

URBAN DESIGN STUDY



1880 Assumption Street, Windsor

June 2025 (Revised February 2026)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CONTENTS

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1.0 INTRODUCTION & SITE CONTEXT



MacNaughton Hermesen Britton Clarkson Planning Limited ("MHBC Planning") has been retained by Radical Capital (the "Applicant") to prepare an Urban Design Study in support of an Official Plan Amendment and a Zoning By-law Amendment application (the "Application") for the lands municipally known as 1880 Assumption Street within the City of Windsor (the "Site"; see Figure 1.1). The Site is located on the north side of Assumption Street, between Devonshire Road and Chilver Road, within the Walkerville Planning District and Walkerville Heritage Area. The Site is rectangular and measures approximately 4.0 hectares, with approximately 61 metres of frontage on Assumption Street. The Site is currently occupied by a low-rise office building and associated surface parking lot.

The Applicant is proposing the development of a 20-storey mixed use building with approximately 204 dwelling units, 477 square metres of commercial space, 309 vehicle parking spaces, and 17 bicycle parking spaces (the "Proposed Development"; see Figures 1.2-1.3). The building includes a 2-storey podium base built across the extent of the Site, with a series of setbacks above the podium level. Ground floor commercial units are proposed along the Assumption Street frontage. Parking, loading, and servicing areas are contained within the building footprint, with a single driveway access to Assumption Street at the podium's western edge.

This design brief has been updated following the receipt of the November 14, 2025 Planning Consultation Stage 2 Letter, which required revisions to a number of documents submitted in support of the

Stage 1 submission. Specifically, this Brief has been updated to reflect the revised building design; including enhancements to the podium façade; to include further shadow analysis diagrams and related discussion; and to provide additional information related to the building design as reflected in the revised proposal.

Through review of the Stage 1 submission, it was identified that an Official Plan Amendment would be required in addition to the Zoning By-law Amendment that was original sought through the Stage 1 submission. This Brief has been prepared in support of both applications. In response to the November 14 comments:

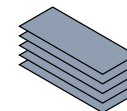
- A more comprehensive shadow study has been completed (see Appendix A) with Section 8.6 of this Brief revised to provide additional commentary related to the completed shadow study;
- Elevations have been revised, with enhancements made to the primary façade facing Assumption Street. Façades facing internal property lines (which screen the structured parking) have also been enhanced with the previous blank walls being replaced by human scale design elements such as fenestration, articulation and material transitions to support visual interest and pedestrian comfort. There is an opportunity for temporary landscaping (until adjacent properties redevelop) to further enhance the façade's facing private property;
- There has been a concentrated effort to reduce the visual impact of the upper storeys (above the 8th storey) through the use of building materials.

A well-defined mid-rise form for floors 1-8 provides for a human scale development. Above the 8th storey lighter building materials, and a setback are introduced to minimize the visual impact of the upper storeys;

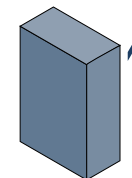
- While building materials, colours, etc. are more appropriately determined through the detailed site plan review process, the updated elevations and renderings provided in support of the OPA and ZBA resubmission include preliminary building material selections; and
- Additional commentary has been added to this document in response to Official Plan Section 8.7 and the Windsor Intensification Guidelines.



