



City of Windsor

Intensification Guidelines

JUNE 2022



Prepared by:



For the City of Windsor

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Appendix A - Urban Design Brief Terms of Reference



1. INTRODUCTION

1.1 Design Guidelines Context

The City of Windsor is located in the southernmost portion of Ontario, situated on the south bank of the Detroit River and Lake St. Clair, one mile across from Detroit, Michigan. The City currently covers approximately 146.9 square kilometres and is the chief port of entry between Canada and the United States.

There is a desire across Ontario to see existing communities intensify over time to assist with delivering on a number of key planning principles, including:

- A more efficient use of land and investments in municipal infrastructure, typically based on an urban structure of higher density centres and corridors;
- The establishment of transit supportive forms of development that will support transit system investment and promote more mobility options; and,
- The delivery of a broader mix of housing types, including housing that is more affordable than the traditional housing stock.

The current planning paradigm in the City plans for the City's greatest height and density along its major corridors and in its nodes while promoting compatibility and stability in the surrounding low density neighbourhoods. Significant intensification is being directed to Intensification Priority Areas resulting in new sets of challenges and opportunities for the City including compatible development and heritage conservation.

The City's Intensification Priority Areas have substantial potential to accommodate intensification in a residential and mixed use form and will be directed to:

- Mixed Use Centres;
- Mixed Use Corridors;
- Mixed Use Nodes; and,
- Stable and Mature Neighbourhoods.

1.2 Purpose of the Design Guidelines

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of 'compatible' development, the objective of the Urban Design Guidelines is to provide direction for the design of future uses that respect the unique character of Windsor's neighbourhoods.

The design guidelines are intended as a framework that outlines the salient characteristics of various design concepts and principles. The intent is to guide new development to become distinctive, while relating harmoniously to the use, scale, architecture, streetscapes, and neighbourhoods of Windsor, as well as meeting the needs of its citizens and visitors. The Urban Design Guidelines will provide predictability for applicants, the City, and stakeholders, by providing consistent direction about the criteria for the design of proposed development in Intensification Areas.

The provisions, and examples in the Urban Design Guidelines should be used as the foundation of design for intensification projects in the City and will be used in the assessment development proposals.

Meeting the requirements of the guidelines does not preclude the necessity to design specific site elements to function properly, be of high quality construction, and with appropriate attention to details that ensure that site improvements can be properly maintained.

Note. Illustrations and photographs shown throughout this guideline document demonstrate examples of how the guidelines can be applied and are not intended to exclude other designs that meet the intent of the Guidelines.

1.3 What are Design Guidelines

Good urban design contributes to the vitality and health of a community; aesthetics, architecture, and compatibility; and to vibrant and successful public spaces. The Urban Design Guidelines for intensification in Windsor are a set of recommendations intended to guide development to achieve a desired level of prescribed quality for intensification.

Urban Design Guidelines address the relative height, massing and articulation of elements (buildings and landscapes), and their relationship to one another and to their surroundings. These 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements, as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area, as well as their relationship to their surroundings - built and natural.

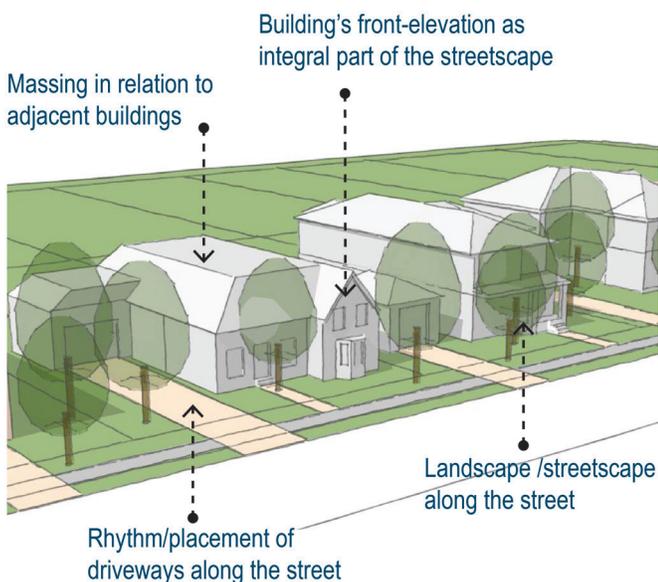


Diagram generally illustrating the contextual considerations for new buildings in a Neighbourhood.

1.4 How Will They be Used?

The Urban Design Guidelines shall apply to all intensification projects subject to review and Planning approval by the City through subdivisions, condominiums, and site plan control applications as permitted under the Planning Act and the Zoning By-law, and in some instances, Committee of Adjustment.

The Zoning by-law establishes clear regulations for lot coverage, parking, setbacks, and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. These guidelines are not intended to duplicate the Zoning By-law, but instead, work in conjunction with the zoning standards to ensure enhancements of development through qualitative, context related design.

The Urban Design Guidelines will be used to evaluate development applications in order to ensure that a high level of urban design is achieved. The Urban Design Guidelines will be used by:

- City Council and Committees;
- City staff and external agencies;
- The development industry including but not limited to developers, consultants, and property owners; and
- The public for a greater awareness of the benefits of urban design in their neighbourhoods.

Guidelines, as opposed to Official Plan policies or Zoning By-law regulations, are a qualitative test that require interpretation. Development applications will be assessed on a basis of compatibility with adherence to the spirit, if not the letter, of the guidelines. The test is "consistency" rather than "conformity". Consistency in terms of agreement, or in keeping with, the intent of the guidelines and avoiding contradiction. As such, these Urban Design Guidelines are intended as a reference. They indicate the City's expectations with respect to the character, quality, and form of new development in Windsor's mixed use centres, nodes, and corridors, and stable and mature neighbourhoods.

1.5 Applicability

Compliance with the provisions of the Urban Design Guidelines does not preclude compliance with other development regulations associated with an application as required by the City or other applicable jurisdiction.

Where provisions of the Urban Design Guidelines conflict due to the characteristics of a proposal, the more restrictive shall apply and/or an alternative design solution(s) may be required that meets the intent of the Urban Design Guidelines.

1.6 Submissions

To assist decision makers, stakeholders, and community members in understanding proposals applicants shall submit an **Urban Design Brief** in support of a development application. The Urban Design Brief will provide the design rationale for the building, landscape, and site design elements of the proposed development.

The Urban Design Brief shall describe the project and demonstrate to the City how their proposal is consistent with the Urban Design Guidelines, including any additional written materials, graphic illustrations, and diagrams necessary to demonstrate compliance with the Urban Design Guidelines.

The Urban Design Brief shall outline how the design considerations of the guidelines have been met, how the development responds harmoniously to the specific context, and how it is complementary to the character of the surrounding neighbourhood in terms of building placement, building design, height, massing, materials, heritage considerations, etc.

Further information, see **Appendix A** for the Urban Design Brief Terms of Reference.

1.7 Compatible Development

All communities evolve over time, and one of the most important challenges for decision makers is to establish an approach to development approval that ensures that change is understood on the basis of “Compatible Development”.

The intent for intensification in Windsor is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. It is important that intensification integrates with the existing context and co-exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.

The concept and definition of compatible development is intended to ensure that all new development within the City is appropriately integrated into the existing built form and landscape and enhances the image, livability, and character of the entire City.

The starting point is to consider the tested definition of “Compatible Development”, as follows:

“Compatible development means development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties.”

“Compatible Development” is an overarching principle of good planning, applicable throughout the City of Windsor, and its definition needs to be clearly understood, and applied in different ways, in different contexts throughout the City. This definition raises a variety of key phrases that require further definition:

Development in the vicinity - the concept of vicinity can be flexible. Within this **Neighbourhood** context, the definition of vicinity should vary by the scale of development. There are generally two key scales of development/redevelopment that must be considered, including:

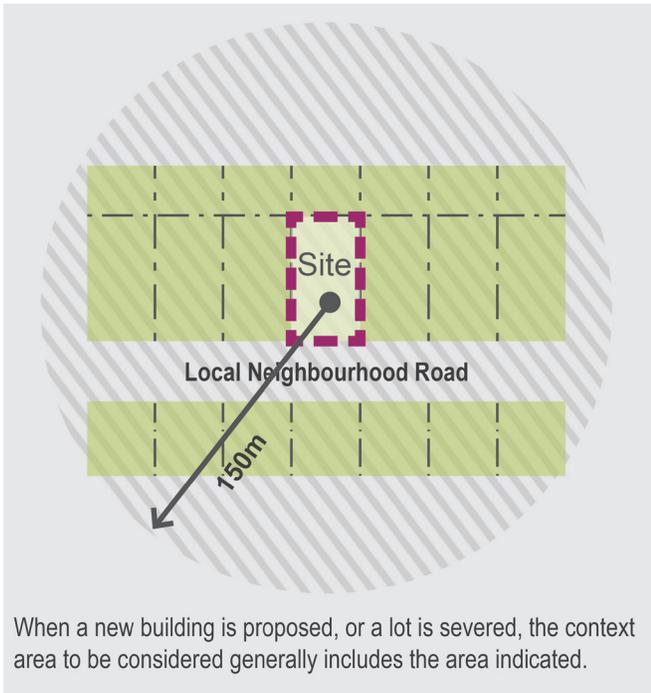
- **Major redevelopment**, where land assembly and significant development intensification are proposed – likely in a townhouse or apartment form. The vicinity here should be extensive, perhaps community based; and,
 - **Minor redevelopment**, where land assembly is not necessarily required, but existing dwellings are demolished and replaced by new intensified development. In this instance, the vicinity should include properties within 150 metres in all directions. This vicinity could be reduced further if the anticipated impacts are considered to be more immediate - within a few properties on either side and across the street of a proposal.
- **Enhance an established community** - this is a general phrase that needs to be articulated generally. In order to pass this test, the nature and character of the defined vicinity needs to

be considered and clearly articulated. Clear statements about those attributes that define the character of that vicinity are required to assist in the determination of what form of building can “enhance” that character, and what form of building may be “detrimental”. Further, community investment is an important factor to consider where new and significant investment within a neighbourhood may be both necessary and desirable; and,

- **Coexistence without undue, adverse impact on surrounding properties** - this is quite an onerous test, usually related to easily identifiable/quantifiable impacts like shadow, privacy, traffic, and parking problems. In some instances, the concept of “visual impact” may be established as an important development review criteria. Visual impact analysis will need to be tied to the attributes that define the area’s character, either on a community-wide or defined vicinity basis.

