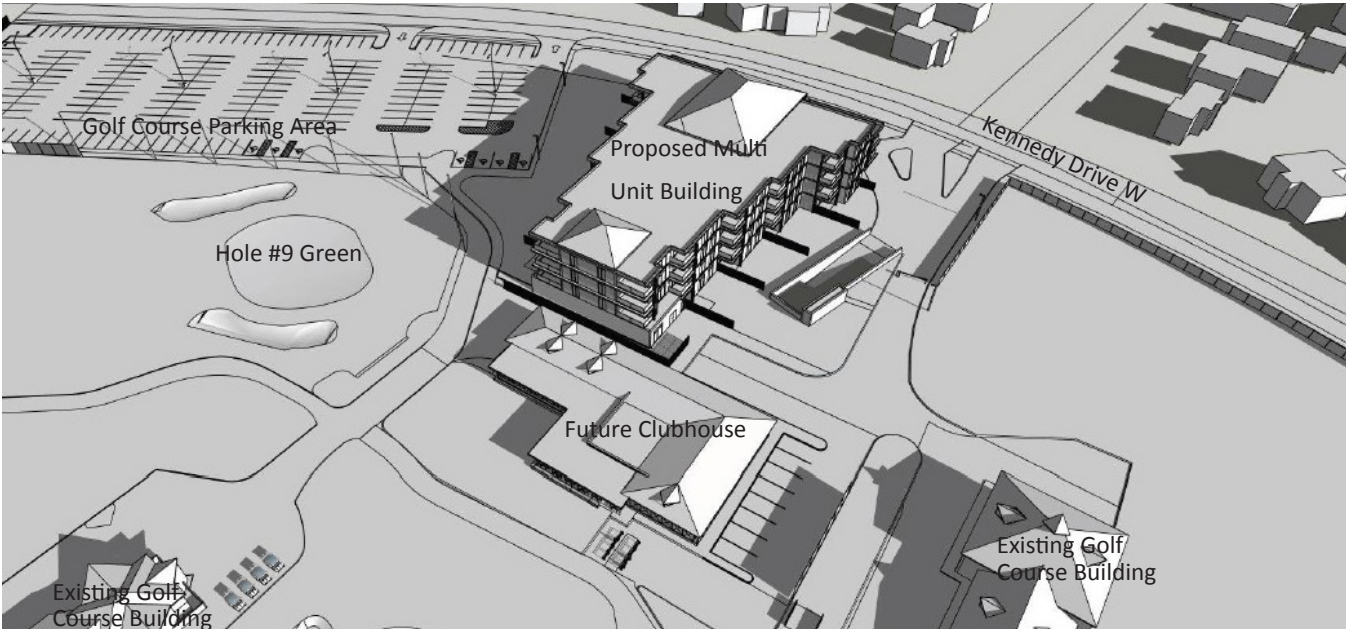


Image 3.6: Shadow study of the proposed 4-storey multi-residential building adjacent to the designated property (September 21 at 9am). Drawing by Architecttura Inc. Architects, 2026/05/07.

4

IMPACTS & MITIGATION

4.1 TREATMENT OF HERITAGE RESOURCES

The subject property is adjacent to the Roseland Golf Club at 455 Kennedy Drive W, which is a Designated property in the City of Windsor’s Municipal Heritage Register, as per Section 29 of the Ontario Heritage Act. The Roseland Golf Club was designed by renowned golf architect Donald Ross in 1926 and has been in operation as a golf course since 1928. Today, the City owned Roseland Golf Club is considered one of the few original Donald Ross designs that have remained relatively intact and remarkably consistent with the original design intent. To that point, any proposed development adjacent to this cultural heritage resource must demonstrate that it would not adversely impact the heritage significance of the Designated property.

4.2 IMPACTS OF PROPOSED DEVELOPMENT

The proposed residential development , located at 455 Kennedy Drive West, consists of a four storey, 17.0m high, forty-eight unit multiple dwelling building, on a portion of the parking lot lands and former Roseland Clubhouse. The new building is located along the northern portion of the Roseland Golf Course. An impact assessment of the proposed residential development to the existing cultural heritage resources has been made following the principles laid out in the **Ontario Heritage Toolkit - Info Sheet #5 : Heritage Impact Assessments and Conservation Plans.**

The purpose of the assessment is to determine any impacts, positive, negative, direct or indirect, that the proposed activity may have on the property’s cultural heritage value or interest. An impact is defined in Info Sheet #5 as being *a change in an identified cultural heritage resource resulting from a particular activity*. A direct adverse impact would have a permanent and irreversible negative affect on the cultural heritage value or interest of a property or result in the loss of a heritage attribute on all or part of the heritage property.

Designated Property: Roseland Golf Course at 455 Kennedy Drive West

The direct adverse impacts of the proposed residential development, at 455 Kennedy Drive West, on the existing cultural heritage resource located may include, but are not limited to:

IMPACT	PROPOSED DEVELOPMENT
DESTRUCTION Destruction of any, or part of any, significant heritage attributes or features.	Not applicable - the proposed new building does not involve the destruction of any original heritage attributes or features of the Roseland Golf Course. The new building is to be built on a site that does not have any features connected to the cultural heritage resource.

IMPACT		PROPOSED DEVELOPMENT
ALTERATION	Alteration must be sympathetic or is compatible, with the historic fabric and appearance;	The proposed development aims to be sympathetic to the existing heritage fabric of the golf course by limiting the building height to four storeys. The impact of the new multi-unit building’s massing would be somewhat minimized by being set back behind the proposed new one-storey clubhouse building.
SHADOWS	Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	Based on the shadow studies of the proposed massing (refer to Appendices), the new four-storey multi-dwelling will produce some minor shadowing onto the existing cultural heritage resource. This will occur near the end of the golf season (September) and will only be located at a small portion of the golf course, to the north of the #9 hole green. Based on the earth’s rotation, sun’s angular speed and approximate height of the proposed building, the shadowing in this particular location at this date and time should move relatively quickly, being less than an hour on the course.
ISOLATION	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	Not applicable. The proposed development does not affect the relationship of the heritage attribute from its surrounding environment as the majority of the golf-course’s perimeter will remain untouched. The main impact may potentially be from Kennedy Drive West at the main entry of the golf course. This has been minimized by maintaining an entry to the golf course off of Kennedy Drive W as well as sight lines to the new clubhouse from McGregor Blvd.
LAND USE	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	A change in land use is required for the proposed development. An Official Plan Amendment (OPA) is required to re-designate the subject site from “Open Space” to “Residential” to allow for the development of the subject property. The surrounding areas, outside of the golf course site, are zoned single family residential.
LAND DISTURBANCE	Land disturbance such as a change in grade that alters soils and drainage pattern that adversely affects an archaeological resource;	The proposed residential development would involve minimal land disturbances for the construction of the new foundations, and underground parking. Storm Water Management (SWM) and grading will be addressed at the Site Plan Control and Building Permit stages. Once completed, the property would be filled and leveled to match the existing surrounding grades. The proposed land disturbance would not directly affect the existing cultural heritage resource.

4.3 MITIGATION APPROACHES

The Provincial Planning Statement (PPS 2024) Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Planning Statement, 2024, was the resource utilized in the identification and development of the ‘Mitigation Approaches’ for the proposed amendment. Specifically, *Heritage Impact Assessments and Conservation Plans; Principles in The Conservation of Historic Properties* was the main source of terms of reference.

The principles listed below were identified from the Info Sheet #5 - *Heritage Tool Kit (PPS,2005)* and expanded to include specific mitigation approaches related to the proposed new residential development adjacent to the existing cultural heritage landscape resource (Roseland Golf Course):

MITIGATION		DESCRIPTION
ALTERNATIVE APPROACHES	Alternative development approaches;	An alternate approach would be to re-orientate the new building so as to push the massing towards the street to the north and away from the golf course property to the south. This may minimize the impact of the four-storey building on the nearby greens at the golf course. However, this may not be viable due to the shape of the subject property.
NATURAL FEATURES & VISTAS	Isolating development and site alteration from significant built and natural features and vistas;	The proposed new multi-unit dwelling is located on the footprint of the previous old golf clubhouse, to the north of Hole #18 green and north/west of Hole #9 green. The views would be altered by the new four-storey building mainly from the 18th hole. Given the adjacency of the subject site to the golf course, some change in view conditions is anticipated; the proposed siting and massing aim to reduce visual prominence through setbacks, buffering, and façade articulation.
DESIGN GUIDELINES	Design guidelines that harmonize mass, setback, setting and materials;	The design of the proposed new multi-unit building appears to follow the design guidelines. The massing of the new building is broken up by the stepping of the facades, which is sympathetic to the neighbouring residential fabric. The proposed cladding materials are compatible with the houses in the neighbourhood.
HEIGHT & DENSITY	Limiting height and density;	The higher density follows the City of Windsor’s initiative for intensification and providing additional new housing, which was the purpose for this development.
COMPATIBILITY	Allowing only compatible infill and additions	The proposed residential development is compatible with the neighbouring residential fabric of the area. Aside from the open green space use of the existing golf course, this area is predominantly single-detached residential use.

MITIGATION		DESCRIPTION
REVERSIBILITY	Reversible Alterations	Not applicable. The construction of the proposed new residential building would not be reversible, unless it is fully demolished.
SITE PLAN	Buffer zones, site plan control and other planning mechanisms	The proposed new residential development is to follow all zoning requirements including setbacks, heights and coverage. The application will be required to go through a site plan control review.

5

SUMMARY & RECOMMENDATIONS

The proposed development at 455 Kennedy Drive West introduces a medium-profile residential building within an established, well-serviced neighbourhood, providing a modest and context-sensitive level of intensification. The subject site is located at the interface between a low-density residential neighbourhood and the open space lands of the Roseland Golf Club, representing a transitional condition suitable for context-sensitive intensification. The design incorporates appropriate massing, setbacks, and orientation to ensure compatibility with surrounding low-density residential uses, while enhancing the streetscape along Kennedy Drive West.

The subject site is currently designated “Open Space”, reflecting its previous function within the Roseland Golf Club. An Official Plan Amendment is proposed to re-designate the lands to “Residential” to permit a medium-profile multiple dwelling. The proposed development aligns with the intent of the Official Plan by promoting compatible intensification, reinforcing a clear public edge along Kennedy Drive West, and maintaining appropriate scale, massing, and spatial relationships with the surrounding neighbourhood.

Due to its location directly to the north of the existing Roseland Golf Course, the proposed new four-storey multi-dwelling building will result in minor visual effects related to view composition and limited shadowing; no direct physical impacts to identified cultural heritage attributes have been identified. Although it does not directly impact the golf course in any negative way, the proximity and height of the proposed four-storey building will have the most impact on the views from the #9 and #18 hole greens. However, as the previous views from hole #9 to the parking area remains unchanged as well as having a new one-storey club house provide a buffer between hole #18 and the new building, the overall impact on the heritage resource appears to be minimal. The main features and characteristics of the Roseland Golf Course remain unaffected as the new development is located outside of the heritage property grounds.