204 Residential Units



477m² Commercial and Office Uses



**20 Storey Tower
2 Storey Podium**



**Podium and Rooftop
Amenity Spaces**



**285 Vehicle
Parking Spaces**

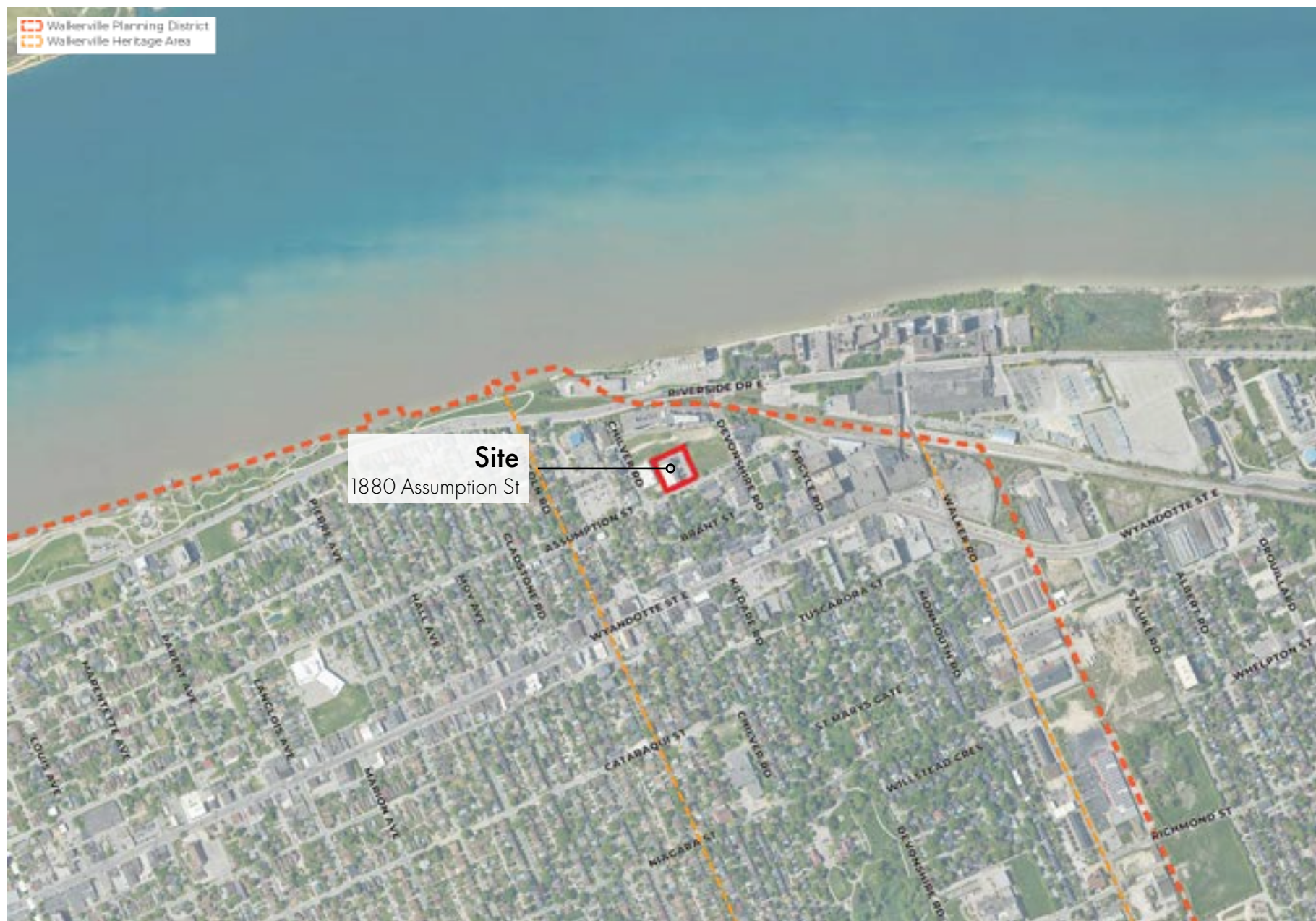


Figure 1.1 - The Site at 1880 Assumption St, in eastern Windsor



Figure 1.2 - Building massing along Assumption Street designed to enhance the pedestrian realm (architectura, January 2026)

1.1 EXISTING SITE CONDITIONS

The Site is currently occupied by a single storey office building (see Figures 1.3-1.5). This building fronts onto Assumption Street and is built to the front and western lot lines. The eastern portion of the Site is occupied by a surface parking lot, with a loading area and accessory building along the northern property line. The parking lot is accessed by a driveway from Assumption Street, roughly aligned with the terminus of Kildare Road, and a driveway from the municipal laneway to the west. Two pedestrian entrances to the existing office building are located along the Assumption Road frontage, with an additional entrance from the parking area. A small landscaped area lies between the building and parking area.



Figure 1.3 - Site looking east from Assumption St



Figure 1.4 - Site looking west from Assumption St



Figure 1.5 - Existing site conditions

1.2 SURROUNDING CONTEXT

Built Form & Land Use

The Site is located within the Walkerville Planning district, a mixed residential, commercial, and employment area east of downtown Windsor. The Site acts as a transitional area between the residential and commercial area to the southeast, and the employment area to the northwest (see Figures 1.6-1.14).

Directly north and east of the Site lie vacant parcels, with a converted 4 storey factory building further north at Riverside Drive East and Devonshire Road. Beyond Riverside Drive East and Devonshire Road lies the Hiram Walker & Sons Distillery, which spans several blocks along Riverside Drive East and Wyandotte Street East. Further north lies the Detroit River. The buildings in this area are generally street fronting and rise between 1 and 12 storeys.

West of the Site, across the municipal laneway, lies a 1 storey employment building. South of the Site, across Assumption Street, lies a row of commercial and converted residential buildings. The area beyond to the south and east is a mix of single-detached, townhouse, and low-rise apartment typologies. Commercial uses are located primarily along the Wyandotte Street East corridor, with additional commercial interspersed within the neighbourhood. These commercial areas provide a mix of restaurant, retail, service commercial, and office uses for the surrounding neighbourhood.