In determining compatibility, an area of influence in the vicinity of the new development shall be used. New development should be compatible with the existing development within its area of influence. The scale of new development determines the appropriate scale of the area of influence.

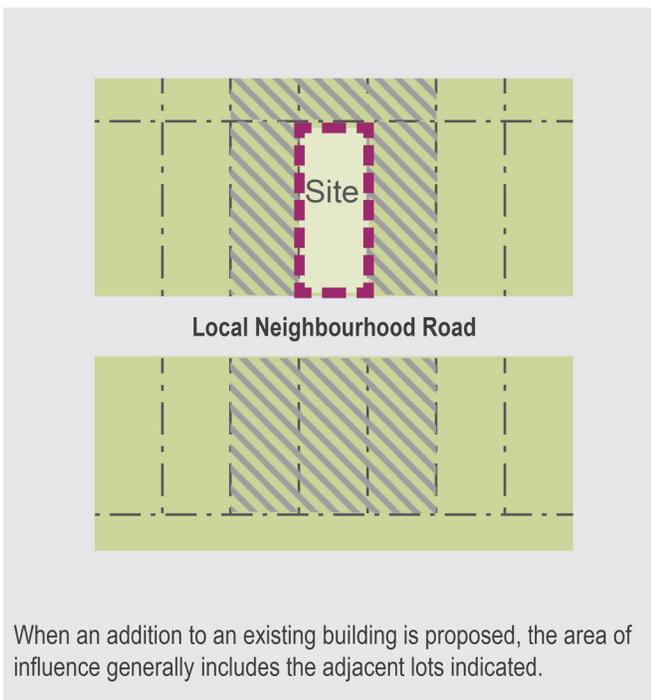
Scale of new development	Area of influence for determining compatibility
Major redevelopment - land assembly; significant intensification	neighbourhood or community based
Minor redevelopment - conversion, demolition, or redevelopment of existing dwelling or property	streetscape/block or 150 metres in all directions
Renovation/Addition - renovation or addition to dwelling on an existing lot	existing dwelling and immediate neighbours (including across the street)



The focus of compatible development within a defined **Mixed Use Centre, Node or Corridor** is less about protecting community character as new development is specifically promoted to change the character of these mixed use centres and corridors, and more focused on ameliorating undue, adverse impacts on adjacent properties.

As such, the following considerations should be taken into account to ensure compatibility where intensified development is proposed within an identified **Mixed Use Centre, Node or Corridor**:

- Consider the height and massing of nearby buildings, and where appropriate, incorporate buffers and/or transitions in height and density to adjacent properties;
- Provide, or permit the reduction of on-site amenity space that is reflective of the evolving urban and mixed use context;
- Implement appropriately urban streetscape patterns, including block lengths, setbacks, and building separations; and,
- Ensure capacity exists and that there are no adverse impacts on the City’s sewer, water, storm water management, and transportation systems.



Consistent Development

Throughout the Urban Design Guidelines, the terms consistent and consistency are used. Consistent refers to responding harmoniously to a specific context and being complementary to the existing area.

It is the intent of the Urban Design Guidelines to ensure that intensification in the **Mature Neighbourhoods** reflects a consistency of style. Within a locality of consistent character there are usually predominant building materials, textures, and ranges of colour, particularly in detail and decoration. Good infill buildings should recognise characteristic materials, textures, and colours used locally and in adjacent buildings. These should be re-interpreted and incorporated as part of the new building.

Diagrams generally illustrating the area of influence, in relation to the scale of building proposed.

2. STABLE & MATURE NEIGHBOURHOODS



Throughout a number of Windsor's **Stable and Mature Neighbourhoods** there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger or conflict with the existing character of the community. Due to this trend, special consideration must be placed in a number of neighbourhoods in the City due to their historic and culturally significant character.

The City's objective for these evolving and historic neighbourhoods is to promote new construction that recognizes and enhances the neighbourhoods unique character as it is defined based on elements of urban design, streetscape, architecture, and landscape which contribute positively to their evolving image.

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable and Mature Neighbourhoods by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions, new buildings, and landscapes that:

- Reconcile compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respect the architectural character of the neighbourhood;
- Promote a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes;
- Encourage appropriate flexibility, innovation, and diversity in design, intrinsic to evolving communities; and,
- Recognize and implement the existing standards and guidelines for the conservation of Cultural Heritage Resources, where appropriate.

2.1 Understanding Neighbourhood Character

The **Stable and Mature Neighbourhoods** design guidelines are intended to address the changes occurring in these neighbourhoods so that compatibility and consistency can be achieved within the existing context and neighbourhood character.

Stable Neighbourhoods

Achieving compatibility in Stable Neighbourhoods is not about replicating the existing form or reproducing architectural styles or details of nearby buildings. Rather, the focus is to direct how new development can be designed to maintain and preserve neighbourhood character.

New development in Stable Neighbourhoods should be designed to respond to the basic neighbourhood patterns and reoccurring characteristics, such as lot patterns; placement and orientation; scale, height, and massing of dwellings; existing vegetation; topography; and other common or distinctive elements.

Mature Neighbourhoods

New development in Mature Neighbourhoods should also achieve compatibility similar to Stable Neighbourhoods, but the focus in these areas is to be consistent with the architectural style, building elements, and materials of existing dwellings in the surrounding neighbourhood.

The intent is to maintain and protect the existing historic and culturally significant character of these neighbourhoods. Colour schemes and materials should be inspired by, and carefully coordinated, with surrounding buildings for visual harmony and consistency with the architectural style of the buildings, as well as the neighbourhood.

Materials and colours of surrounding buildings need not be simply copied but used as a point of reference. Modern materials can be used if their proportions and details are harmonious within the surrounding historic context. Colour, texture, and tonal contrast can be unifying elements.

Neighbourhood Character

Character means the collective qualities and characteristics that distinguish a particular area or neighbourhood. In a general sense, the character of the City's Stable and Mature Neighbourhoods is defined by the comfortable scale of the buildings and the streets, the street trees and landscape features, and the feeling of history invoked by the inventory of period appropriate and historic homes.

In many of Windsor's neighbourhoods there is a diversity of building forms, housing types, streetscapes, and landscape features. Diversity is an element to be celebrated as a defining factor within each of these neighbourhoods.



Three storey apartment buildings on Argyle Street in the Walkerville neighbourhood.

The character of the City's Stable and Mature Neighbourhoods is defined generally by the following elements:

- **Architecture** - Architectural styles, in some cases vary dramatically, while in other neighbourhoods, convey consistency. While a rigorous adherence to a particular form or style is neither desirable nor realistic there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner;
- **Heritage** - The inventory of heritage buildings within the Stable and Mature Neighbourhoods is a key contributor to the character of the neighbourhoods. To maintain the historic character of these areas, the design of both new development and additions must complement the heritage character and be context-specific to avoid detracting from the existing built fabric.
- **Lot Size/Frontage** - Streets that display the most diversity in terms of lot size and street frontage are not necessarily negative in terms of community character. Varying lot sizes and frontages can accommodate a diversity of housing types and built forms. To support this variety and diversity as a positive attribute, it is important to ensure that the development is appropriate for the site and within the context of the surrounding built form;
- **Setbacks** - Front and side yard setbacks are character giving elements within these neighbourhoods that establish both the

building's relationship with the street, and the visual separation between buildings. Consistency in building setbacks, regardless of built form, is a key character giving element of any street;

- **Streets** - On a street by street basis, right-of-way and pavement widths are considered important to the image of a Stable and Mature Neighbourhood and are directly related to the adjacent scale of development, with a desire to maintain existing relationships among pavement width, boulevard treatment, and the interface between the street and the adjacent buildings;
- **Street Trees and Landscaping** - The protection of mature street trees and the enhancement and maintenance of front yard landscapes in all Stable and Mature Neighbourhoods is a crucial objective in maintaining its positive character; and,
- **Parking** - Dealing with the issue of parking is often a flashpoint in the conversation about residential intensification. Parking must be appropriately accommodated on the site of any specific residential development, and that parking supply may be augmented by on-street parking, or in parking spaces provided in communal facilities. A lack of parking supply, with too much reliance on on-street parking has a significant negative impact on community character and may impact the functional operation of the street network.



Gateway to historic Sandwich Town

2.2 General Guidelines for all Development

The intent for development within Windsor’s Stable and Mature Neighbourhoods is to maintain the Low Profile built form character of the area and ensure a sensitive integration of new development, additions, or renovations to adjacent properties.

Low Profile development in the Stable and Mature Neighbourhoods includes single-detached, semi-detached, duplex, townhouses, and apartments that are generally no greater than three (3) storeys in height.