In our opinion, the proposed four-storey residential building would not have any adverse or direct impact on the existing cultural heritage resource. It is our recommendation that the new building design be sympathetic to its neighbouring residential context in both massing and materials. Facades to be stepped to break up the building massing and materials are to be similar to the housing stock as well as be subdued in colour. Special care is to be taken with the design of the facades that face holes #9 and #18 to ensure a pleasant view from the greens and to minimize the massing.

6

RESOURCES

Government Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2024.
3. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.

Municipal Documents

1. City of Windsor: *Windsor Official Plan - Volume II: Special Policy Areas*. Approved by the Ministry of Municipal Affairs and Housing on January 6, 2012.
2. City of Windsor: *Built Heritage Impact Study/ Heritage Impact Assessment Guidelines*, revised July 23, 2024.
3. City of Windsor: *Intensification Guidelines*, June 2022.
4. City of Windsor: *By-Law No.281-2003 - Designation of 455 Kennedy Drive West*, November 26, 2003.

Other

1. Conceptual Site Plan, by Architecttura Architects Inc. dated 2026/05/07.
2. Shadow Study and Renderings, by Architecttura Inc. Architects Inc. dated 2026/05/05
3. Urban Design Brief, by Counterpoint/Dillon Consulting, dated 2026/04
4. Planning Justification Report, by Counterpoint/Dillon Consulting, dated 2026/05

Maps + Photos:

1. Aerial Map Images: *Windsor, Ontario*. August 2024. Google Maps, <https://www.google.ca/maps/place/Windsor,ON>
2. Photos of the Roseland Golf Club: a+LiNK architecture inc., August 2024.

APPENDIX A : Resumes



ED VAN DER MAAREL

PRINCIPAL ARCHITECT + PARTNER + HERITAGE CONSULTANT

Dip. Arch., Dip. Arch.Tech., OAA, CAHP

Ed is Partner, CEO and Principal Architect of a+LiNK Architecture and is responsible for the design of Heritage Restoration, Preservation and Adaptive Reuse projects. Ed has led a variety of complex renovation, addition, and adaptive reuse projects over the last 35 years. Most recently, Ed has been the firm's project lead in joint projects with specialty firms completing projects in the Multi-Use Recreation Centre sector. Ed is the firm's heritage specialist and strongly supports adaptive reuse, restoration and preservation projects. He began his studies by completing an Architectural Technology Diploma at Fanshawe College of Applied Arts and Technology in London. Ed furthered his studies by graduating from The Royal Architectural Institute of Canada Syllabus Program in Vancouver (RAIC).

EDUCATION

- Graduate of the Royal Architectural Institute of Canada (RAIC) Syllabus Program, Vancouver, B.C.
- Diploma Architectural Technology, Fanshawe College of Applied Arts and Technology, CAD Programming
- OAA Professional Development, Ongoing

PROFESSIONAL ASSOCIATIONS

- Registered Architect, Ontario Association of Architects
- Heritage Consultant, Canadian Association of Heritage Professionals
- Member, Community Heritage Ontario
- Member, Architectural Conservancy of Ontario
- Member, Heritage Canada Foundation

PUBLIC ACTIVITIES

- Board Member, On Track St. Thomas (St. Thomas Elevated Park)
- Past Director, North America Railway Hall of Fame
- Committee Member, St. Thomas RAILS (promoting St. Thomas as the Railway Capital of Canada)
- Ontario Visual Heritage Committee, Elgin County
- Speaker, Architectural Conservancy of Ontario for Heritage
- Past Chairman, St. Thomas Local Architectural Conservation Advisory Committee

Responsibilities: Coordinate communication of project team and client team, manage and oversee project team throughout design + construction documentation, and oversee contract administration.

SELECTED EXPERIENCE

COMMUNITY

- Youth Opportunities Unlimited Housing First Youth Shelter, London, ON
- Bostwick Community Centre, London, ON [with MJMA]
- Matthews Hall Independent School Addition, London, ON
- RBJ Schlegel Park Change Rooms + Washrooms, Kitchener, ON
- Thames Park Community Pool Life Cycle Renewal, London, ON
- East Community Centre, London, ON [with MJMA]
- East Community Centre Park, London, ON [with MJMA]
- Southcrest Pool Life Cycle Renewal, London, ON
- L'Arche London Gathering Place, London, ON
- Providence Reformed Collegiate Addition, Komoka, ON
- Strathroy Community Christian School, Strathroy, ON
- Early Learning Centre - Orchard Park Daycare, St. Thomas, ON
- St. Thomas Elevated Park (STEP), St. Thomas, ON
- North London Optimist Community Centre, London, ON
- Jaycees Outdoor Pool Revitalization, St. Thomas, ON
- Community Living Elgin Early Years Centre, St. Thomas, ON
- Family + Children Services of Elgin County, St. Thomas, ON
- Huntsville Recreation Centre Master Plan + Concept, Huntsville, ON
- York Curling Club, Addition + Renovations, Newmarket, ON
- Forest City Community Church Addition + Renovation, London, ON
- Gateway Church, London, ON
- Lambton County Library Headquarters Renovation, Wyoming, ON
- Living Water Reformed Church Concept, Brantford, ON
- Red Antiquities Building, London, ON
- Hume's Hall - Pearce Williams Christian Centre, Fingal, ON
- Emergency Operations Centre, London, ON
- London Gymnastics Academy, London, ON



ALICIA LESNIAK

ARCHITECT + ASSOCIATE + HERITAGE CONSULTANT

B. Arch., B.E.S., OAA, RAIC

Alicia is an experienced Architect with the Ontario Association of Architects with a passion for architecture with experience ranging from small-scale commercial and residential interior design to large-scale commercial and institutional buildings. With experience in British Columbia, Yukon, and Ontario including Toronto and London, Alicia brings a breadth of experience in designing, coordinating, developing and managing projects as Design Lead through all design and construction stages. By balancing the design intent and the reality of site conditions, with budgetary and functional needs, Alicia provides her expertise in project management in order to satisfy client and project goals.

EDUCATION

- Bachelor of Architecture, University of Waterloo, 1993
- Bachelor of Environmental Studies, University of Waterloo, 1991
- OAA Professional Development, Ongoing

PROFESSIONAL ASSOCIATIONS

- Architect, Ontario Association of Architects
- Member of the Royal Architectural Institute of Canada

PUBLIC ACTIVITIES

- Board Member, London Society of Architects
- Board Member of the Architectural Conservancy of Ontario - London Region Branch
- Committee Member, London Heritage Awards

Responsibilities: lead design and planning, lead client design meetings, lead + coordinate sub-consultants throughout design, construction documentation + contract administration.

SELECTED EXPERIENCE

COMMUNITY

- Tillsonburg Community Centre Addition + Renovation, Tillsonburg, ON
- Lake Lisgar Waterpark Bath House Renovation, Tillsonburg, ON
- A+L Labs Addition, London, ON
- Lake Lisgar Splash Pad, Tillsonburg, ON
- Lennoxville Curling Club, Sherbrooke, QC
- Dominion of Canada Building Renovations/Addition, Port Stanley, ON
- Montcalm Secondary School (TVDSB) - Barrier-Free Renovations, London, ON
- King's College Renovation, London, ON
- 140 Ann Street - New Restaurant (Code Review), London, ON

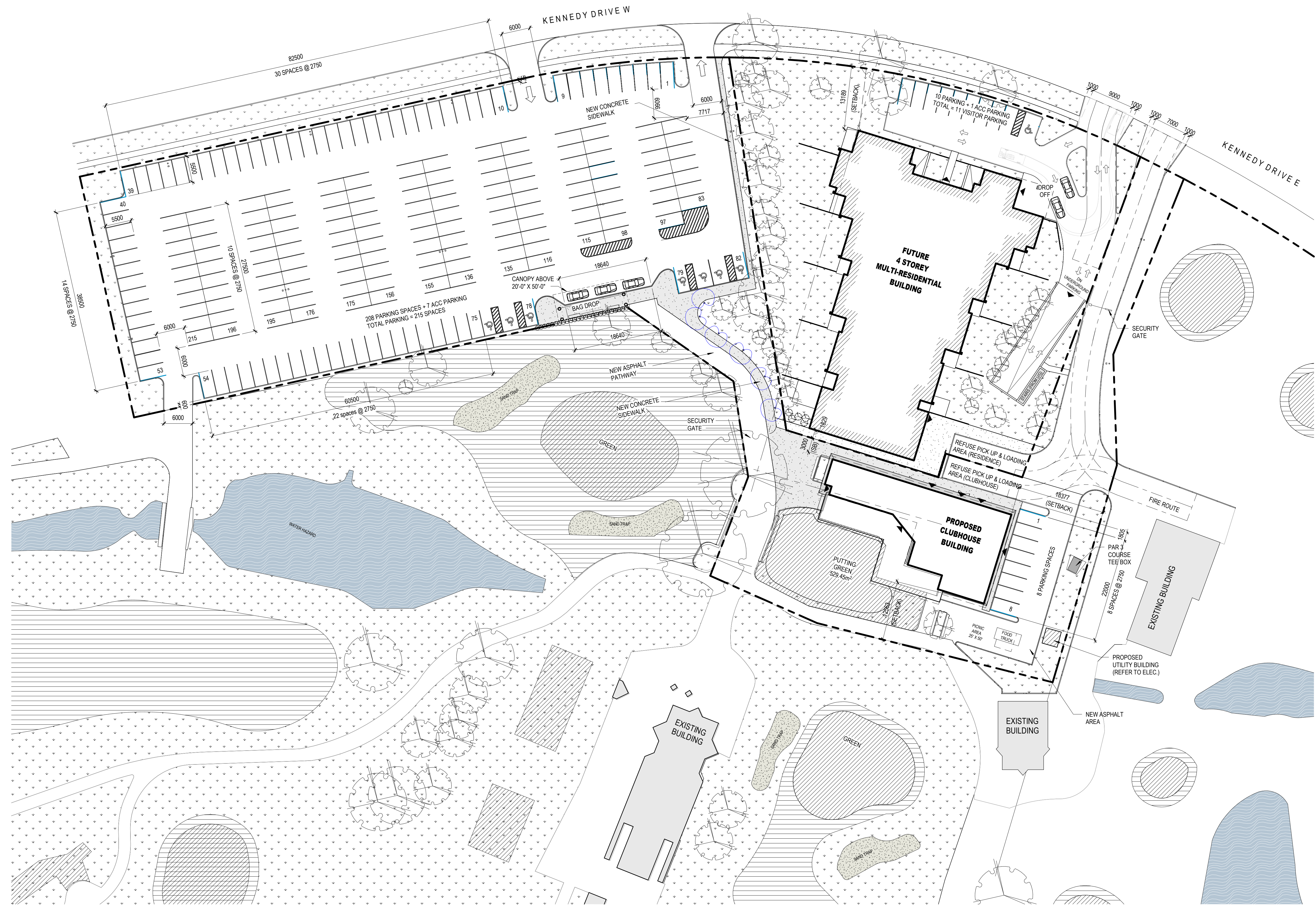
RESIDENTIAL

- 34 The Ridgeway Multi-Residential Infill Development, London, ON
- 300-306 Princess Ave. Multi-Residential Infill Devel., London, ON
- 551-555 Waterloo Street Multi-Residential Infill Devel., London, ON
- 593 Maitland Ave. Multi-Residential Infill Development, London, ON
- 665 Elias St. Multi-Residential Infill Development, London, ON
- 165-167 Egerton Street Townhouse Infill Development, London, ON
- Inglis Residence Addition/Renovation, Hamilton, ON
- 5482 Beach Shores Cottage Addition, Lambton Shores, ON