Figure 1.6 - Existing built form within 800m of the Site



Figure 1.7 - iram Walker & Sons distillery complex along Riverside Dr E



Figure 1.9 - Main street corridor along Wyandotte St E



Figure 1.8 - Former industrial building converted for office uses



Figure 1.10 - Low-rise apartment along Assumption St



Figure 1.11 - Single-detached dwellings south of Wyandotte St E



Figure 1.13 - Linear parkland between the Detroit River and Riverside Drive



Figure 1.12 - Frank W. Begley Public School



Figure 1.14 - Willistead Park

Circulation

The Site is surrounded by a regular grid pattern of streets (se Figure 1.15). Assumption Street is a local road with two vehicle lanes, on-street parking, and dual sidewalks. Wyandotte Street East and Walker Road are Class II Arterials that lead to downtown Windsor and the E.C. Row Expressway, respectively. Wyandotte Street East has a main street character west of Devonshire Road, with two vehicle lanes, bicycle lanes, on-street parking, and wide sidewalks. To the west, the street transitions to an arterial form,

with four to five vehicle lanes and curb-side sidewalks. Walker Road has a two-lane cross section with dual sidewalks. Riverside Drive East is a Scenic Drive with four vehicle lanes, bicycle lanes east of Lincoln Road and a multi-use trail and sidewalk west of Lincoln Road.

Transit Windsor runs bus service along Wyandotte Street East, Lincoln Road, and Gladstone Avenue, which provides access to downtown Windsor, the University of Windsor and the Windsor Airport (see

Figure 1.16). In addition, the VIA Rail station is located approximately 600m east of the Site, providing access to London, Toronto, and beyond.

The fine-grained street network surrounding the Site provides a high-level of walkability to the surrounding commercial uses and amenities (see Figure 1.17). A number of bike lanes and multi-use trails provide additional active transportation access to and from the Site, including Wyandotte Street, Lincoln Road, Gladstone Avenue, and Riverside Drive East.



Figure 1.15 - Surrounding vehicle circulation

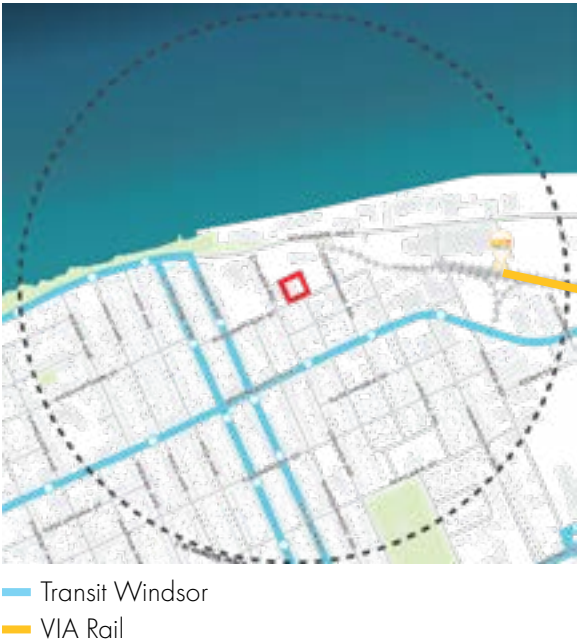


Figure 1.16 - Surrounding public transit

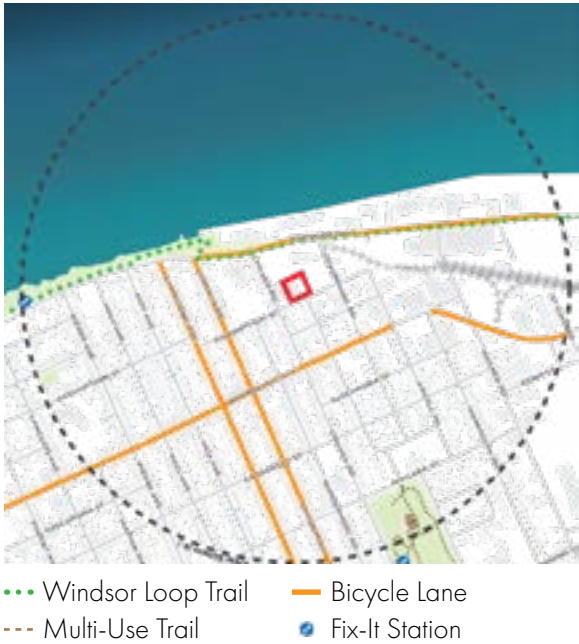


Figure 1.17 - Surrounding active transportation routes

Open Spaces & Natural Heritage

The surrounding context is defined by the Detroit River, which runs approximately 200 metres north of the Site (see Figure 1.18). A series of parks runs along the southern shoreline and includes multi-use trails, fishing piers, gardens, and open lawns. A number of additional parks and school yards provide green space, playgrounds, and interpretive signage, including Willistead Park, Walkerville Jubilee Park, Hiram Walker Parkette, and Frank W. Begley Public School. There are no significant natural constraints in the surrounding area.