2.2.1 Site Orientation

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood ‘feel’ and to define and frame the street while imparting the sense of openness and enclosure.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Urban Design Guidelines in directing the relationship of the building to lot lines are to:

- Maintain consistent spacing between dwellings; and,
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

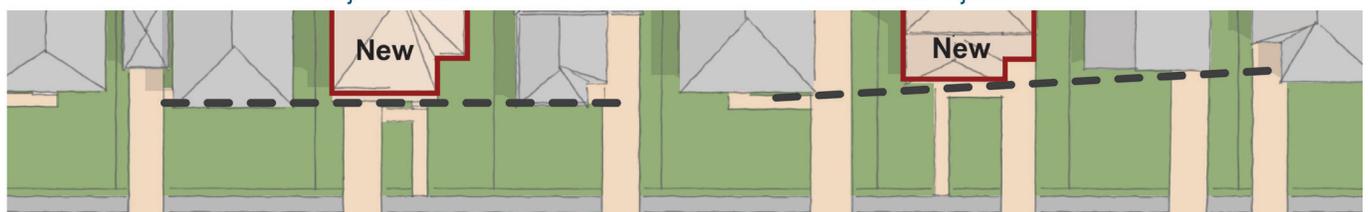
1. Consider building placement and siting on a property in relation to the street and the property’s neighbours to reinforce the positive characteristics of the existing streetscape.
2. Ensure the scale of Low Profile buildings is compatible and sensitively integrated with residential buildings in the immediate vicinity in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility, and visual impact.
3. Locate dwellings close to the street edge to frame the streetscapes, however, this will depend on the setbacks to houses on either side of the site.
4. Maintain consistent front yard setbacks along the street. New development should have a set back equal to the predominant setback (70%+) on the street (+/- 1.0m), or a distance that is the average of those on either side of the development site (+/- 1.0m).
5. Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.2 metres.



Generally consistent spacing between buildings

Front setback reflects that of adjacent units

Front setback is the average of that of adjacent units



Front yard setback approaches

6. Consider rear yard privacy issues when extending a home towards the rear property line or building a new dwelling by:
 - a. Minimizing extensions beyond the adjacent dwellings rear wall;
 - b. Limit direct conflict with new windows on the side elevations with existing windows on the abutting building;
 - c. Minimizing the location of second floor balconies on rear and side elevations or providing privacy screening on the side of the balcony; and,
 - d. Providing fencing that effectively screens the rear amenity and minimizes its exposure to/ from adjacent properties, where appropriate.
7. Limit blocks of street townhouses to a maximum of 8 units, with 6 units preferred. The length of the townhouse blocks should not exceed 50 metres, unless it is essential to the architectural style of the townhouse block.
8. Orient blocks of attached townhouse units to the street with integrated front garages accessed from the street. For rear lane townhouses an attached or detached garage will be located at the rear of the block and accessed from a lane.

2.2.2 Developments within Heritage Contexts

1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources.
2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites.
3. New buildings located adjacent to built cultural heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern building designs, techniques, and materials.

2.2.3 Access & Parking

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. The objectives of the Urban Design Guidelines in directing the location and width of garages and driveways are to:

- Prioritize the location of a garage off an open and travelled alley;
 - Ensure that garage doors do not dominate the front facade of the house;
 - Minimize the garage and driveway presence on the streetscape;
 - Direct parking to the side or rear of a building to ensure the front yard can be landscaped; and,
 - Maintain a consistent garage type and driveway width along the street.
1. Place garages behind the front wall of the dwelling or at the side or rear of the lot, unless the predominant location of the garage on other houses on the streetscape are at the front of the house or not at the side or rear.
 2. Townhouses should be serviced with access to the garage or parking from the rear of the unit. The front yard is best fully landscaped, with a single width driveway leading to the parking or garage area at the rear.
 3. Ensure rear lane accessed garages are complementary in design and building material with the principal dwelling.
 4. Where there is no option for rear access parking, the garage on the front face of the dwelling unit should not dominate the streetscape.
 5. Set back detached garages from the main front wall of the dwelling. Ensure detached garages are similar in material and architectural character to the dwelling.
 6. Ensure front-facing garages attached to the main dwelling do not occupy more than 50% of the building's width. For semi-detached, duplex, and townhouse units, pair garages to allow for more substantial front yard green space

7. Locate and space driveways to reinforce the rhythm along a street and to allow for street trees to be planted in the boulevard.
8. Ensure the garage door does not protrude beyond the front wall of the townhouse. Building design should include elements to reduce the dominance of the garage doors by, for example:
 - a. Single car garages only (2.7 m door width);
 - b. Including a habitable room over the garage;
 - c. Articulating the front door with a porch; and,
 - d. Integrating the design of the roof over the garage with that of the townhouse units.
9. Parking for detached, semi-detached, and townhouse dwellings is only permitted in the front or exterior side yard and only on a driveway or a parking pad.
10. For Low Profile apartments, locate visitor parking, loading, and service areas in areas of low public visibility in side or rear yards and set back from the front facade of the building.

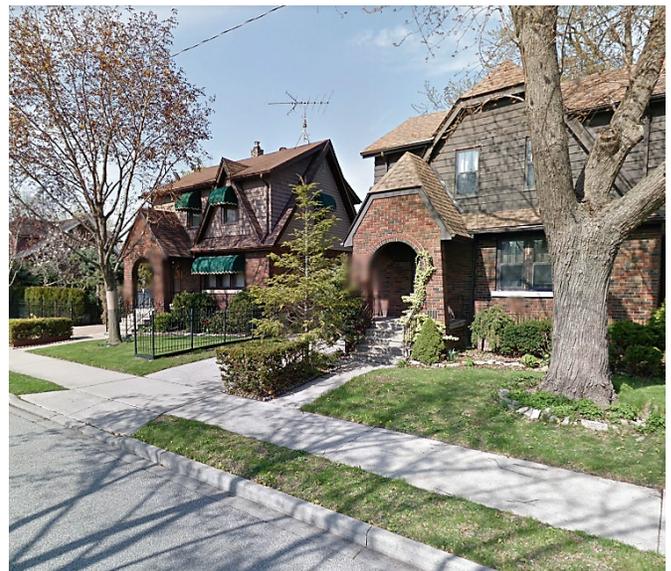


Garages set back from the main dwelling.

2.2.4 Landscaping

The objectives of the Urban Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
 - Plan for the urban canopy;
 - Screen views to rear yard parking; and,
 - Preserve mature trees.
1. Preserve existing mature trees where possible. The planting of new trees is encouraged to provide a continuous canopy over the street and to replace any canopy lost to new development.
 2. Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.
 3. Include landscaped areas in front of buildings that provide a transition from private to public areas. A minimum of 50% of the front yard zone should include soft landscaping areas (non-paved areas supporting grass, groundcovers, trees and/ or shrubs).
 4. Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.



Landscaped areas provide a transition from private to public areas.

5. Where the predominant (70%+) existing streetscape character has design elements such as low stone walls, low permeable fences, planting and/or other landscaping at the front of the lot, ensure new development provides similar elements.
 6. Maintain the green character of the front yards and avoid monotony of treatment over large extents of development. The front yards of units in a new townhouse development should have a coordinated landscape design that should include fences/hedges, and street trees in the boulevard.
 7. Ensure front yard hedges or fencing that are used to define the edge of private property are no more than 1.2 metres high to maintain visibility to the street.
 8. Screen the parking lots of apartments from abutting residents and street view through the use of landscape buffers and/or fencing that is consistent with the building's architectural style.
 9. Consider outdoor amenity areas in the form of second floor decks or rooftop patios for townhouses with an attached garage in the rear as an alternative to traditional rear yard amenity areas.
 10. Provide outdoor amenity space for apartment units either individually or in a shared space.
1. Ensure building materials reflect and complement the existing materials in the area and are high quality, durable, and easily maintained.
 2. Ensure the materials selected are consistent for a building's facade and any walls that are publicly visible.
 3. Recommended building materials include brick masonry, stone masonry, wood, or stucco; one or two of these materials should be selected as base materials and may be complemented by a wider range of accent materials.
 4. For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.
 5. Ensure material changes on exposed elevations occur at transition points, such as a change of plane.
 6. Ensure rear and side walls exposed to public view are of a similar composition to the front wall.
 7. Colour should be selected from the heritage palette. In most cases the predominant colours throughout the City's historic neighbourhoods are subdued. The preferred colours are those within a traditional palette.
 8. Traditional high quality building materials are encouraged. The traditional building materials utilized within each historic neighbourhood should be identified and are to be encouraged for new development.
 9. Ensure material changes on exposed elevations occur at transition points, such as a change of plane.

2.2.5 Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

The objectives of the Urban Design Guidelines for renovations, additions, and new construction are to:

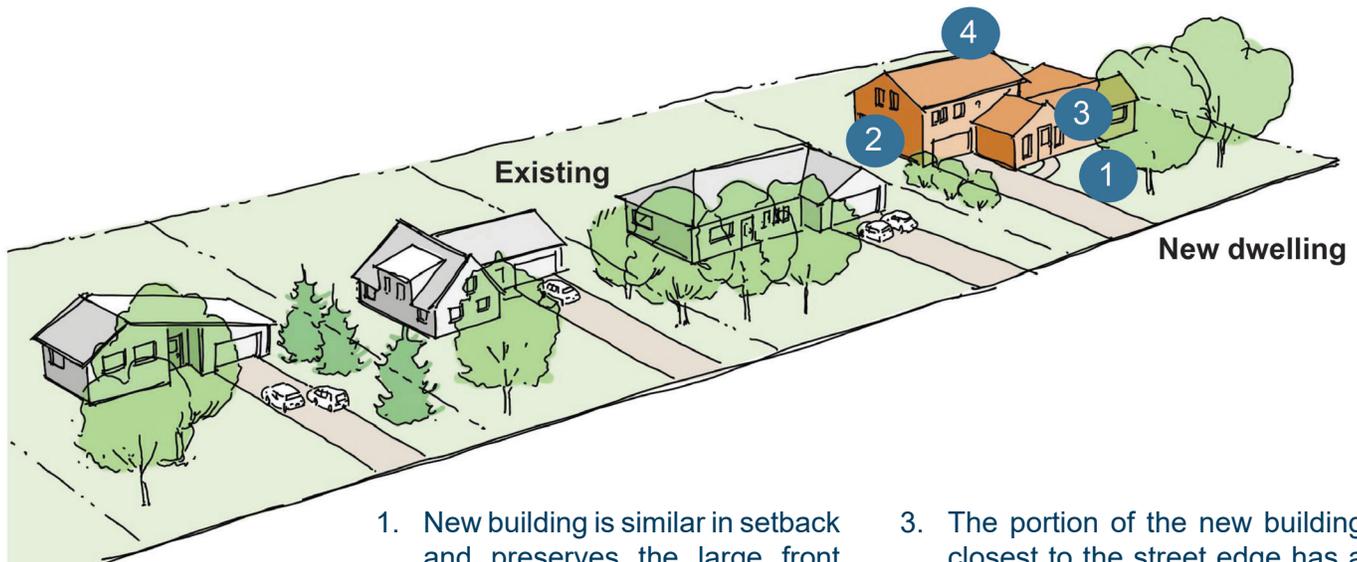
- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.