FEASIBILITY

- Lyons Outdoor Pool Feasibility Study, City of Guelph, Guelph, ON
- Glen Cairn Outdoor Pool Facility Feasibility Study, City of London, ON
- Ivor Wynne Centre Pool Facility Assessment, McMaster University, Hamilton, ON
- Lennox Curling Club Feasibility Study

APPENDIX B : Conceptual Site Plan



SITE LEGEND

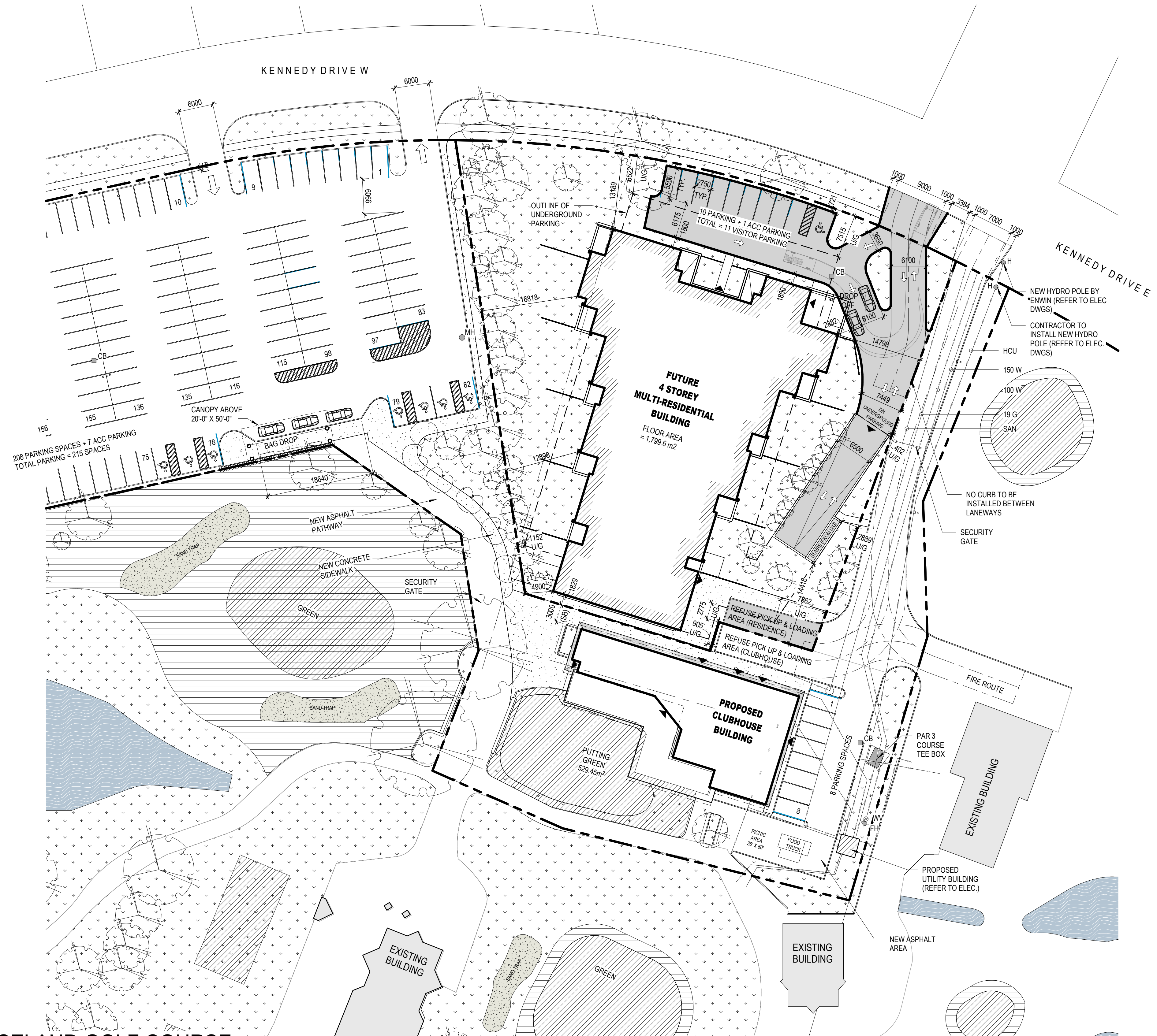
			NOTES: 1. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENT MATERIAL PROFILES AND BASE MATERIALS. 2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE INFORMATION. 3. REFER TO CIVIL DRAWINGS FOR ALL PROPOSED GRADES. 4. ALL CONCRETE APRONS AT EXTERIOR DOOR OPENINGS TO MEET FLUSH (BARRIER FREE). 5. PROVIDE BARRIER FREE CURB DROPS WHERE SIDEWALKS MEET ASPHALT PAVEMENT.

B.F. - "BARRIER FREE PARKING" SIGN
 F.R. - "FIRE-ROUTE - NO PARKING" SIGN
 B.D.O. - "BUS DROP OFF ZONE" SIGN
 S.S. - "STOP" SIGN

REFER TO PLAN FOR LOCATION OF ALL SIGNAGE (REVIEW w/ ARCHITECT PRIOR TO FINAL PLACEMENT)

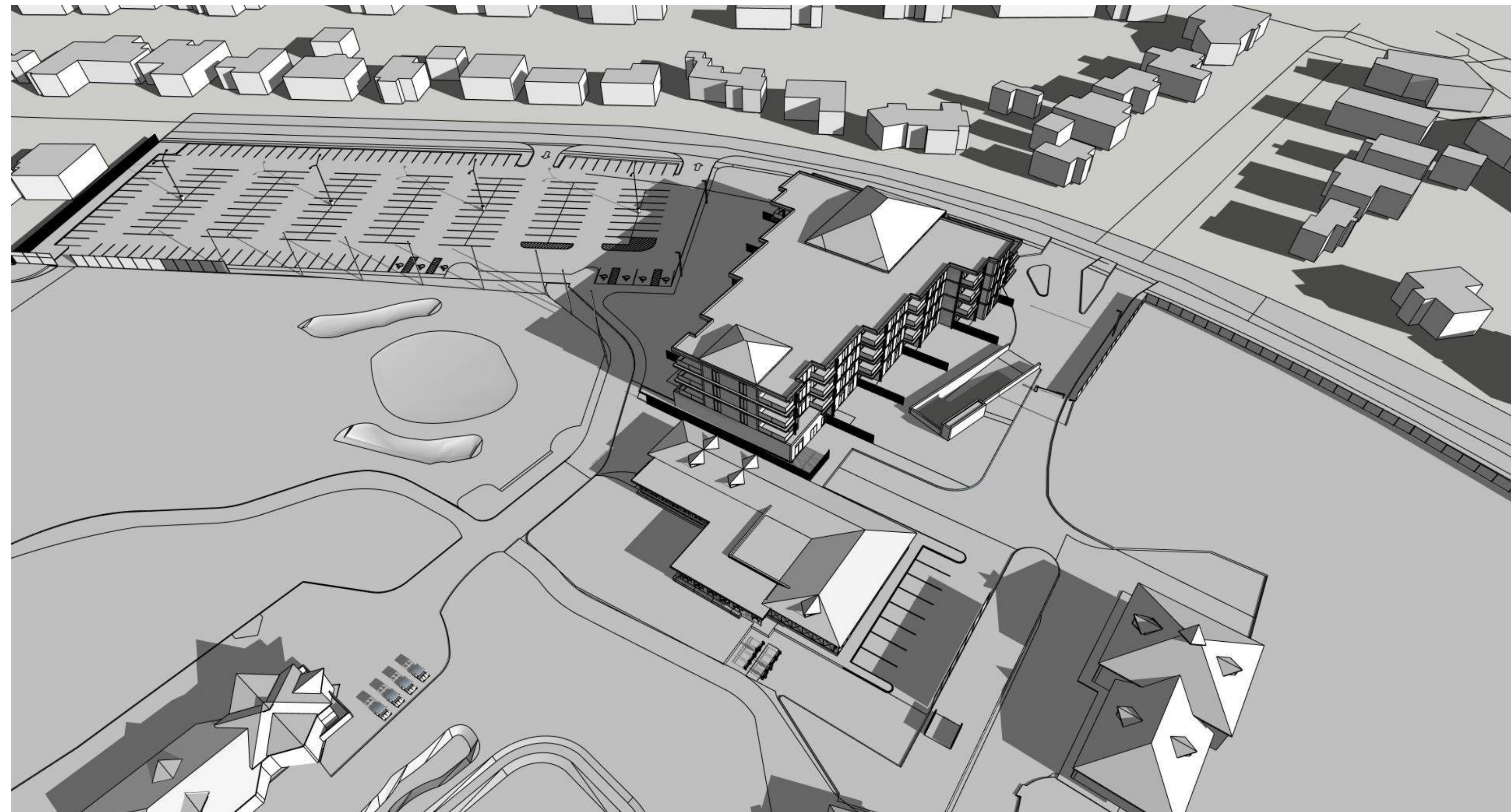
ZONING CHART - INSERT ZONING / BY-LAW REFERENCE HERE