Figure 1.18 - Surrounding parks and open spaces

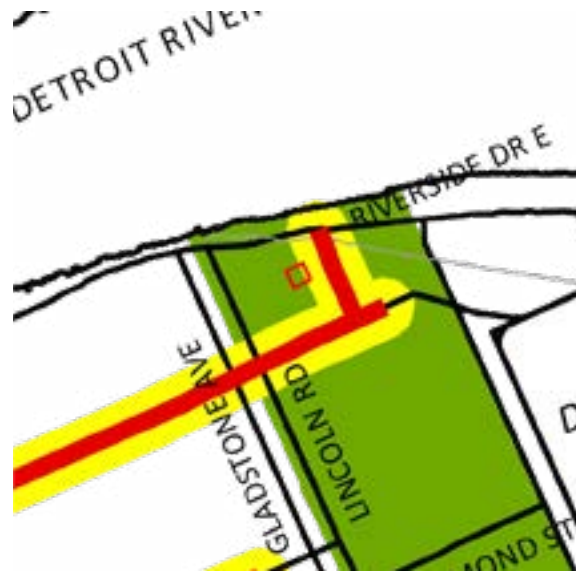
2.0 APPLICABLE POLICIES & REGULATIONS



Within the Windsor Official Plan (the “Windsor OP”), the Site is located at the periphery of the Growth Centre (Schedule J), and is designated as Mixed Use Corridor (Schedule D), Mature Neighbourhood (Schedule A-1), and Heritage Area (Schedule G) (see Figures 2.1-2.4).

Section 8 of the Windsor OP contains policies related to urban design. A number of policies related to The Image of Windsor (8.2), Design for People (8.3), Ecological Design (8.5), Micro-climate (8.6), and Built Form (8.7) are applicable to the Proposed Development at the Official Plan and Zoning By-law Application stage. These policies aim to create an attractive, livable, and human scale city. The Proposed Development’s conformity with these policies will be addressed in Section 3.1 of this report. Additional policies within Section 8 will be addressed through a subsequent Site Plan Control application, as appropriate.

The City of Windsor Intensification Guidelines are also applicable to the Proposed Development. The Guidelines are intended to provide direction for the design of future uses that respect the unique character of Windsor’s neighbourhoods. Due to its location within a Mixed Use Corridor, the Proposed Development is subject to Section 3 of the Guidelines. The Proposed Development’s general consistency with the applicable guidelines is addressed in Section 3.2 of this report, with additional analysis to be provided through a subsequent Site Plan Control application, as required.



■ Mature Neighbourhood

Figure 2.1 - Schedule A-1: Special Policy Areas



■ Heritage Area

Figure 2.3 - Schedule G: Civic Image



■ Mixed Use Corridor

Figure 2.2 - Schedule D: Land Use



⊗ Growth Centre

Figure 2.4 - Schedule J: Urban Structure

3.0 DESIGN ANALYSIS



3.1 CITY OF WINDSOR OFFICIAL PLAN

8.2 The Image of Windsor

The Proposed Development creates a new landmark tower that supports the distinctive built form and vibrancy of Walkerville and the surrounding Mixed Use Corridor (see Figure 3.1). The high-density tower typology represents a sustainable built form and efficient use of land, while the podium design and street-oriented siting enhances the human scale character of the street.

The revised façade design and material palette contribute to the surrounding Heritage Area. The Heritage Impact Assessment, prepared by MHBC, identified no adverse impacts on the Site and surrounding heritage properties as a result of the Proposed Development.

8.3 Design for People

The Proposed Development promotes a pedestrian scale public realm and encourages interaction between the building and street. This is accomplished through a street-facing podium built to the street line, ground floor commercial units, multiple pedestrian entrances, and high levels of transparency. The podium also creates a continuous street wall along Assumption Street that contributes to a sense of enclosure.

The proposed development has been informed by Policy 8.3.2.2 of the City's Official Plan, which provides direction for pedestrian scale development. This has been achieved through the placement of continuous horizontal features on the first two storeys adjacent to the road; through the proposed repetition of landscaping elements (to be confirmed through the future site plan process); and through the use of familiar sized architectural elements such as doorways and windows.