2.3 Modest Infill Development

The intent for development of **single lot infill** is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. It is important that infill development integrates with the existing context and co-exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.

2.3.1 General Guidelines

1. Infill development in the form of architecture for renovations and new construction shall:
 - a. Ensure development is sensitively integrated with the existing context and character of the neighbourhoods identity.
 - b. Preserve the variety of design, colour and construction materials within a range that enhances the character of the neighbourhood; and,
 - c. Maintain compatible architectural character in the design of roofs, windows, doors, porches and signs.
2. Ensure the architecture of a new dwelling is consistent with the architectural style and era in which its neighbourhood was built.
3. Design the architecture of an addition to be consistent with the original architecture of the existing dwelling.
4. On second-story additions and new two-story dwellings, maintain architectural continuity of materials and detailing around all sides of the dwelling, especially where the dwelling backs onto and is visible from adjacent streets or other public areas.
5. Ensure solar access by designing a new dwelling or addition to not adversely affect the availability of daylight falling on neighbouring properties. Design the location, scale, and massing of an addition or new dwelling to have regard for the amount of shadow upon neighbours' rear yard areas.



1. New building is similar in setback and preserves the large front yard and mature trees.
2. New building is similar in side yard setback.
3. The portion of the new building closest to the street edge has a similar low profile to the existing buildings; taller portions are set back.
4. Similarity in massing and roofline elements.

Demonstration of compatible infill.

2.3.2 Building Design

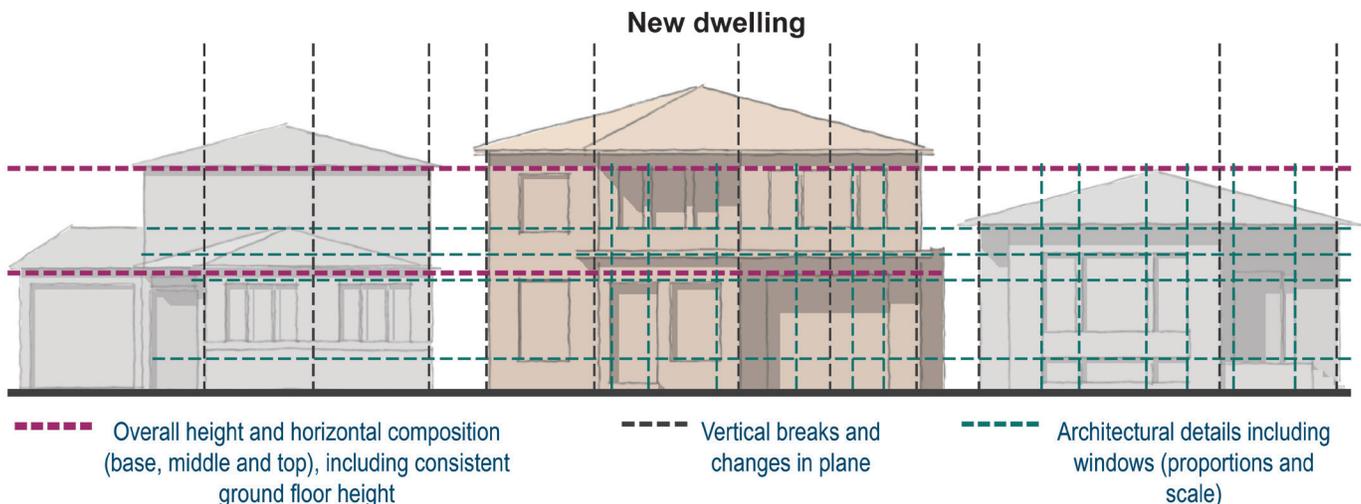
2.3.2.1 Massing & Elevation Articulation

The objectives of the Urban Design Guidelines in directing the relationship of the building elevation and entrance to the street are to:

- Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character.
 - Promote “eyes on the street” and a strong presence of the main elevation on the street;
 - Ensure that the prominence of the front entrance is maintained and consistent with the surrounding neighbourhood; and,
 - Ensure the entrance remains the main feature of the house and is oriented to and clearly visible from the street.
1. Design dwellings to have articulated elevations, especially those exposed to streets and open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.
 2. Design the building envelope, and individual architectural elements within the building, to reference the architectural treatment of buildings in the neighbourhood. The goal is not

to replicate buildings of the neighbourhood, but to ensure new development relates to them by incorporating similarities in design language to promote compatibility. Massing and architectural elements to be considered include:

- a. Similar building shape (square, rectangular, L-shaped, etc.);
 - b. Roof lines with similar massing, pitches and articulation (gable, hipped, shed, flat, use of dormers, etc.);
 - c. Similar principal building massing elements (bays, projections, first floor height, building height, entry features, etc.);
 - d. Similar architectural features (porches, stoops, chimneys, columns, frieze boards, etc.);
 - e. Important datum lines (cornice, base courses, string courses, window alignment, bays, etc.); and,
 - f. Similar proportions (bays, windows, garage, etc.).
3. Ensure the new building is generally consistent in height and massing with adjacent buildings along the streetscape.
 4. In Mature Neighbourhoods provide appropriate transitions in height to existing adjacent buildings and ensure no new building is more than 0.5 metres higher than the adjacent dwelling(s).



The design of a new dwelling reflects the proportions of those adjacent to it.

2.4 Townhouse Development

5. Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
6. Avoid mixing historic architectural elements with other architectural style elements.
7. Contemporary designs may be considered provided they exhibit consistency with the massing and articulation guidelines in this section and are not located within a heritage context or adjacent to a heritage dwelling.

2.3.2.2 Porches and Entry Features

1. Ensure the main entrance faces the street, with the door in a prominent position. The front door should be clearly visible and approachable from the street.
2. Front porches are encouraged as features that increase the prominence of the front entrance.
3. To ensure porches and verandahs are useable they should be a minimum of 1.5 metres in depth.
4. Porches, stairs, canopies, and other entrance features may encroach into the required setbacks, a maximum of 1.5 metres.
5. Consider wrap around windows, porches and other architectural treatments for corner lot dwelling units.
6. Ensure steps from a front porch are not located closer than 1 metre from a property line.
7. Encourage weather protection elements at the main entrance and design to complement the overall design of the dwelling.

Townhouses in Windsor's Stable and Mature Neighbourhoods are considered a popular choice for their ability to provide housing at greater densities than traditional single detached dwellings. In these neighbourhoods, the general appearance and placement of townhouses is characteristically different from the existing forms of development. Of special concern for townhouse development is the dominance of front facing garages.

The architectural character of new townhouse units has the potential to exert a greater impact on stable and mature neighbourhoods than that of single-detached or semi-detached dwelling units. Townhouse developments typically present a large unified extent of building face exposed to the street. Their massing characteristics could easily have an overwhelming effect that may be out of character with the neighbourhood.

The intent of these Guidelines is to translate the characteristics of more historic buildings found in the Stable and Matures Neighbourhoods to the townhouse form. The objectives of the Urban Design Guidelines with respect to townhouses are to:

- Ensure a form and character that is compatible with the dominant single detached housing in the neighbourhoods;
- Ensure that new developments do not impact adjacent residents due to, e.g., loss of privacy or sunlight;
- Ensure that the landscape treatment of the front yards contributes to sustaining the lush and green landscape character of the neighbourhood; and,
- Ensure that the street view is not dominated by garages.

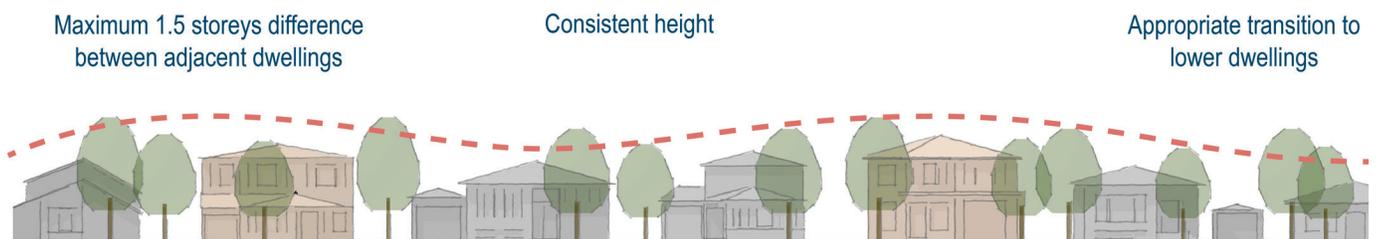


Illustration demonstrating the approach to height variation and transition between dwelling types.