DESCRIPTION	REQUIRED	PROVIDED	BY-LAW REF.	ADDITIONAL NOTES
ZONING REGULATION	GD1.2	RD3.2 *	12.2	-
PERMITTED USE	CLUB	MULTIPLE DWELLING	12.2.1	-
MINIMUM LOT AREA	3,190 m ²	5,426.96 m ²	12.2.5(d)(e)(f)	FOR ANY OTHER LOT: (d) FOR THE FIRST 4 DWELLING UNITS 540m ² (e) FOR THE NEXT 15 DWELLING UNITS 85m ² / UNIT (f) FOR EACH ADDITIONAL DWELLING UNIT 55m ² / UNIT
MINIMUM LOT FRONTAGE	30.0m	89.91m	-	-
SETBACK - FRONT YARD	-	12.4m, SEE PLAN	-	LOT FRONTS KENNEDY DRIVE
SETBACK - INTERIOR SIDE YARD	-	14.5 & 4.5m SEE PLAN	-	YARD ABUTS GOLF COURSE
SETBACK - REAR YARD	-	1.83m SEE PLAN	-	YARD ABUTS GOLF COURSE
BUILDING AREA		1799.54 m ²		
LOT COVERAGE	MAXIMUM 35%	33.16%	12.2.5.3	LOT AREA COVERED BY ALL BUILDINGS AT GROUND LEVEL: 1,799.55m ²
LANDSCAPED AREA	MINIMUM 35%	33.54%	-	LANDSCAPED OPEN SPACE YARD
BUILDING HEIGHT	MAXIMUM OF 18.0 m	17 m	12.2.5.4	BUILDING HEIGHT - MAXIMUM CORNER LOT - 24.0m INTERIOR LOT - 18.0m
PARKING SPACE - SIZE	MIN. 2.5m x 5.5m	2.75m x 5.5m (AT GRADE) 2.672m x 5.5m (UNDERGRND)	24.20.10.1	-
PARKING SPACE - COUNT	1.5 x 48 UNITS = 72	74 SPACES + 11 VISITOR = 85 TOTAL SPACES SEE PLAN	-	-
PARKING SPACE - ACCESSIBLE SIZE	TYPE A: 3.5m x 5.5m ACCESS AISLE: 1.5m	TYPE A: 3.50m x 5.5m ACCESS AISLE: 1.7m	24.24.10.1 24.24.10.2 24.24.15.2	-
PARKING SPACE - ACCESSIBLE COUNT	4 FOR 26 TO 100 SPACES	4, SEE PLAN	24.24.1.1	TYPE A: 2% OF PARKING SPACES TYPE B: 2% OF PARKING SPACES
PARKING AISLE - WIDTH	6.0m (90° SPACES, TWO-WAY)	6.0m OR GREATER, SEE PLAN	25.25.5.0.3	-
LOADING SPACE - SIZE	3.0m x 7.50m x 3.5m (HEIGHT)	3.0m x 7.50m x 3.5m (HEIGHT)	24.40.10.1	-
LOADING SPACE - COUNT	1	1	24.40.1.9	OVER 275m ² TO 2,500m ² = 1 LOADING SPACE
BICYCLE PARKING	5	5	24.30.1	20 OR MORE - 2 FOR THE FIRST 19 SPACES PLUS 1 FOR EACH ADDITIONAL 20 PARKING SPACES
BICYCLE PARKING - SIZE	0.6m x 2.5m	0.6m x 2.5m	24.30.10	-