The two storey podium (at a height more typical of a 3 storey building) has been designed at a human scale; has a well defined main entrance; and significant amount of glazing on the ground floor. The combination of ground floor retail, wide pedestrian sidewalks and large ground windows will assist in activating the frontage along Assumption Street.



Figure 3.1 - Podium and tower design along Assumption Street (architectura, May 9, 2025)

8.5 Ecological Design

The Proposed Development furthers the City's sustainability goals by providing a compact, high-density form that will support the surrounding commercial uses and transit investment. The Site is well-served by commercial, open spaces, employment, transit, and active transportation infrastructure to encourage residents' use of alternative forms of transportation. In addition, green roofs are contemplated to provide stormwater capture, cooling, and amenity space. Additional details surrounding landscape materials and stormwater management will be provided through a future Site Plan Control application. The site does not contain any Natural Heritage features.

8.6 Micro-climate

The Shadow Study, prepared by architectura, has been revised to illustrate additional dates and times in order to assess potential shadow impacts from the proposed development. The purpose of a Shadow Study is to understand how a proposed development will affect sunlight and shadows in the surrounding area. This is to ensure that neighbouring properties, public spaces and streets continue to receive adequate sunlight and determines how the proposed development will affect pedestrian comfort. Typically, Shadow Studies are used to ensure that there are no adverse shadow impacts to public spaces (such as public parks, squares, etc.) and to amenity spaces associated with residential development.



Figure 3.2 - Preliminary rooftop design with green roof and outdoor amenity area (architectura, May 9, 2025)

The shadow study diagrams are included as Appendix A to this report and are summarized as follows:

- In June, there are no impacts to the public streetscape, public open space or residential amenity space. Morning shadows impact the single storey commercial property to the west, with shadows following on the rear/loading area of this building. Afternoon shadows fall on the vacant property to the east. It is noted that this property will continue to receive full sun through most of the day.
- In September, there are no impacts to public open space or residential properties. In the late afternoon there is a brief period of shadow on Devonshire Road, but this street and related sidewalks remain free of shadows for the remainder of the day. Mid-day there is a partial shadow on the property to the north, but it is noted that this property is unaffected by the proposed development in the morning or later in the afternoon.
- Similar to September, in March, there are no impacts to public open space or residential amenity space. In the late morning there is a brief period of shadow on Chilliver Road, but this street and related sidewalk remain free of shadows for the remainder of the day. Mid-day there is a partial shadow on the property to the north, but it is noted that this property is unaffected by the proposed development in the morning or later in the afternoon. The most substantial shadows occur in the late afternoon on the vacant property

to the east, but it is noted that this property is not impacted by the proposed development in the morning or earlier in the afternoon.

While there will be shadows cast for brief periods of time on adjacent properties, it is noted that there are no adverse shadow impacts as a result of the proposed development. Public streets and sidewalks, in particular Assumption Street, will continue to receive full sun. There are no impacts to public open space or residential amenity areas.

8.7 Built Form

The Proposed Development represents a complimentary built form for the Walkerville neighbourhood. The development incorporates some traditional design features and materials, but in a contemporary way. The proposed podium creates a street-oriented form that aligns with the predominant setbacks along Assumption Street. The street-fronting entrances to residential and commercial uses link the building to the surrounding transit and active transportation infrastructure and create a pedestrian-oriented form. The single vehicle entrance at the façade's western edge reduces the visual prominence of vehicles on the public realm and minimizes potential conflict between vehicles and pedestrians.

The T-shaped tower maximizes density and unit yield while minimizing building length and visual impact. The use of a podium and tower form, with multiple stepbacks on all four facades, provides a transition to the surrounding low-rise uses (see Figure 3.4). The preliminary façade design uses materials and design elements from the surrounding buildings, including

large repeating windows, arches, red brick, and limestone (see Figure 3.5).

The revised design architecturally screens the podium parking while breaking up the building façade. The previous blank walls on the South, West, and East elevations have been designed to add further articulation, that combined with landscaping will ensure attractive façades on all sides of the building.

In response to the Built Form policies of the City's Official Plan, the proposed development has been designed to complement surrounding development in terms of its overall massing, orientation, setback and exterior design (8.7.2.1 a). To complement does not mean to replicate, and it is important to note that while the surrounding context includes some notable buildings, it also includes buildings for which redevelopment is anticipated and encouraged. The building design includes careful consideration of how the podium height reflects the height of prominent buildings in the area, while allowing for increased height for the remainder of the building.

The proposed development will have direct connections to the existing public sidewalk system along Assumption Street and provides an opportunity for a wider pedestrian sidewalk across the Assumption Street frontage to encourage pedestrian activity (8.7.2.1 b).