2.4.1 Building Design

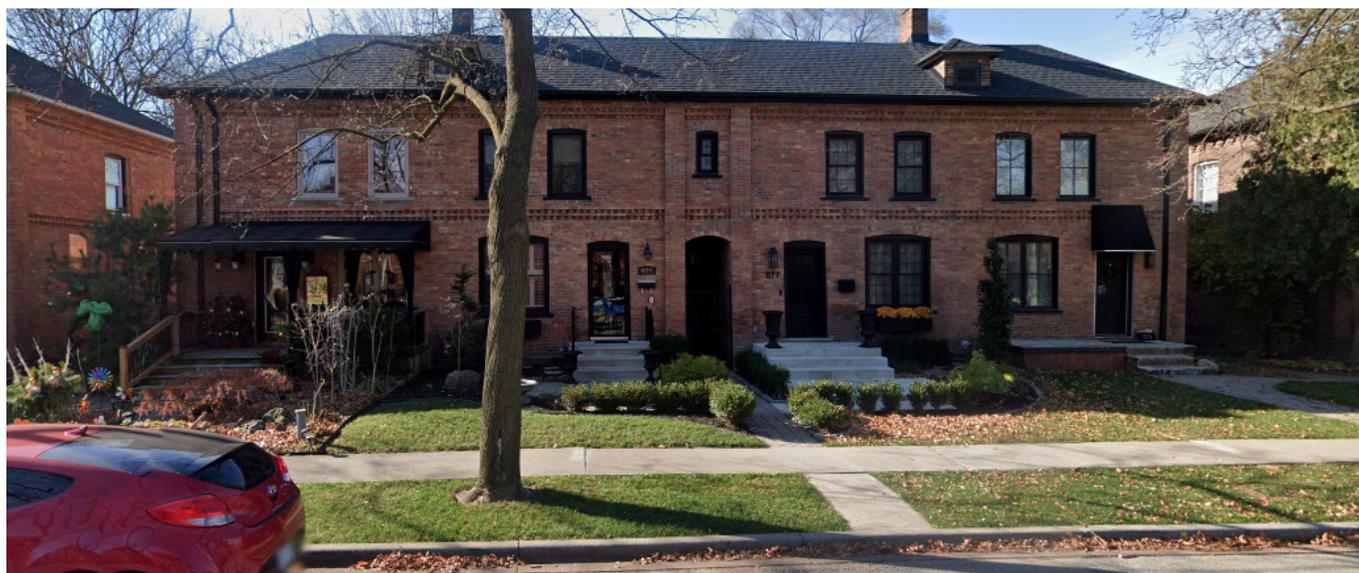
2.4.1.1 Massing & Elevation Articulation

1. Building mass should be compatible with buildings in the immediate vicinity of the development. Generally, the building foot print should not exceed 35% of the lot area. In addition, 40% of the lot area should be dedicated to landscaped open space exclusive of parking facilities and driveways.
2. Maintain the traditional range of building heights. Townhouses should not exceed three storeys. Consideration of height will depend on the height of housing in the immediate vicinity of the development.
3. Articulate the elevation of the townhouse block in a manner that provides variation between units with common characteristics that visually unites the block.
4. The main entrance should face the street, with the door in a prominent position. The front door should be clearly visible and approachable from the street.
5. For units flanking a window street, the main front door should be visible from, and oriented to, the exterior side elevation of the dwelling with access to the sidewalk. Ensure the entries are articulated through the use of entry features such as projecting porches facing the street.

6. The roofline should feature modulation of roof planes and use of dormer windows to avoid monotony.
7. Utilize variety in the design of roofs through the use of traditional gables and dormers, or more contemporary designs that include cantilevers and parapet details to break up the massing of units within a block. The main roof should appear as one roof where possible and reflect the architectural style of the unit block.

2.4.1.2 Porches and Entry Features

1. Front porches are encouraged as features that increase the prominence of the front entrance. The composition of wall elements should support the location and definition of the main entrance. Refer to 2.3.2.2 for additional guidelines for front porches.
2. Housing in the Stable and Mature Neighbourhoods is characterized by front doors that have a direct relationship to the street grade. To support this neighbourhood character, avoid a finished floor elevation of the first floor and the front door at a second floor height up a full set of stairs.
3. The elevation of the front door should be no more than 1.5 m above grade.



Townhouse development in Walkerville neighbourhood.

2.5 Low Profile Apartments

2.4.1.3 Utility Meters and Mechanical Equipment

1. Where possible, locate utilities and meters in interior side or rear yards, away from public view.
2. Locate utility and service meters discreetly by:
 - a. Integrating into the design of the building;
 - b. Screening through landscaping;
 - c. Recessing or enclosing in the porch entry or landing;
 - d. Installing below porch slabs and porch steps;
 - e. Grouping in one location in a wall recess, enclosure or, where appropriate, a small roof overhang; and,
 - f. Screening meters on exposed elevations by integrating them into a wall or below porches and steps, providing complementary landscaping, or placing them behind a change in plane towards the rear of the elevation.

There is some demand for development of Low Profile apartment buildings in the stable and mature neighbourhoods. The City has a number of good examples of existing low profile walk up apartments that are compatible in scale and landscape character with adjacent lower density forms of housing. However, there is a very fine balance between allowing new low profile apartments within the context of a historic neighbourhood and maintaining the character of existing built and landscape form.

The intent of these Guidelines is to translate the characteristics of the historic Low Profile apartment buildings found in Windsor to a more modern apartment building form. Similar to the objectives for townhouses, the objectives of Urban Design Guidelines with respect to low profile apartment buildings are to:

- Ensure a mass, height and character that is compatible with the character of the neighbourhood;
- Ensure that new buildings do not impact adjacent residents such as through loss of privacy or sunlight;
- Ensure that the landscape treatment of the front yards contributes to sustaining the lush and green landscape character of the neighbourhood; and,
- Ensure that the street view is not dominated by parking.



Three storey apartment building in Riverside neighbourhood.

2.5.1 Building Design

2.5.1.1 Massing & Elevation Articulation

1. Compatible building height will vary depending on the specific conditions of the buildings in the immediate context of the site of the apartment building. Low Profile apartments shall have a maximum height of 3 storeys in the existing Stable and Mature Neighbourhoods.
2. Design the building and the site layout to consider overall form, massing and proportions, and rhythm of major repetitive building elements to create a streetscape that is pedestrian scale.
3. Orient buildings to face the street. The front face of the building should be articulated with windows and/or balconies.
4. Locate and orient primary building entrances to public roads, and design to be visible and accessible to the public. The main door of the building should be clearly visible from the street and be articulated with special architectural treatment.

2.5.1.2 Mechanical Equipment

1. All mechanical penthouses should be designed and clad with materials that complement the main building façades.
2. Locate mechanical rooms to the centre of the building rooftop and integrate into the rooftop design so they are not visible from the public realm.

2.6 Guidelines for Road Rights-of-way

The streets and streetscapes within Windsor's historic neighbourhoods display elements that provide an important overall character to the neighbourhood. The prominent tree canopies, often joining above the street, are a foreground to many of the houses providing a park-like character. Sidewalks are present on most streets at least on one side and provide a safe pedestrian environment.

These Guidelines direct the streetscape treatment in the boulevard of the right-of-way of the street. The guidelines include consideration of special paving patterns and materials, planting, lighting, and street furniture. The objectives of the Design Guidelines with respect to streetscape are to:

- Maintain the streetscape character in the historic neighbourhoods;
- Maintain the pedestrian character of the streets; and,
- Protect existing street trees and enhance canopies.

2.6.1 Roads and Sidewalks

1. Road improvements and maintenance of utilities should be completed in a manner that preserves and enhances the character of the City's mature neighbourhoods. Care must be taken to ensure that road improvements do not create a new suburban road type. Trees should be carefully pruned when required.



Example of a street in Windsor with sidewalks on both sides of the street and on-street parking.

2.6.2 Street Trees

2. The pavement width should be kept as narrow as possible to accommodate two travel lanes and on street parking on at least one side.
 3. Existing informal road edges such as grassed verges and road side drainage swales add character to the historic neighbourhoods and should be preserved, based on input from residents on the street and the City's engineers.
 4. Provide sidewalks on a least one side of the street with a grassed boulevard/verge. Sidewalks throughout the historic neighbourhoods should be poured concrete or concrete pavers.
1. Protect the existing street trees, replace dead trees, and plant trees to complete the existing gaps. Support the re-establishment of a complete street tree canopy.
 2. Ensure that there is sufficient space adjacent to the street and sufficient soil medium to sustain long-term growth and healthier tree life.
 3. Plant deciduous street trees in the centre of the grass boulevard at the edge of the pavement and spaced 8 to 10 metres on-centre to form a continuous canopy at maturity.
 4. Trees should be native, broad leaf species with a straight trunk. A variety of species should be selected for street trees to avoid a monoculture. Refer to the City of Windsor tree guide.

2.6.3. Utilities

1. Locate poles, lights, signs, transformers, and mail boxes along the street tree line to minimize clutter and disruption of the street's character and pedestrian circulation.



Large canopy trees provide shade over the street.

3. MIXED USE CENTRES, NODES AND CORRIDORS



The City's urban structure of Mixed Use Centres, Nodes and Corridors continues to evolve with higher density development, including opportunities for higher density forms of residential development. It will be important to ensure that undue, adverse impacts are not created on surrounding low profile neighbourhoods. Ensuring compatibility between new and existing uses will be a foundational criteria in determining the appropriate built form within Mixed Use Centres and Nodes, and along Mixed Use Corridors moving forward.

The purpose of the Urban Design Guidelines for Mixed Use Centres, Nodes and Corridors is to:

- Manage the transition between new, higher intensity development and existing lower density residential neighbourhoods;
- Manage the scale and massing of new development when considering a more intensified form of development;
- Mitigate any adverse effects on adjacent built form and the comfort and use of the open spaces and streets; and,
- Respect the prominent heritage fabric of adjacent residential neighbourhoods.

3.1 Mixed Use Centres, Nodes and Corridors

The intent for development within Windsor's Mixed Use Centres, Nodes and Corridors is to ensure a sensitive transition to adjacent properties and appropriate height, scale and massing of new development.

Mixed Use Centres are defined as large scale sites that are integrated with, or connected to sites that accommodate larger scale retail centres. Development in Mixed Use Centres is anticipated to accommodate Medium and High Profile built forms, on large vacant sites and/or within existing underutilized parking lots.