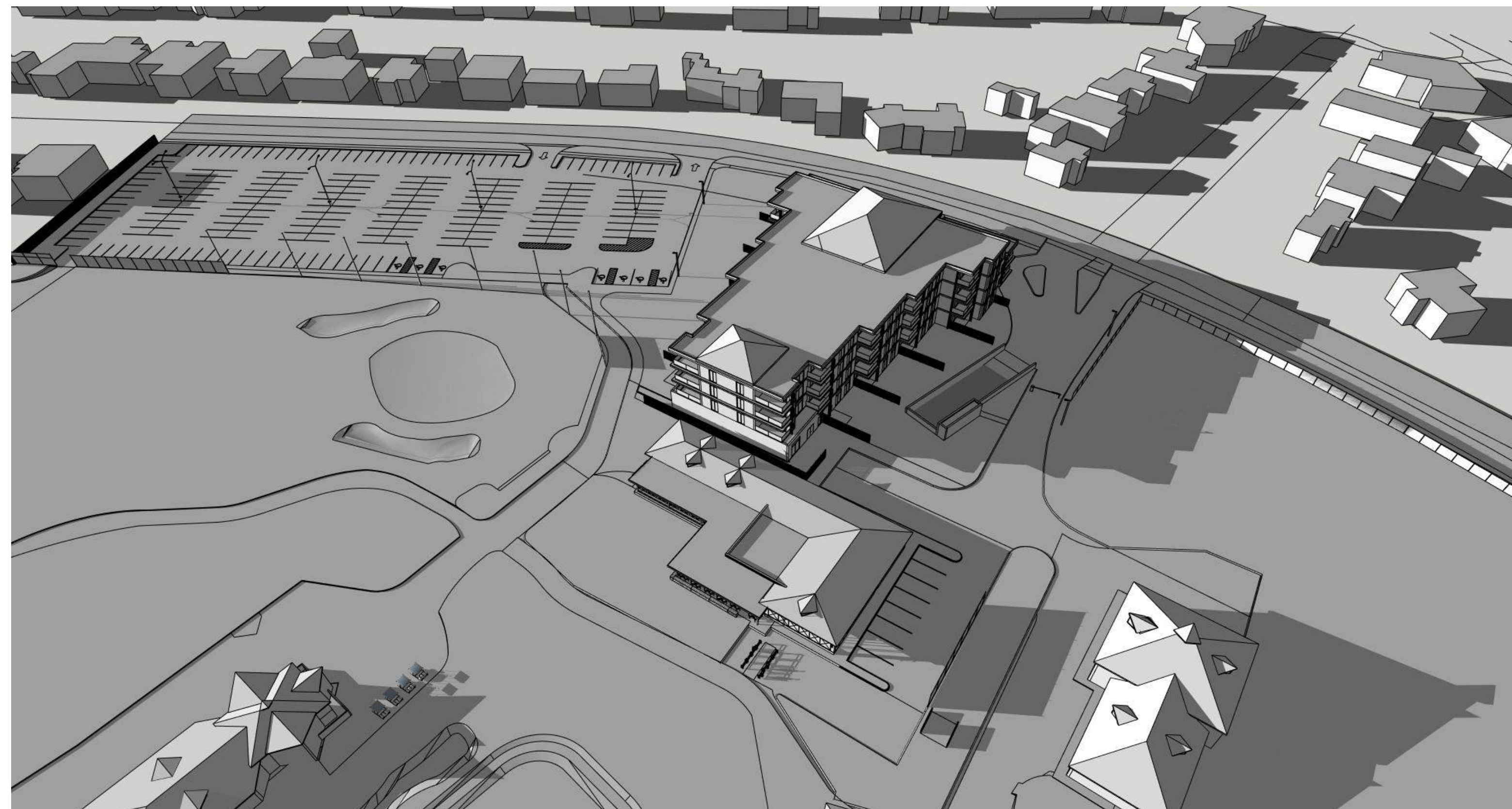


SITE PLAN - RESIDENCE
 SCALE: 1:400

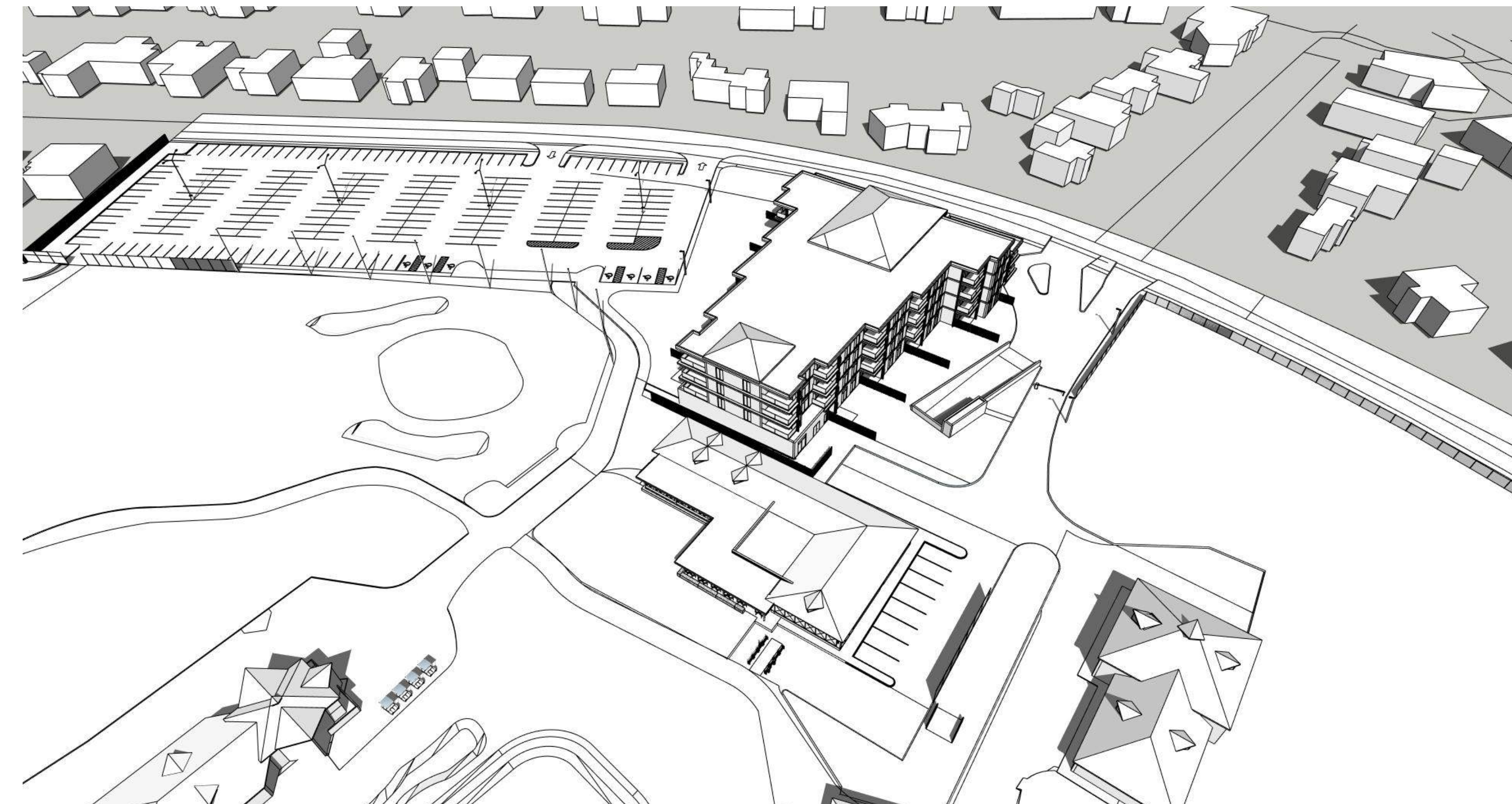
APPENDIX C : Shadow Study & Renderings



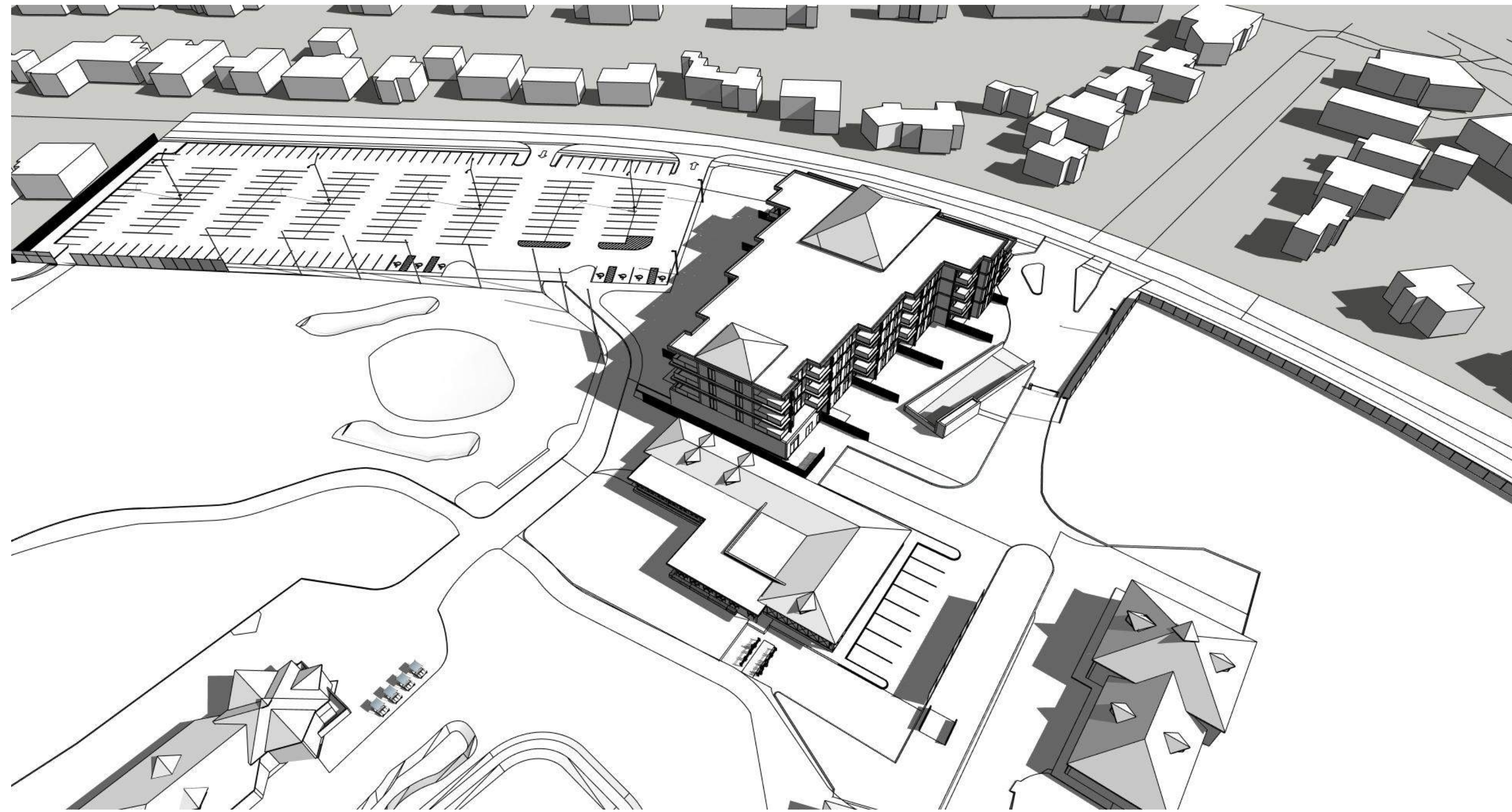
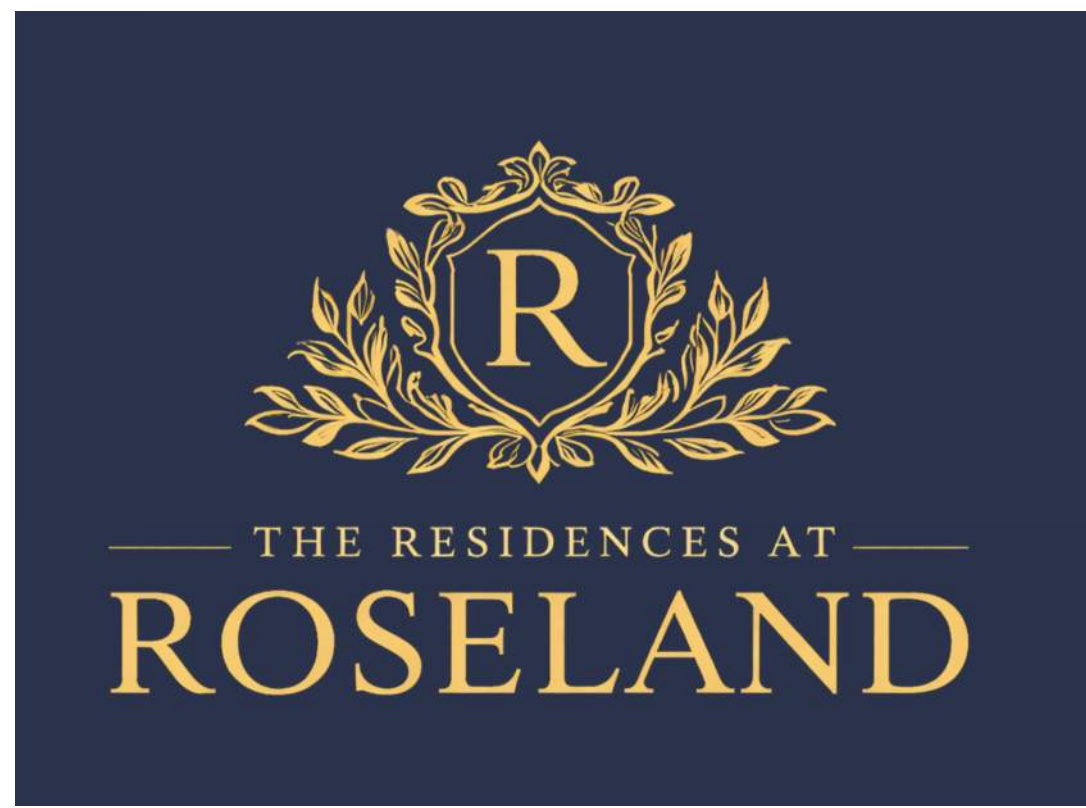
MARCH 21 - 9:00 AM