In response to policy 8.7.2.1 c, the subject lands do not contain natural area features. The property is not listed (non-designated) or designated on the City of Windsor's Municipal Register of Properties of Cultural Heritage Value or Interest. The subject property is

not located within a Heritage Conservation District designated under Part V of the OHA, however, is located within the Walkerville Heritage Conservation District Study. Through the completion of a detailed Heritage Impact Assessment, appropriate consideration has been given to the proposed development in the context of the Walkerville Heritage Conservation District area. With respect to appealing street facades,

Policy 8.7.2.6 encourages functions that do not directly serve the public (such as loading bays and blank walls) should not be located directly facing the street. The building has been designed so that there are no blank walls facing Assumption Street. Side elevations, while not directly abutting a street, are visible to an extent from Assumption Street and have been revised to provide more architectural articulation and architectural features that screen parking while still providing visual interest.

Façade stepbacks have been incorporated away from the road frontage to provide sunlight access, manage wind conditions and to enhance the pedestrian scale (8.7.2.7). As illustrated in the West building elevation, the main entrance is street oriented and clearly visible from the pedestrian realm (8.7.2.8).



Figure 3.3 - South and west elevations (architectura, May 9, 2025)



Figure 3.4 - Preliminary material palette (architectura, May 9, 2025)

3.2 CITY OF WINDSOR INTENSIFICATION GUIDELINES

3.2 General Guidelines

The Proposed Development is oriented toward Assumption Street and is integrated with the surrounding neighbourhood through the podium height, stepbacks, and preliminary façade design.

3.3 Site Planning

The proposed podium occupies the full frontage of Assumption Street, with commercial and residential lobby entrances facing onto the street. The front yard setback aligns with the predominant setback in the surrounding blocks. This new street wall at the street line creates a sense of enclosure and human scale public realm.

Parking, loading, and servicing areas are contained within the building and accessed via a single entrance from Assumption Street (see Figure 3.6). Parking is located underground and within the podium and is screened from the street by retail units and the residential lobby. Bicycle parking is located underground with the potential for outdoor parking for commercial uses and residential visitors along Assumption Street.

The Proposed Development includes extensive roof top amenity and contemplates green roofs. Details related to the green roofs, as well as the streetscape design along Assumption Street, will be determined through a future Site Plan Control application.