Mixed Use Nodes are located at Collector Road intersections and serve the local neighbourhood with retail and mixed use buildings.

Mixed Use Corridors are located along Arterial or Collector Roads and are expected to accommodate Low and Medium Profile built forms that include mixed use, retail, office, and residential development.

Transition

Transition can be achieved through the regulations of the Zoning By-law through setbacks and height control. Through transition, the guidelines will consider:

- Buffering that typically includes fencing and/or landscape plantings that abut property lines where the transition is most sensitive.
- Mitigating issues of overlook/privacy, shadow impacts, and concerns about the visual impact of new buildings that are not the same character as the adjacent neighbourhood.
- Applying stepbacks, angular plane, or linking the height of buildings with the width of the road right-of-way.

Height

Minimum and maximum building heights vary across the Mixed Use Centres, Nodes and Corridors and are outlined under Section 3.4 of the guidelines and defined in the Zoning By-law. In addressing height, these guidelines seek to:

- Protect and maintain established stable and mature residential areas.
- Ensure buildings form an appropriately scaled and designed street wall that reinforces the desired character at the street level.
- Ensure appropriate height taking into consideration existing and permitted heights; proportional relationships to streets; and, visual and physical impacts on pedestrians and adjacent areas.

Scale and Massing

As in height, the scale and massing of buildings (the size of buildings) must be designed to:

- Provide a respectful adjacency to other buildings and open spaces.
- Consider how the building fits within its context.
- Create a comfortable "human scale" experience along the streetscape and allow for physical and visual permeability.

3.2 General Guidelines for all Development

All development shall ensure excellence in design, be designed to achieve a high degree of environmental sustainability, and demonstrate high quality architectural detailing, in accordance with the following guidelines.

3.2.1 Mixed Use Centres

Mixed Use Centres are large scale sites that are intended to intensify with Medium and High Profile development. They are a focus for intensification and should be planned to evolve into highly active urban places with mixed use buildings, residential, commercial services, and office uses that are well served by transit.

1. Design Mixed Use Centres to serve the area and provide for a pedestrian oriented mix of land uses and functions including residential, commercial, office, small-scale employment, recreation, entertainment, and culture.
2. Ensure buildings address the street and provide a development pattern that supports a range of uses.
3. Line the perimeter of the development site with a distinct edge of buildings and open spaces.
4. Ensure development is complementary to adjacent development in terms of overall massing, orientation, setback and exterior design, particularly character, scale and appearance.
5. Design parking lots to be internal to the site, located to the side or rear of buildings.

3.2.2 Mixed Use Corridors

Mixed Use Corridors can accommodate a full range of residential, office, recreational, entertainment cultural, and community uses and facilities over time. Mixed Use Corridors are the connective spines of the City and intensification is envisioned to develop as mixed use and transit supportive.

1. Locate Low and Medium Profile forms of development and mixed uses along the Mixed Use Corridors and at gateways to create areas of community focus.
2. Ensure buildings relate to adjacent streets, particularly at transit stops. Block patterns should be permeable, providing access and frontage among buildings along the Mixed Use Corridors.
3. Design parking lots with planting strips and landscaped traffic islands, medians, or bump-outs to break up the expanse of hard surface areas.
4. Design buildings to be compatible with, and sensitively integrated with the surrounding land uses and built forms. Ensure appropriate transition to adjacent uses and built forms.

3.2.3 Mixed Use Nodes

Mixed Use Nodes are located at the intersections of Collector Roads and serve the convenience needs of surrounding local neighbourhoods within walking distance.

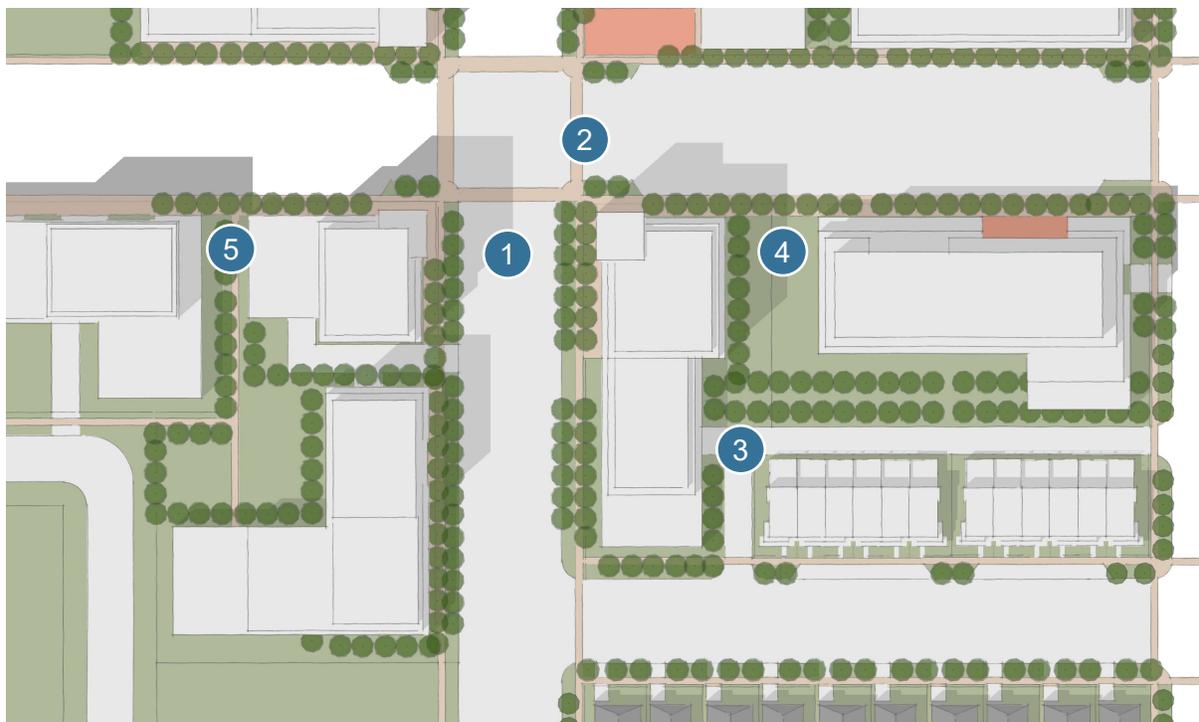
1. Design the Mixed Use Nodes as mixed use areas with local commercial uses, specialty retail and dining and Low to Medium Profile residential uses.
2. Ensure new buildings are compatible in scale and function to the neighbourhood setting.
3. Frame the street edge with a consistent building setback.
4. Ensure primary entrances to buildings are clearly visible and located on a public road or onto a public open space for reasons of public safety and convenience.
5. Provide on-street parking by using lay-by parking with resident parking provided at the rear of the building and accessed from a lane.

3.3 Site Planning

Site planning plays an important role in how a development is experienced and how it functions, including elements such as building orientation, site access, and landscaping. The following will guide new development to continue Windsor’s development pattern of walkable and interconnected neighbourhoods.

3.3.1 Placement and Orientation

1. Arrange all development to address the street by lining streets with building front facades, active uses, and public spaces. Reinforce and maintain existing setbacks by aligning the building base of new development with adjacent building bases, or by placing the building at the average distance between those of adjacent properties.
2. Use prominent built form to address gateways and other key locations. On larger sites, create ‘paired’ corner buildings on either side of a street to emphasize a sense of entry or to distinguish one street district from another
3. Provide a safe, clear, and accessible site circulation system for pedestrians, cyclists, and vehicles, including connections to the surrounding street network, public sidewalks, transit stops, and parking areas.
4. Create a pedestrian-scaled environment by arranging buildings to create comfortable and protected pedestrian spaces that provide a sense of enclosure.
5. Provide mid-block pedestrian connections for development blocks over 200 metres in length to support pedestrian movement.
6. Enhance wayfinding by using buildings as gateways and landmarks, public spaces as focal points, and streetscapes to frame significant views.
7. On sites with multiple High Profile towers, provide mid-block pedestrian connections through the podium to enhance permeability, break-up the podium, and create additional corner conditions.
8. Ensure all pedestrian connections and entrances are visible and universally accessible. Distinguish walkways from driveways through a change in material or by using a planted or sodded edge.
9. Where multiple towers exist on a site, arrange the buildings to provide a gradual and appropriate transition in height to adjacent established or planned uses.



3.3.2 Access, Parking, and Servicing

1. Provide access to parking, servicing, and loading from the rear of the building, or from a laneway, where possible. On corner sites, provide access from secondary streets provided the entrance facilities are well integrated into the rest of the frontage.
2. Provide a variety of parking options, including on-street parking, structured parking, and screened at-rear parking courtyards. Avoid the use of large surface parking areas, where possible.
3. Design surface parking into small courtyards by using walkways, public art, or landscaped strips.
4. Screen surface parking lots from view from roads, open spaces, and adjacent residential areas with low fencing, architectural features, landscaping or other mitigating design measures, such as lowered parking surfaces with landscaped buffers.
5. Incorporate pedestrian walkways and landscaping into surface parking areas along primary vehicular routes to enable safe, barrier free, and direct movement to principal building entrances and the sidewalk.
6. Consider above grade parking structures where feasible in efforts to conserve land and reduce heat island effect. Incorporate active uses at-grade for above grade parking structures facing onto any Arterial or Collector Road, where possible.
7. Avoid vehicular site access from higher order roads. Provide access from local roads or rear lanes where possible.
8. Consolidate vehicular entrances to serve multiple buildings in order to minimize the number of interruptions to the street wall and sidewalk network. Limit the number of accesses from the same street to two.
9. Locate and screen parking, loading, utilities, and servicing areas away from public view through a combination of soft and hard landscaping, as well as other integrated architectural elements such as walls and pergolas.
10. Integrate facilities for handling, storing, and separating waste and recycling into the building design and screen from public view through landscaping and architectural elements.
11. Provide accessible and secure bicycle racks and parking at retail, commercial, and employment developments, as well as at other key locations to promote active transportation.