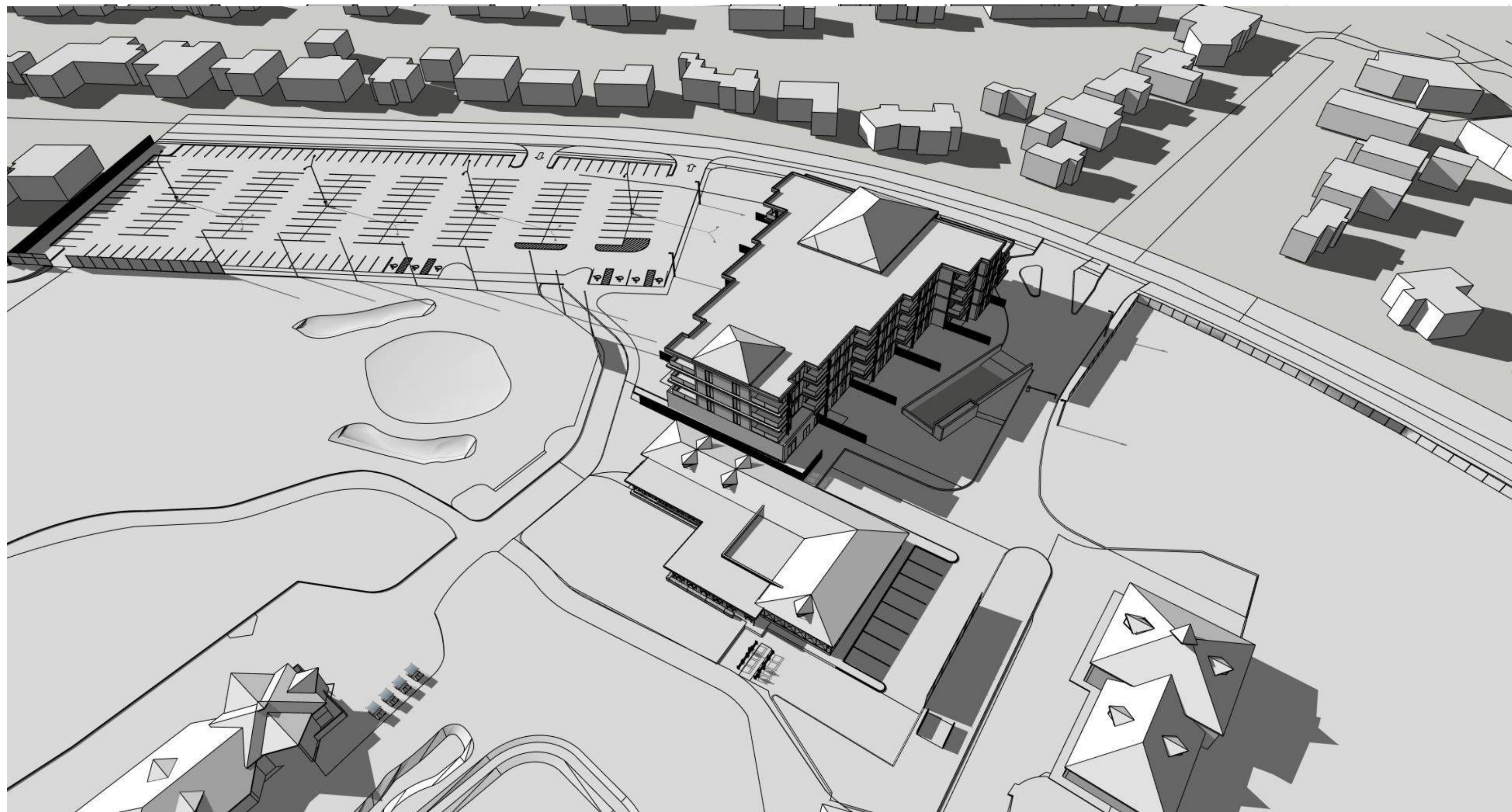
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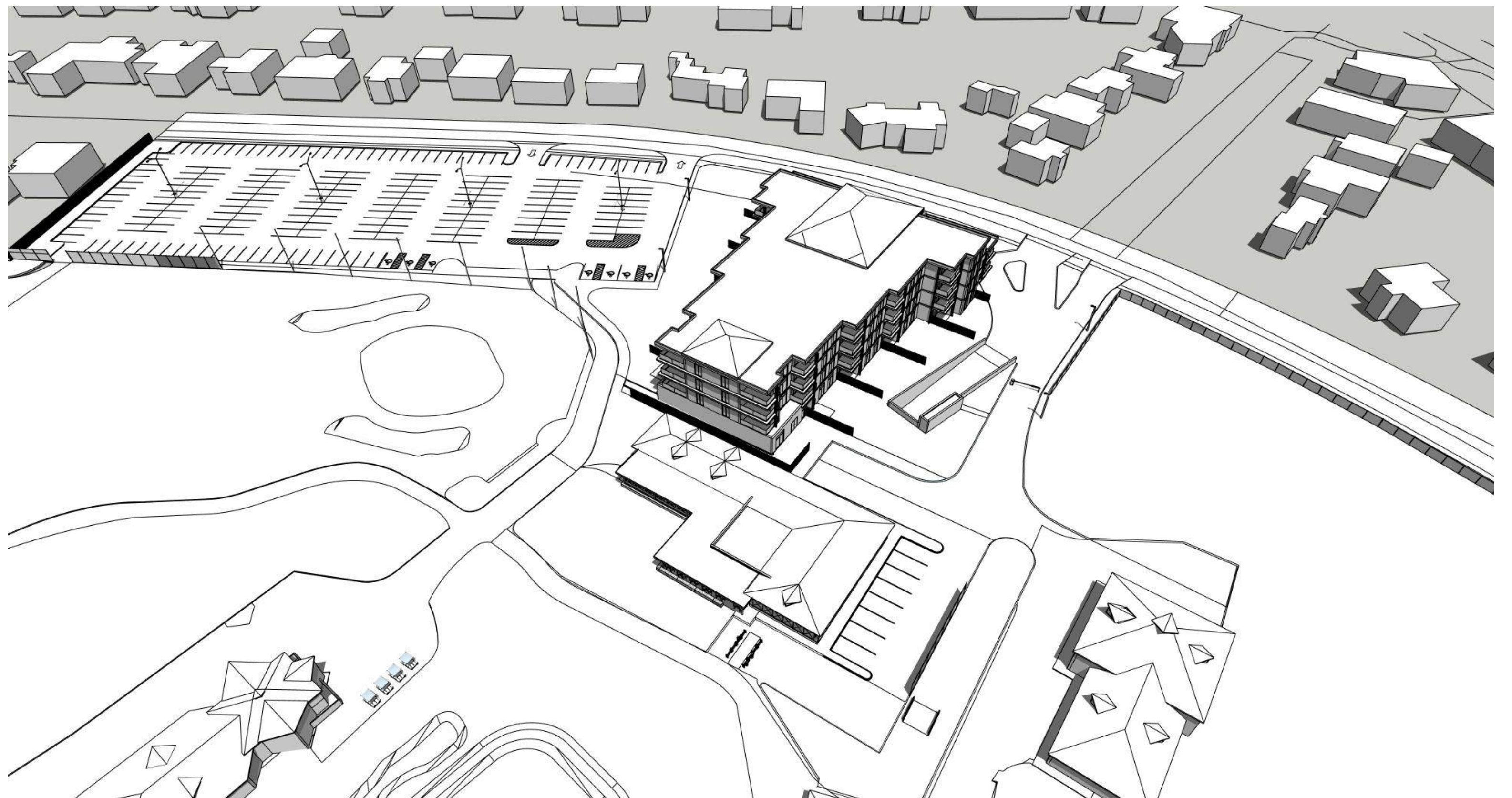
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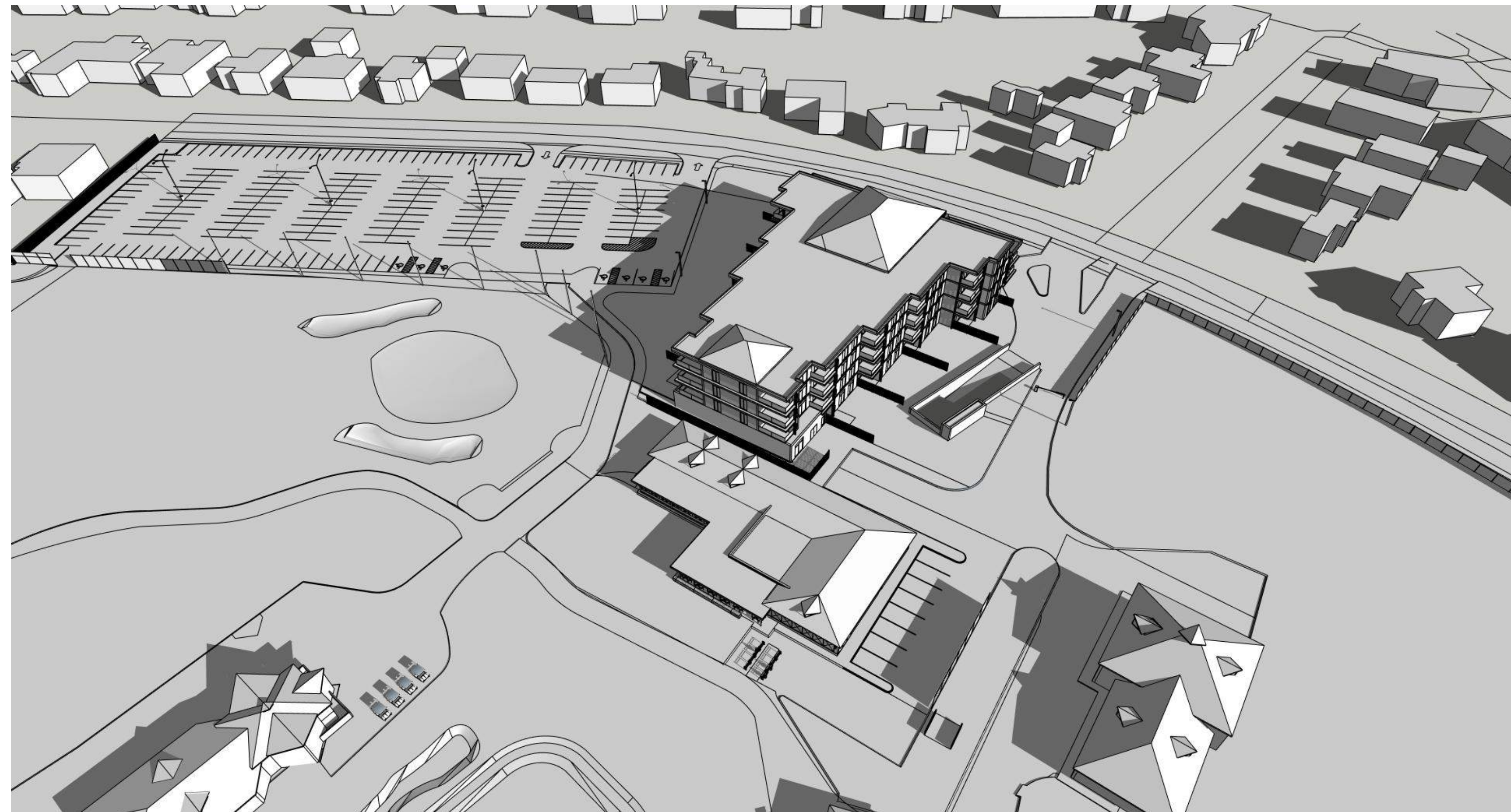
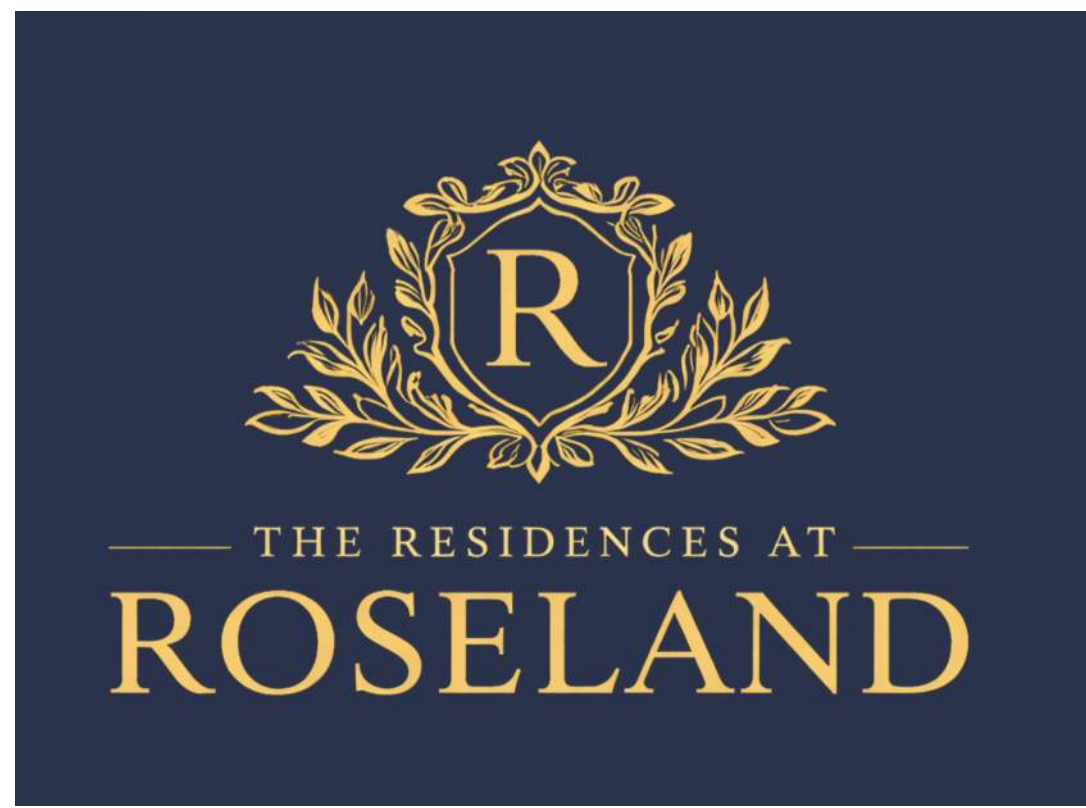
JUNE 21 - 9:00 AM