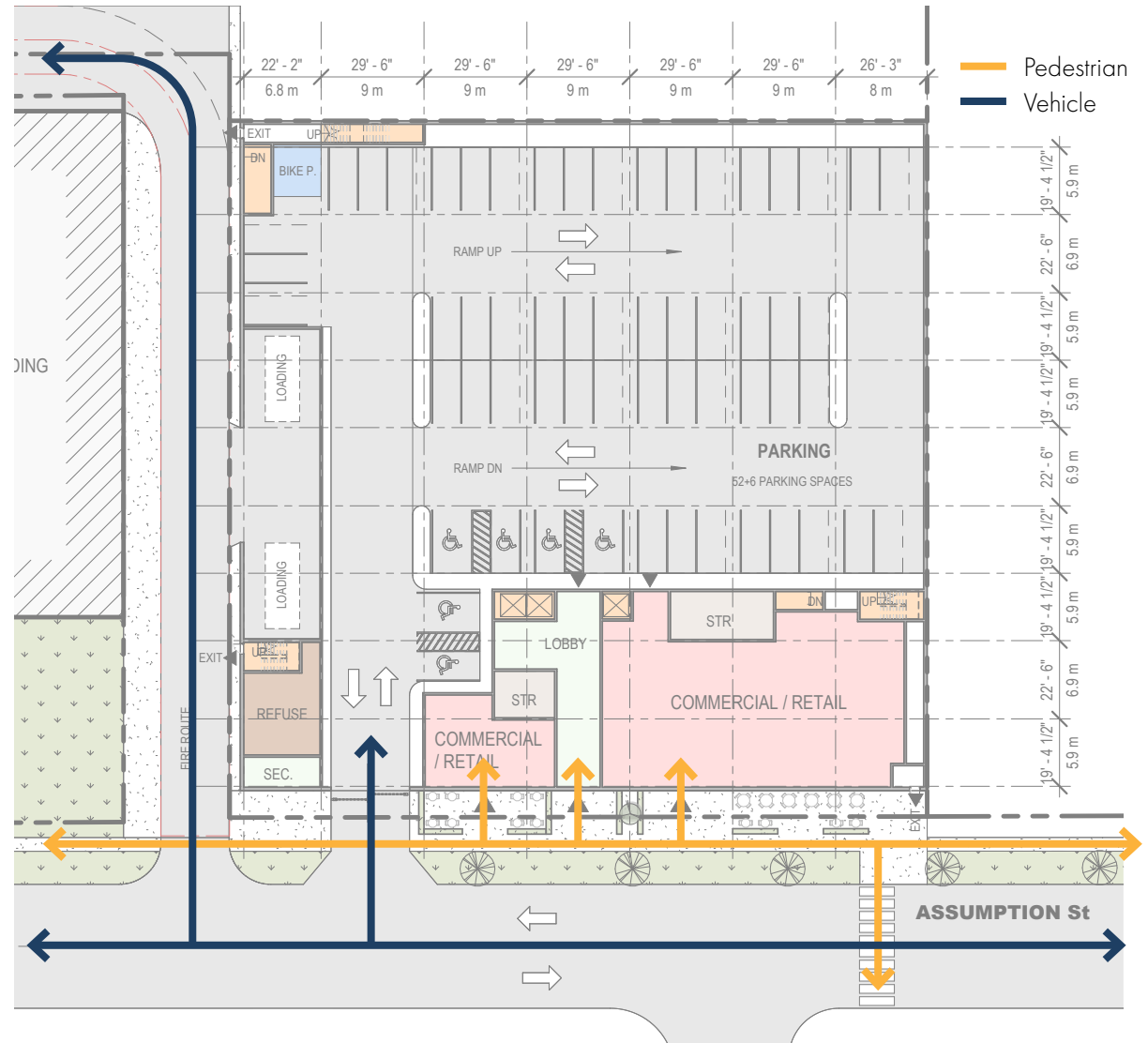


Figure 3.5 - Pedestrian and vehicle circulation

3.4 Built Form Guidelines

The Proposed Development utilizes a base-middle-top design for its podium and tower. The two-storey podium base reads as three storeys in terms of height. This height aligns with the surrounding low-rise typologies and frames the streetscape along Assumption Street as well as prominent buildings within the area. The commercial units on the ground floor encourage animation and pedestrian activity along the street and will have highly visible facades with street-facing entrances. The residential and commercial entrances will be distinguished through signage and façade design. The commercial and residential lobby portions of the ground floor are 6.7m in height. The podium is further described as follows:

- Compatible podium that is in harmony with several neighbouring building heights and is contextually scaled to reinforces the existing streetwall.
- A podium that maintains consistent street presence, and the building base supports, strengthens a cohesive urban edge and form.
- Podium design that is sensitivity to human scale and respecting the pedestrian experience, not just inspired and matching adjacent buildings.
- The podium setback allows for possible street cafes.
- The podium respects neighbourhood character in material, segmental arches and proportions, as street language.
- The façade is porous, fenestrated and activates the street with primarily commercial use.
- The façade of the podium employs diminishing arches, and layers, implying horizontal banding and rhythm of pattern reducing scale as you move vertically.
- The arched, lowest and largest openings provide lightness and allows building to float and again connect interior to pedestrians.



Figure 3.6 - Streetscape conditions along Assumption Street (architectura, May 9, 2025)

- Symmetry and a centralized division of mass and change in treatment identifies the primary entry to the residential core and breaks down the length of façade.
- The alley and interior property line extents of the other podium facades enclose a parking deck and are restricted to openings, as firewalls.
- Through the site plan process there is an opportunity to explore greenwalls and/or art and lighting programs to create interest and layering on east and north walls.

Above the podium, the tower steps back on all four sides, creating a distinct building form. The tower is T-shaped to provide maximum floor space within a minimum building length. Additional stepbacks and a shift in materiality after the 13th storey create a light tower top. Indoor and outdoor amenity is located above the 5th storey. The tower, as redesigned, is further described as follows:

- The tower reflects a continued symmetry and a strong bifurcation of the main front façade along Assumption allowing for a pronounced division and break down of scale.
- The building footprint has now been arranged in a symmetrical plan that produces the interpretation of 3 clear vertical segments of building as opposed to one mass.
- The proposed 20-storey building now employs four (4) carefully placed façade step backs to

ensure a respectful and contextually sensitive transition to the outlying heritage properties.

- These stepbacks break the tower into a series of smaller, recessive volumes, significantly reducing its visual prominence and preventing any sense of overwhelming the historic building.
- By maintaining a strong, lower-scale podium that aligns with the established neighbouring heights and massing of the surrounding heritage structure, the design reinforces the prevailing streetscape rhythm while allowing the taller elements to recede unobtrusively into the background.
- Each stepback softens the verticality of the tower, preserves important sky views around the heritage resource, and mitigates shadow and overlook impacts.
- This tiered form allows the heritage property to remain the primary visual anchor at street level, with the new development acting as a complementary and deferential backdrop.
- Overall, the stepped massing strategy supports surrounding heritage conservation objectives by achieving a sensitive scale transition, protecting the prominence of the nearby heritage buildings, and integrating the new development into its historic context with architectural dignity.
- The terracing scales down the mass substantially by creating horizontal layers and shortened blocks that lighten in materiality, tone and glazing as they rise.

