



RIVERSIDE DRIVE VISTA IMPROVEMENT PROJECT

City of Windsor

Class Environmental Assessment

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Streetscape Guidelines



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1. Introduction

The City of Windsor's performance based Riverside Drive Vista Improvement Guidelines reflect the community's vision for improvement to the 'Scenic Drive' by providing clear direction on the intended character and use of the entire 17 kilometre corridor. New investment in Riverside Drive infrastructure presents an opportunity for the City of Windsor to improve the streetscape and create a more pedestrian friendly and visually inviting street.

The performance based Improvement Guidelines establish clear improvement vision for both Streetscape elements and adjacent built form, whereby investment will be measured based on its adherence to the guidelines and contribution to the public realm. The Vista Improvement Guidelines provide the minimum physical and visual requirements for all proposed investment, including recommendations on streetscape elements, open spaces and pedestrian connections.

The Guidelines are written as a tool to guide and evaluate future investment, and to ensure that development supports the community's vision for the Riverside Drive Corridor and adjacent Open Space System. All new projects should be reviewed to comprehend how they contribute to the basic design framework, including the objectives and principles prior to evaluation under the detailed guidelines.



17.1 Project Background

Riverside Drive has been the subject of many planning and transportation studies, most recent being the Riverside Drive Vista Improvement Project within which the Class Environmental Assessment and these Vista Improvement Guidelines fall. Council approved the Riverside Vista Improvement Project terms of reference in January of 2005, with the objective to improve transportation, aesthetic, civic and residential function of the corridor, to serve the needs of today and accommodate for growth over a 20-year period. The project combined the functional road design requirements with opportunities to improve the urban design and the aesthetic and quality of the streetscape along Riverside Drive.

This project has been developed in conjunction to recommendations and analysis from previous studies and policy documents which includes the following:

1. Windsor Official Plan
2. Riverside Drive East Class Environmental Assessment Screening Report: Strabane to St. Rose
3. Windsor Area Long Range Transportation Study (WALTS)
4. Bicycle Use Master Plan (BUMP)
5. Central Riverfront Implementation Plan (CRIP)
6. Windsor SEEN – A municipal Urban Design Agenda for the Windsor Community
7. Windsor SEEN – City Centre Planning District Streetscape Standards Manual
8. Windsor SEEN - City Centre West Urban Village Urban Design Guidelines

A detailed description of the implications of documents one through five (1-5) can be found in Section 1.4 Earlier Studies and Related Policy Documents in the Riverside Drive Vista Improvement Project Class Environmental Assessment Report.

The Performance Based Vista Improvement Guidelines build upon the Windsor SEEN Agenda by acting in accordance with Council's commitment to enhancing the enjoyment and image of Windsor through the implementation of sound urban design principles and provide a clear design framework through which to achieve project objectives in accordance with the Central Riverfront Implementation Plan and associated Guidelines.

1.1.1 DOCUMENT STRUCTURE

This document is organized into five (5) sections as follows:

Section One identifies the intent and background for developing Performance Based Vista Improvement Guidelines,

Section Two provides the rationale for creating these Vista Improvement Guidelines based on the analysis and findings and from the Riverside Drive Corridor Environmental Assessment Interim Report (2006),

Section Three outlines the Design Objective and Approach to more clearly establish the desired 'look and feel' of the Riverside Drive Corridor, which form the foundation of the design guidelines,

Section Four contains the performance based Vista Improvement Guidelines that are applicable to all development and streetscape initiatives throughout the Riverside Drive Corridor,

Section Five illustrates how the Vista Improvement Guidelines can be applied differently to special interest areas within the Riverside Drive corridor.

1.1.2 USING THIS DOCUMENT

This document, the Performance Based Vista Improvement Guidelines, establishes the minimum expectations and design performances for all development and streetscape improvement initiatives proposed within the Riverside Drive.

City Administration will use this document to gauge whether public realm improvements achieves the 'minimum' design expectations to satisfy the community 's vision and Official Plan objectives.

City of Windsor Riverside Drive Vista Improvement Project

Streetscape Improvement Guidelines

In using this document:

Step 1: Identify if the Streetscape Improvement is located within any of the five 'Special Streetscape Improvement Area (SSIA)'. (The five SSIA are identified and outlined in Section 2.3) Whereby, additional theming elements and design response will be needed to reinforce and enhance the local character in addition to compliance to the basic Vista Improvement Guidelines for the area.

Step 2: If the Streetscape Improvements are not located within an SSIA, the proposal must comply with all of the performance based Vista Improvement Guidelines, with a 'minimum' design performance level.

Step 3: Identify if Built Form Improvements fall within the Riverside Drive Vista Improvement Project area and incorporate streetscape improvements into the overall Site Plan Design. If the Built Form Improvements fall within both the Riverside Drive Vista Improvement area and the City Centre West Urban Village development must interpret and respond to both sets and guidelines in order to achieve the overall desired character for the various areas within the Riverside Drive corridor.

In addition all improvements must be interpreted and implemented in conjunction with the City of Windsor's planning framework, and all relevant policies, by-laws, studies and plans. It is anticipated that the application of the design guidelines, on a site-by-site and zone-by zone basis will translate into potential amendments of the Official Plan and zoning by-law.