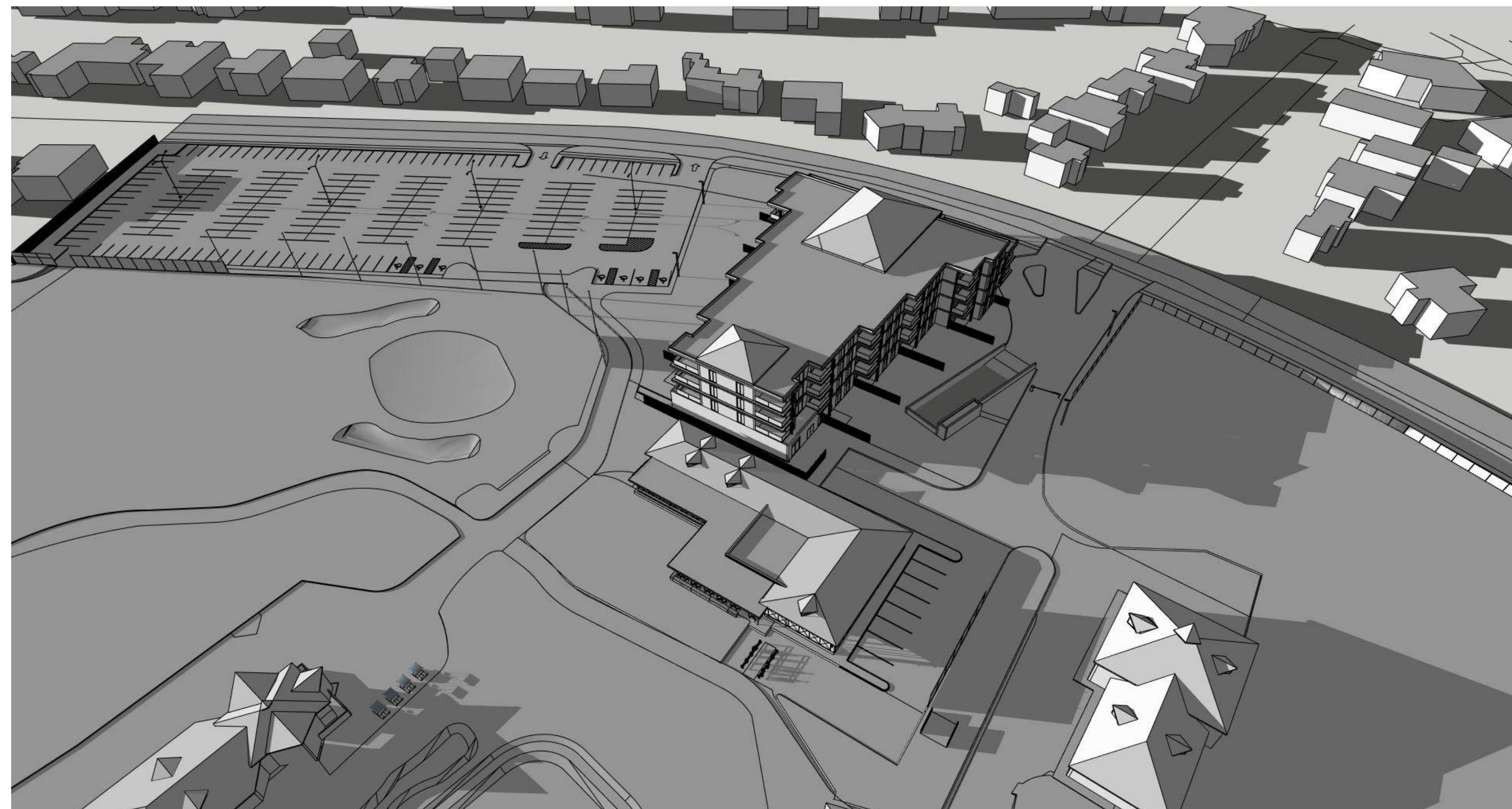
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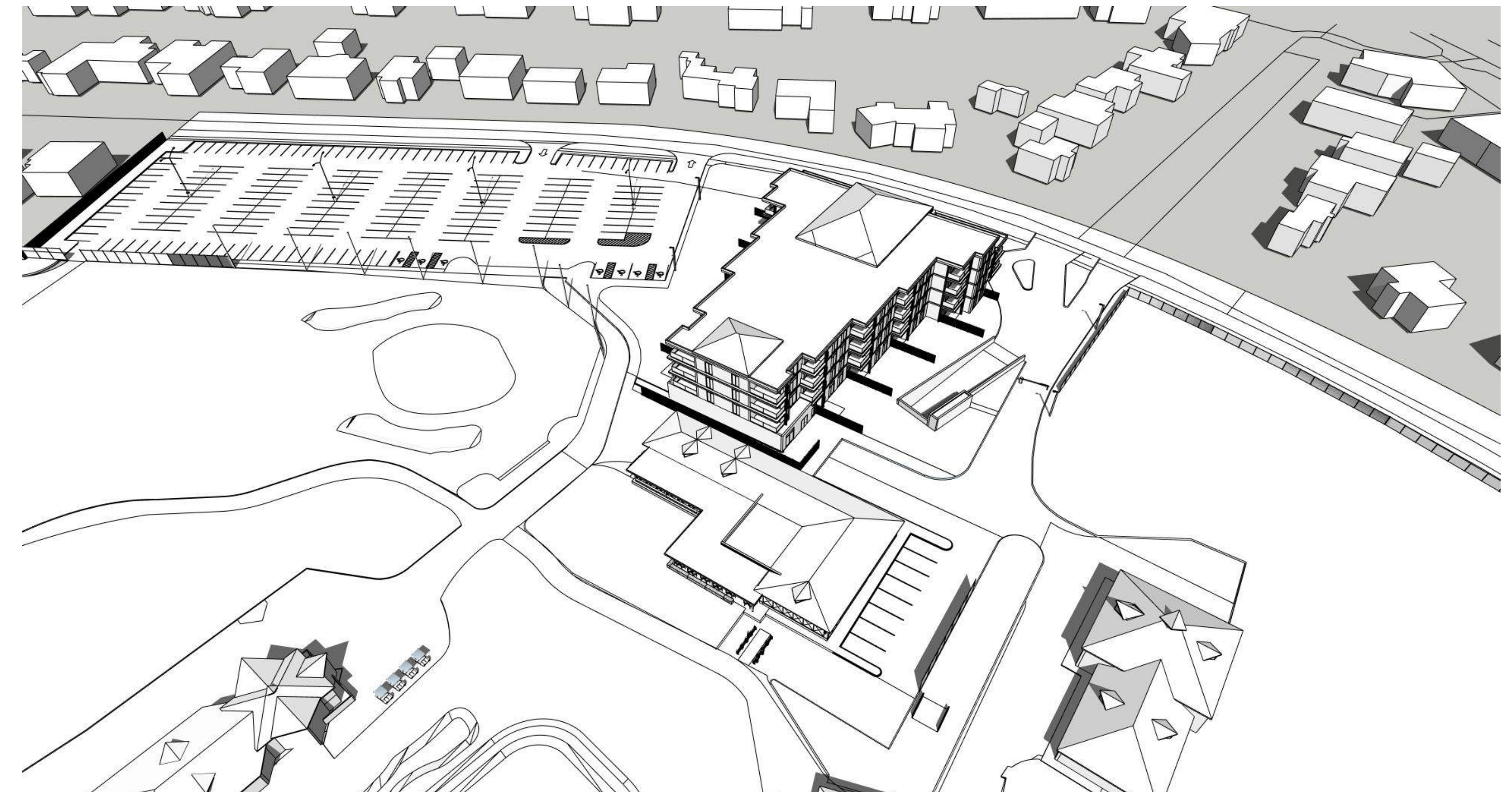
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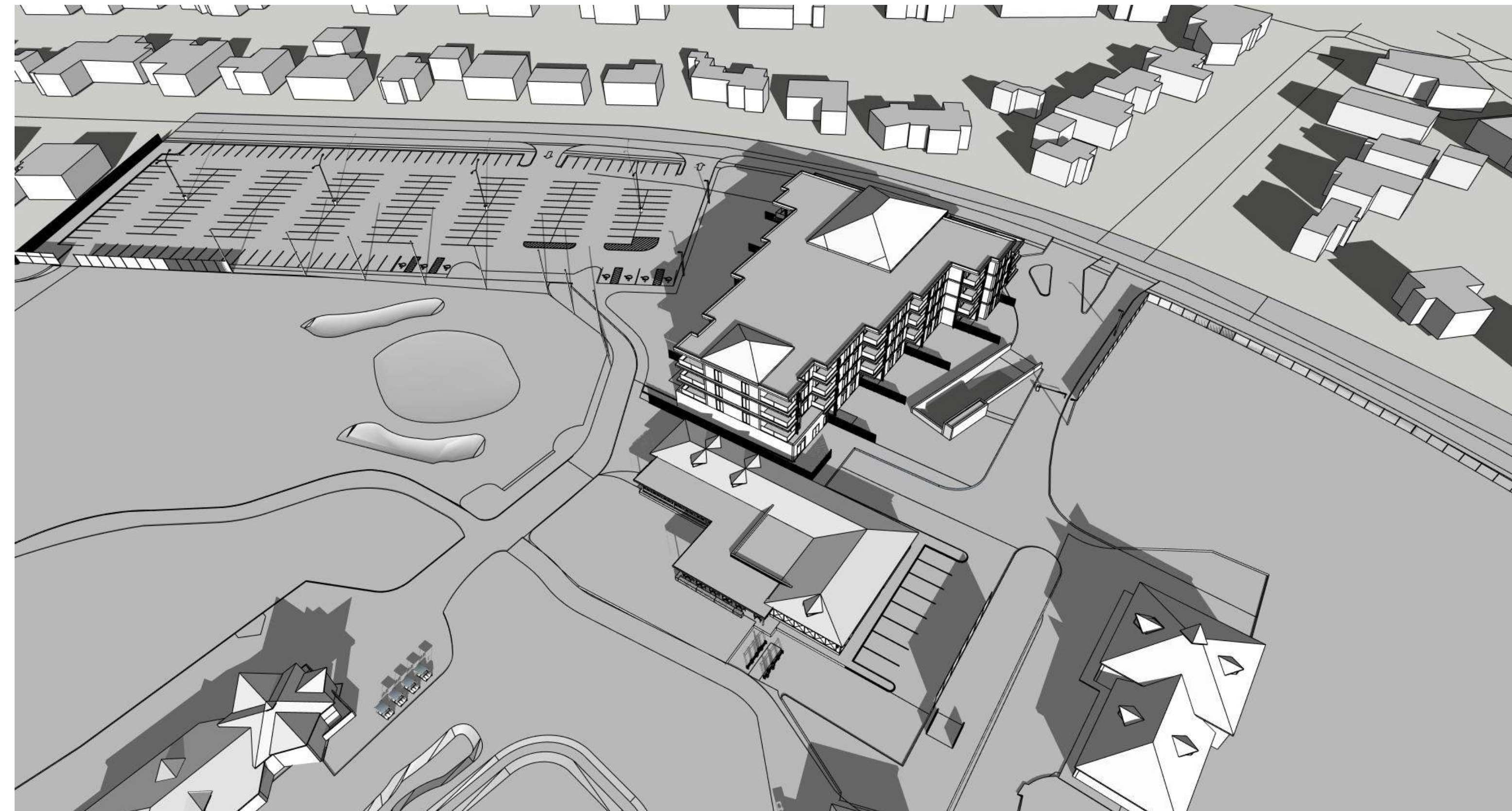
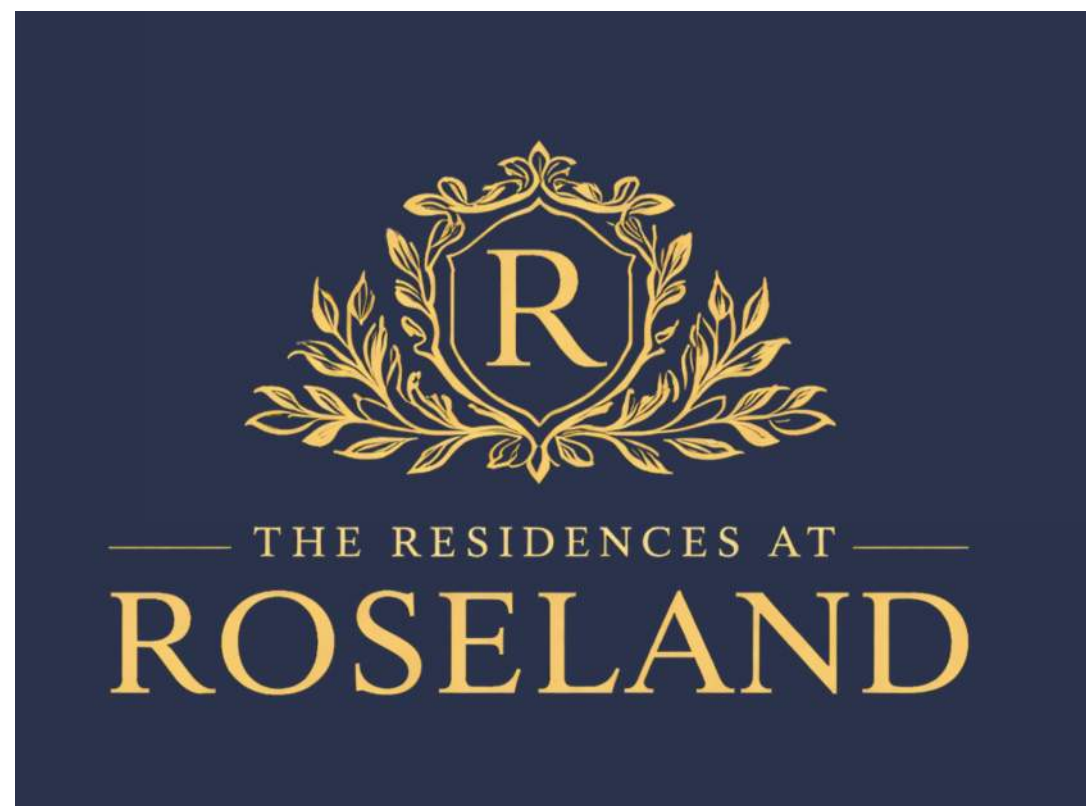
SEPTEMBER 21 - 9:00 AM