Parking lot with smaller courts, plantings, and decorative paving.



Landscaped islands and pedestrian walkways with distinct paving and plantings provide safe crossing through the parking lot.

3.3.3 Landscaping

Landscaping design should reinforce the structure of the site with a focus on creating a safe, comfortable, and animated pedestrian environment.

Landscaped Buffers are linear green open spaces that serve to provide an appealing and 'soft' transitional interface between new development areas in Mixed Use Centres and Nodes, along Mixed Use Corridors, and the backyards of exiting low density established areas. Buffers serve to minimize any noise, light, and visual impacts associated with denser and more urban developments.

1. Develop a comprehensive strategy for planting, built features, fencing, walls, paving, lighting, signage, and site furnishings.
2. Base planting strategies on year-round interest, hardiness, drought, salt and disease tolerance, and bio-diversity.
3. Preserve, protect, and incorporate existing healthy and mature trees into the site's landscape design.
4. Minimize the use of hard, paved areas to reduce surface run-off and heat island effect. Consider permeable paving wherever possible.
5. Utilize high-quality, durable materials for all landscape features such as paving, fences, walls, planters, site furniture, and shade structures.
6. Design landscaped buffers to incorporate lush landscaping including the use of trees and plantings, such as evergreens, that retain their foliage in all seasons to provide a visual barrier as well as some sound attenuation.
7. Design landscaped buffers to be environmentally sustainable with respect to stormwater management, plant species, bio-diversity, and extent of maintenance requirements.
8. Consider green roofs for Medium and High Profile buildings. This will assist with reducing heat island effects and improving air quality and noise insulation.
9. Incorporate a combination of soft landscaping, planters, and trees along non-residential frontages to delineate and differentiate private open spaces, entrances, and individual units at grade.
10. Appropriate planting conditions such as soil depth, volume, and growing mediums must be provided for successful landscapes.
11. Design lighting to avoid light spill onto abutting properties and adjacent residential neighbourhoods.



Street tree planting to buffer the sidewalk from the street.



Landscaped buffer with a variety of trees and shrubs.

3.4 Built Form Guidelines

Low Profile Buildings

Low Profile buildings are generally no greater than three (3) storeys. Low Profile buildings can be townhouses, apartment buildings, or mixed use buildings with retail and commercial at grade and residential above.



Example of a three storey mixed use building and townhouses.

Medium Profile Buildings

A Medium Profile building is any building generally no greater than six (6) storeys in height. A Medium Profile building can be a landmark, a prominent destination, or a focal point of a community that provides a transition between stable neighbourhoods and High Profile buildings.



Example of a 6 storey residential building.

High Profile Buildings

A High Profile building is a multi-storey structure generally no more than fourteen (14) storeys in height.

Given the characteristics of a High Profile development, the condition of each site will ultimately define its possibilities. The built form of a High Profile development can be designed to include one or a combination of the following:

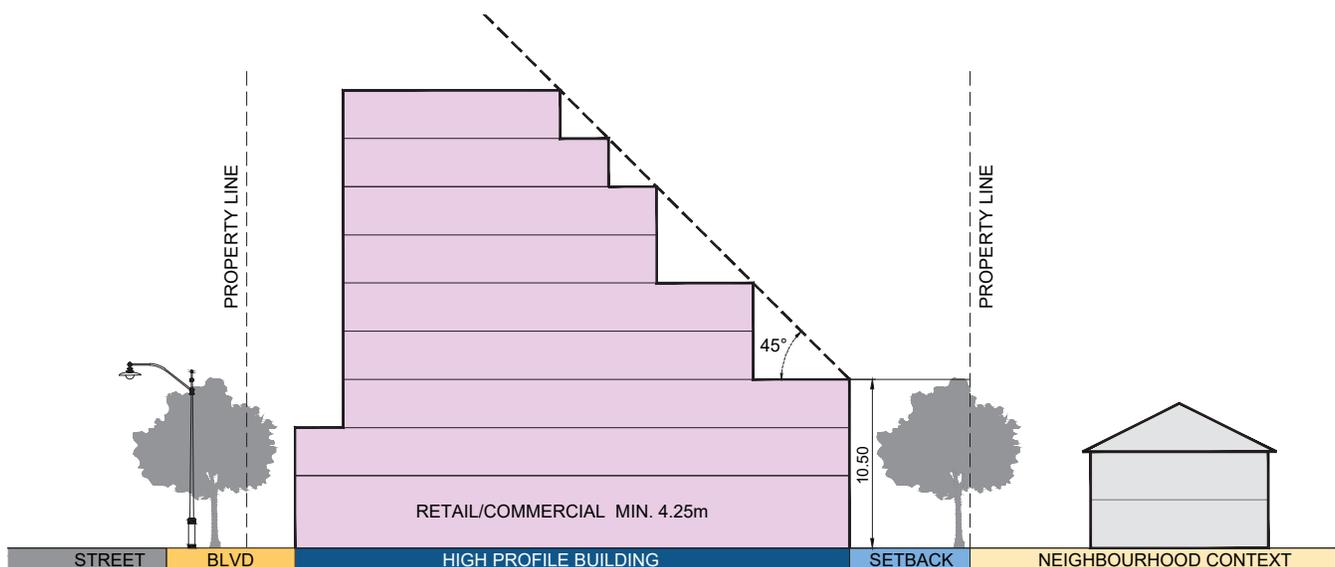
- Slab - large-horizontal structure
- Tower - slim structure
- Tower(s) over podium



Example of a 9 storey residential building with ground floor retail.

3.4.1 General Guidelines

1. Concentrate the greatest heights and massing along the frontage of an Arterial or Collector Road.
 2. Ensure the scale of Medium and High Profile buildings is compatible and sensitively integrated with surrounding residential uses in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility, and visual impact.
 3. To demonstrate mitigation of potential shadow or wind impacts on existing or proposed pedestrian routes, public spaces, and adjacent development technical studies may be required including a wind study and/or sun/shadow study.
 4. For Medium and High Profile buildings, ensure development transition requirements are met using a combination of the following:
 - a. Separate Medium and High Profile buildings from low profile buildings with a Local Road;
 - b. Locate less dense and lower scale residential buildings in locations adjacent to existing low density neighbourhoods;
 - c. Require a minimum 7.5 metre rear yard setback where Medium and High Profile development abuts low profile properties;
 - d. Mitigate the actual and perceived massing impacts of a Medium or High Profile building by breaking up the mass horizontally and vertically, through the creative incorporation of changes in materials, balcony and floor plate design, architectural features, and unit/amenity locations;
 - e. Provide rear and side step-backs for upper storeys to provide contextually appropriate transitions from the Medium and High Profile buildings to the surrounding low profile neighbourhoods; and,
 - f. Provide high quality landscape treatment such as decorative fencing, trees, shrubs, grassed areas, and berming.
5. Angular planes can be used as a tool to evaluate the massing and height transition of a proposed High Profile building to low profile neighbourhoods to ensure appropriate skyview, light, and separation. Consider a 45 degree angular plane, measured from a height of 10.5 metres at the 7.5 metre setback, to determine the maximum height of the building.
 6. Ensure new development is compatible with adjacent and neighbouring development by siting and massing new buildings to avoid undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.



Angular plane diagram - 45 degree angular plane taken from a height of 10.5m at the 7.5 metre setback.

7. Locate and orient primary building entrances to public roads, and design to be visible and accessible to the public in order to support public transit and for reasons of public safety and convenience.
8. Design sites with multiple buildings to reflect a consistent architectural theme. Similar building elements could include colours, materials, signage, and the base and top of buildings. Design individual buildings to offer visual interest and variety in design through architectural features.

3.4.2 Low Profile Buildings

1. All Low Profile buildings shall demonstrate design excellence and compatibility with the surrounding context. Ensure architectural detailing, landscape treatments, colour, and building materials are representative of the highest quality possible.
2. The height difference between adjacent Low Profile buildings on the same block should not vary by more than 1 storey to maintain a consistent street wall.
3. For Low Profile residential and mixed use buildings locate and orient windows, decks, and balconies to limit overlook into nearby windows and amenity spaces of adjacent properties while enabling “eyes on the street” for common public areas.



Example of three storey mixed use buildings at a node location.

4. Limit continuous residential forms such as stacked townhouse buildings to 3 to 8 units per block and the length of the townhouse block should not exceed 50 metres, unless it is essential to the architectural style of the building.
5. Locate garages at the rear of the building to be accessed from a lane or private drive.
6. When located at a corner, design buildings to address both street frontages and be massed towards the corner location for visual interest and to anchor the building.

3.4.3 Medium and High Profile Buildings

1. Medium and High Profile buildings may include commercial and office uses at grade and multi-unit residential above or behind. Design ground floors to be appealing to pedestrians and include uses that are more active in terms of pedestrian traffic, such as commercial/retail, personal service, and restaurant type uses on the ground floor.
2. Provide retail and service commercial uses on the ground floors of buildings to bring animation to the street and encourage pedestrian activity. Such uses should have a minimum 4.25 metre floor-to-ceiling height.



Use of step-backs to provide appropriate transition to adjacent uses.

3. Ensure residential entrances are clearly distinguished from the commercial entrances through building design and locate at the front or side of the building.
4. Locate visitor drop off areas at the side or rear of buildings with lane or private drive access.
5. Design interior courtyards to maximize sun exposure through the massing and location of tall building elements.
4. Provide a tower step-back of a minimum of 3 metres from the podium to differentiate between the building podium and tower and to ensure usable outdoor amenity space.
5. Consider an additional step-back for buildings taller than 8 storeys in height.
6. Provide a minimum separation distance of 25 metres between High Profile towers to maximize privacy and sky views, and to minimize the cumulative shadow impacts of multiple tall buildings. Balconies shall not be provided within this separation distance.

3.4.4 Building Design

3.4.4.1 Height and Massing

Medium and High Profile buildings are generally comprised of a podium, tower, and top.

1. The height of the podium, and the tower step-backs above, should reflect the established streetwall. Ensure the height of the podium matches existing adjacent structures to reinforce the pedestrian scale of the streetscape.
2. Where no established streetwall exists, the minimum height of the podium shall be 3 storeys to frame the streetscape.
3. Where windows are proposed within the podium, provide an 11 metre separation distance between adjacent properties. Where no adjacent buildings exist, a 5.5 metre setback is appropriate. Where a continuous streetwall is desirable, no side-yard setbacks are necessary.
7. The top of the building defines the tower while further distinguishing a unique and interesting skyline. Design the top of buildings to include a variety of elements, such as step-backs, material variations, lighting, and other architectural elements to reinforce a strong presence at the top of the building.
8. Where possible, include outdoor amenity space within the top of the building, including balconies, patios, terraces, and rooftop gardens.
9. For developments with more than one building, provide a range of heights and establish a height hierarchy related to site conditions and context.

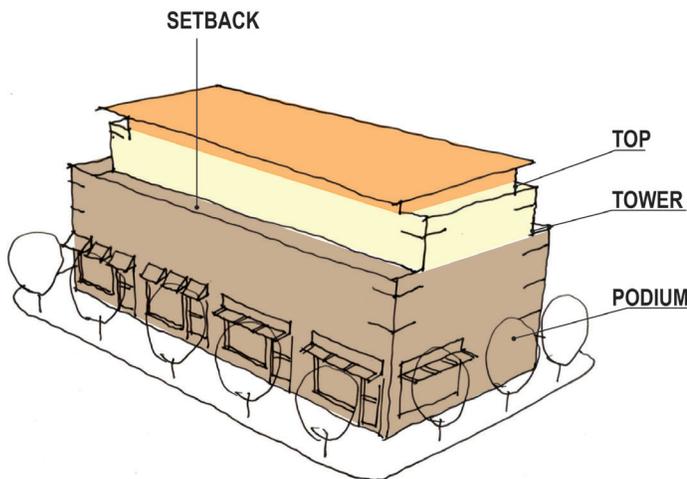


Diagram illustrating the building components of podium, tower and top.



The height of the podium on the mid-rise building should match the adjacent dwellings.

3.4.4.2 Articulation and Architectural Features

1. To animate the public realm and promote safe environments encourage active uses at grade based on the street character (i.e., retail, commercial uses, day-care facilities, townhouses, etc).
2. Mitigate the actual and perceived impacts of Medium and High Profile buildings by breaking up the mass both vertically and horizontally through the creative incorporation of changes in materials, balcony and floor plate design, architectural features, and amenity locations.
3. Incorporate windows and balconies on all elevations, especially if exposed to public view.
4. Provide a high level of glazing at ground level, especially for those areas related to lobbies, common/amenity areas, and non-residential uses (i.e. commercial uses).
5. Encourage weather protective design at grade and at the podium level through canopies, arcades, and cantilevers. Canopies located on the ground floor should be at least 1.5 metres deep.
6. Avoid blank or long expansive elevations which are exposed to the public view. Where unavoidable, consider art or special wall treatments (i.e., screens, living walls, metallic or wooden textures).



Windows and balconies on the front elevation of the building.

3.4.4.3 Exterior Materials

1. Ensure high quality and durable materials are used on all elements and elevations of the development.
2. Select materials to complement the architecture, character, size, and style of the building, as well as the streetscape.
3. Incorporate changes in materials to visually break-up the building massing.
4. Use reflective, low intensity colours on rooftops to reduce heat island effect and HVAC loads.
5. Minimize danger to migratory birds by:
 - a. Avoiding untreated reflective glass or clear glass that reflects trees and the sky;
 - b. Ensuring glass has visual markers and is not reflective within the first 12 metres of building height; and,
 - c. Locating and managing lighting to reduce reflections that might confuse migratory birds.



Changes in exterior materials lessen the visual impact of the building.

3.4.4.4 Developments within Heritage Contexts

1. Locate and design buildings to respect and complement the scale, character, form and siting of on-site and surrounding cultural heritage resources.
2. Use existing heritage buildings to inform the site plan and podium layout and design.
3. Ensure building bases respect the scale of the surrounding historic fabric.
4. When an existing building is adapted or incorporated into the base of a High Profile building, maintain the size and shape of the original window openings and entrances.
3. Signage should add diversity and interest to the street and not overwhelm either the storefront or streetscape. Design building signage to be compatible and complement the architecture of the building in its scale, material, consistency, and design.
4. Design signage to be consistent with respect to materials, size, location (on a building), lettering and lighting, while also allowing some flexibility for tenant branding.
5. Direct signage lighting to limit light trespass to surrounding properties and to prevent light pollution.

3.4.4.5 Signage

Signage plays an important role in the overall image of any area. Signs contribute to the quality of individual buildings and the overall streetscape, and reflect the unique characteristic of their context.

1. Integrate signage in the building design and ensure it complements the building's elevation, animates the ground level, and enhances the streetscape.
2. In Mixed Use Nodes, design signage to be compatible with the character of the neighbourhood.
6. Ensure signage does not obscure windows, cornices, or other architectural elements.
7. Back-lit illuminated sign boxes are discouraged.
8. Projecting or hanging signs should be permitted to encroach over the street line provided that they do not project more than 1.0 metre from the building. There should be a minimum 2.4 metre clearance between the bottom of the sign and grade.



Lighting above signage is directed at the sign and complements the design of the building.



High quality signage is in keeping with the scale and material of the rest of the building.



Hanging signs encroach over the streetline and extend into the pedestrian realm.

3.4.4.6 Storefronts

1. Provide retail and service commercial uses on the ground floors of buildings to bring animation to the street and encourage pedestrian activity.
2. Locate entrances to stores at grade and design to be universally accessible, highly visible, and clearly articulated.
3. Provide spill-out space around the base of buildings for uses such as patios, street furniture, and special events.
4. Where retail uses are provided at-grade, ensure a significant amount of the building frontage on the ground floor and at the building base level is glass to allow views of the indoor uses and create visual interest for pedestrians. Clear glass is preferred to promote the highest level of visibility.
5. Provide awnings or canopies above windows and doors for weather protection.
6. Ensure storefronts on corner sites address both street frontages through entries and glazing.
7. Locate patios along primary streets in areas that maximize sun exposure and effectively animate the streetscape.

3.4.4.7 Mechanical Equipment

1. Screen rooftop mechanical equipment from view through architectural design that reflects the building's façade treatment. Add-on screening elements such as lattice are prohibited.
2. Design and clad mechanical penthouses with materials that complement the main building façades.
3. Locate mechanical rooms to the centre of the building rooftop and integrate into the rooftop design so they are not visible from public view.



An enhanced pedestrian realm along a commercial street with plantings, paving materials, and canopies projecting from the buildings.

A

appendix

**urban design brief
terms of reference**

Purpose

An Urban Design Brief may be required to support a development proposal as part of a complete development application, such as an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, and/or Site Plan Control Application. This requirement will be identified by Planning Staff at the Pre-Consultation meeting.

An Urban Design Brief is intended to describe and illustrate the proposed design for a development proposal and demonstrate how the design meets the intent of the Urban Design Guidelines and other City design guidelines and policies.

Planning Staff will use the Urban Design Brief to assess the urban design aspects of development applications to ensure high quality design is achieved. The City is committed to urban design excellence that results in a complete, functional, sustainable, and attractive built environment consistent with Windsor's character and vision for the future, as outlined in the City's Official Plan.

The Urban Design Brief Terms of Reference has been prepared to standardize the City's expectation for Urban Design Brief submissions. The scope and level of detail expected in the Urban Design Brief will depend on the scale, site, nature, and complexity of the development proposal.

Components of an Urban Design Brief

1.0 Existing Site Conditions and Surrounding Context

The Urban Design Brief should provide a description and analysis of the site and surrounding context. Photographs and a context map showing the subject site in relation to the existing neighbourhood should be included.

2.0 Applicable Design Guidelines and Policies

The Urban Design Brief should identify relevant urban design guidelines and policies from the following documents that are applicable to the proposed development:

- City of Windsor Official Plan
- Applicable Secondary Plans and Guidelines
- City of Windsor Intensification Urban Design Guidelines

3.0 Project Design Analysis

The Urban Design Brief should provide an analysis of the design rationale for the building, landscape, and site design elements of the proposed development and explain why the proposed development represents the optimum design solution. Discussion should consider the following:

- How the design of the proposed development meets the intent of the City's applicable urban design guidelines and policies;
- How the design addresses existing site conditions and constraints such as lot size, grading, or natural heritage features;
- How the design of the proposed development integrates with the existing neighbourhood and enhances its function and aesthetics; and,
- How the design of the proposed development will influence and integrate with future development in the neighbourhood.

4.0 Design Considerations

The Urban Design Brief should include a written description, plans, elevations, diagrams, and/or photographs to illustrate the design choices of the proposed development and site design. Depending on the scale of the development proposal explain how the applicable design considerations have been addressed:

- Street and block pattern (e.g., connectivity, pedestrian access);
- Lot sizes;
- Building orientation and site layout;
- Built form, height, scale, and massing;
- Building articulation and detailing;
- Building materials;
- Setbacks from adjacent properties and the street;
- Building step back (if applicable);
- Building transition to adjacent neighbourhoods;
- Heritage considerations (if applicable);
- Location of parking (surface or underground), driveways, ramps, drop-off areas;
- Access to transit;
- Bicycle parking/storage;
- Location of servicing, garbage, organics, and recycling storage and collection, and loading areas;
- Streetscape elements (e.g., boulevard design, landscaping, street furniture, public art, signage, lighting, etc.); and,
- On-site landscaping and buffering.