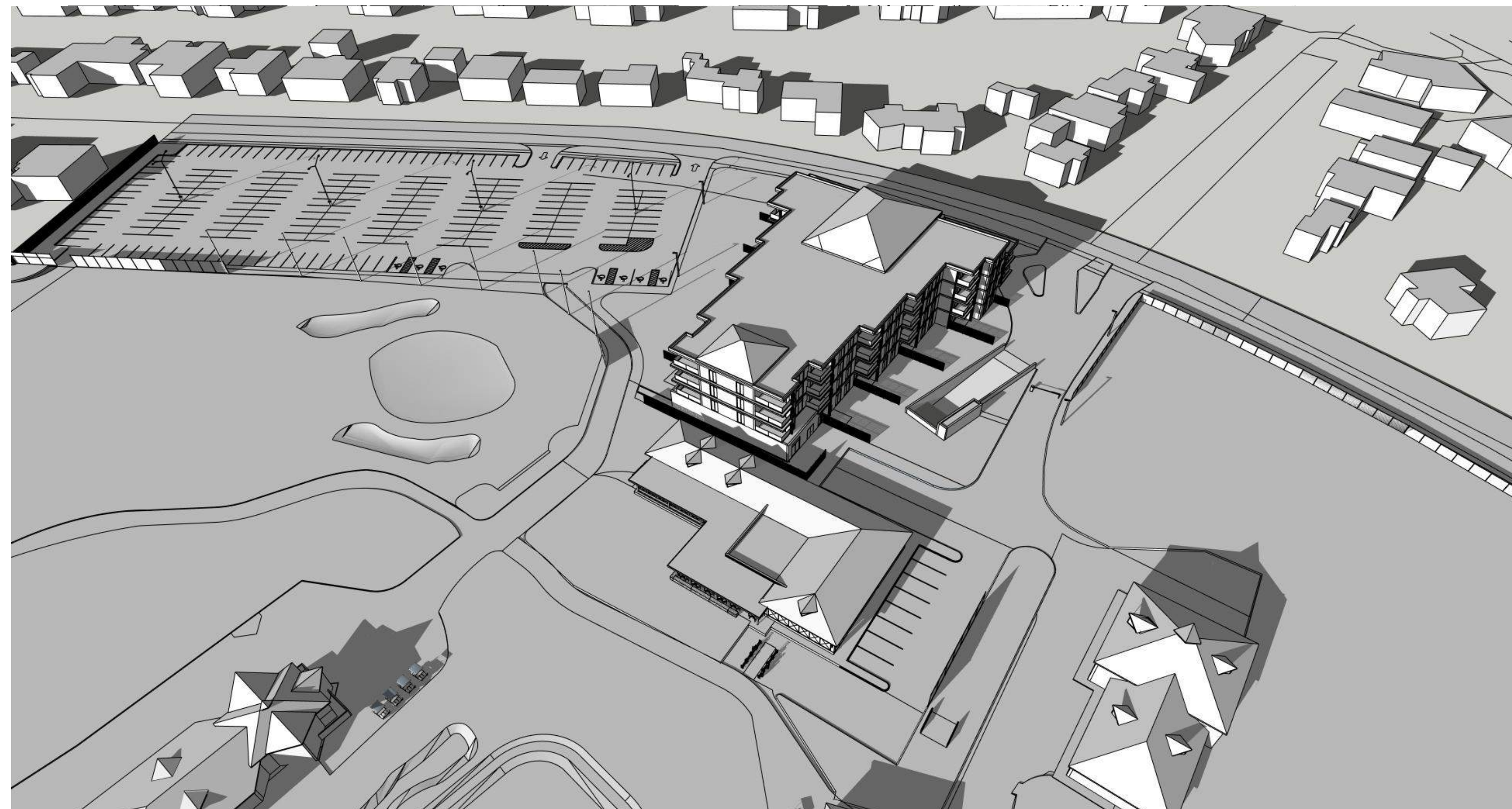
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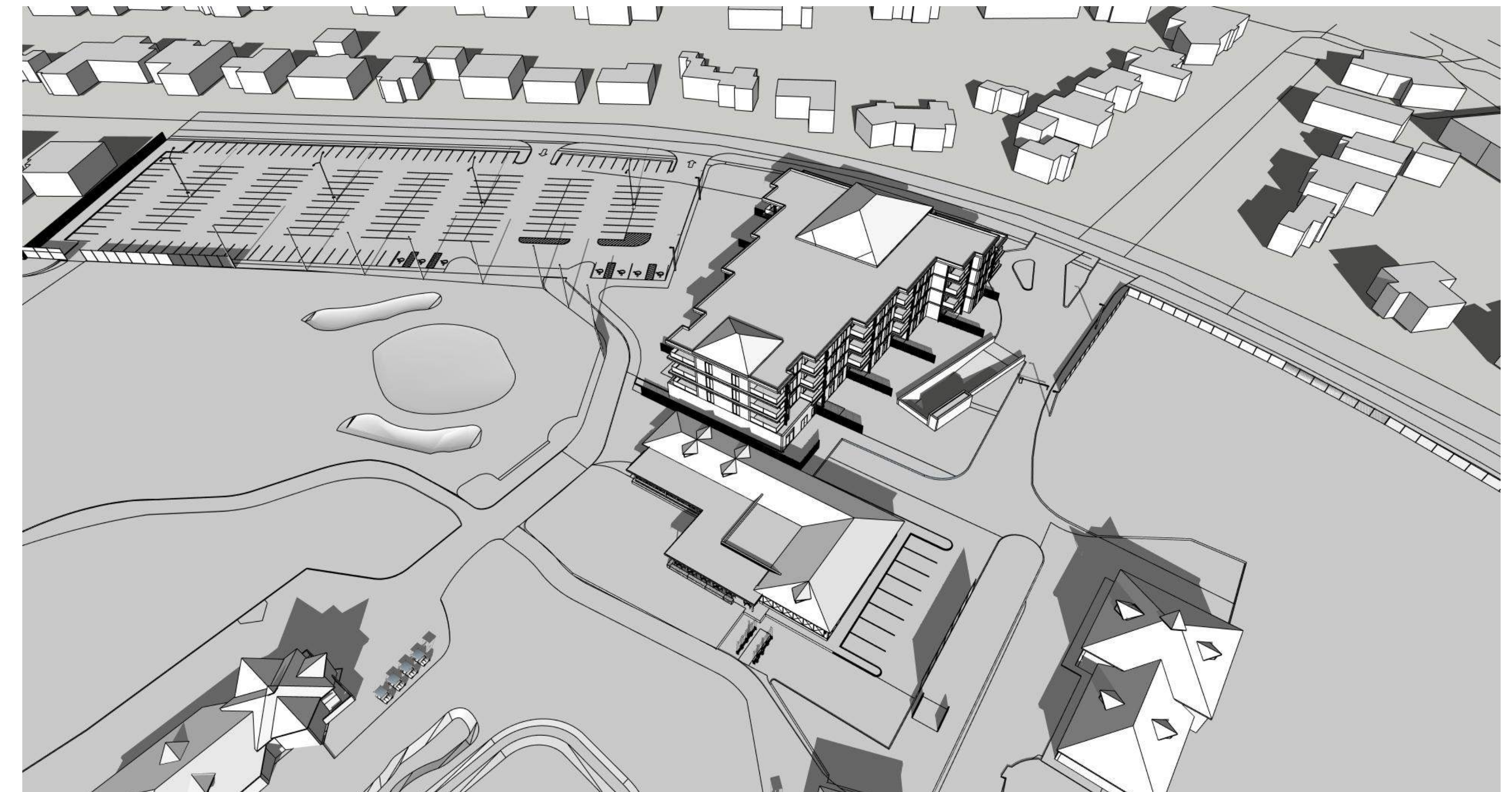
SEPTEMBER 21 - 12:00 PM



DECEMBER 21 - 11:00 AM



DECEMBER 21 - 3:00 PM



DECEMBER 21 - 12:00 PM





View looking Southeast from Kennedy Drive West



View looking Northeast from Roseland Golf Course



View looking Northeast from Roseland Golf Course at the 9th hole green

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