- Balcony locations are strategic in order to further lighten the corners of the massing as well. Glass rails also further that intention and separate from the mass.

- In terms of materiality, transparency and porosity the architect has applied a gradient and holding facebrick that diminishes almost completely by the 9th and terminate by the 14th floor in a gradient technique.

- The facebrick dissipates as it climbs vertically to instill lightness and reduction of scale.

- Limestone inspired concrete panels are applied increasingly in combination with glass and larger balconies to lighten the top terminating 5 floors.

- The footprint of the 15-20 floors has been reduced noticeably and a double storey expression has been applied to those floors. This provides a lighten mass, further divided by the light verticality of s storey articulation and glass, providing a softened and elegant termination, which also reduces shadow.

Overall, the grid-and-infill composition provides a sensitive, historically resonant architectural expression that mitigates massing impacts and strengthens the building's compatibility with its heritage context. Inspiration of the structural concrete grid was drawn contextually from the neighbouring Power building, which in our opinion provides an appropriate harmony of language and respect for the industrial heritage of the Walkerville area.

As noted, the preliminary building design integrates with the scale and built form of the surrounding Walkerville neighbourhood (see Figure 3.7). The two storey podium aligns with the low-rise residential, commercial, and industrial typologies, while the building siting aligns with the existing setbacks along Assumption Street. The preliminary façade design and material palette also takes cues from the heritage area.

The T-shaped tower, stepbacks, and material palette create a design that is compatible with the adjacent uses. As discussed previously, the shadow impacts on adjacent residential and employment uses are minimized. The residential uses to the south and west are separated from the proposed tower by Assumption Street to the south, and a municipal laneway, existing employment use, and Chilver Road to the west.

The City's Intensification Guidelines speak to High Profile Buildings as generally not exceeding 14 storeys. The additional height is being requested through an Official Plan Amendment, and has been assessed in the context of the Planning Justification Report, and other studies where it has been determined that there are no adverse impacts as a result of the additional height. The proposed development is not located within an established residential neighbourhood and is well separated from existing residential development. Design guidelines have been considered in the overall development design, including breaking up the mass horizontally and vertically (3.4.1.4 d); incorporated stepbacks for upper storeys (3.4.1.4.e); and locating and oriented primary building entrances to public roads (3.4.1.7).

The proposed development has also been designed with consideration to the Medium and High Profile Building guidelines by including commercial uses at grade with the ground floor designed to be appealing to pedestrians (3.4.3.1 and 3.4.3.2); by clearly distinguishing residential entrances from commercial entrances (3.4.3.3); by designing the building with a clear podium, tower and top (3.4.4.1.1) and providing a podium height equivalent to three storeys (3.4.4.1.2).

The redesigned building avoids blank or long expansive elevations which are exposed to the public view by adding further architectural detailing along the side elevations that screen podium parking.

The City's Intensification Guidelines will be further considered through the detailed site plan approval process, including guidelines related to signage, storefronts, mechanical equipment, and exterior building materials (all of which are elements of design that are more appropriately addressed through site plan approval).

4.0 DESIGN CONSIDERATIONS



4.1 SITE DESIGN

The proposed podium is oriented to the street, matching the zero lot line placement of the existing buildings along Assumption Street. The ground floor commercial uses and street-facing entrances create an active streetscape along Assumption Street (see Figure 4.1). This form integrates with the historic urban fabric of Walkerville and sets the precedent for development of the surrounding vacant lands.

Vehicle access to the site is designed to limit the impacts on the pedestrian realm. Vehicle circulation, waste storage, and servicing areas are contained within the building footprint and will not be visible from the street. The single entrance driveway reduces the potential for conflicts between pedestrians and vehicles.

Green roofs are contemplated to add landscaped areas to the site and provide amenity areas for future residents and tenants. The potential for streetscape activation along Assumption Street will be explored through the Site Plan Control phase.



Figure 4.1 - Ground floor plan showing ground floor retail and internal circulation

4.2 MASSING

The tower and podium typology is utilized to create a high density form that integrates with the surrounding neighbourhood (see Figure 4.2 - 4.4). The two storey podium provides a low-rise base that matches the mixed use forms within Walkerville. The tower portion is stepped back from the podium to create a separation of massing and to avoid overwhelming the public realm. Additional stepbacks at the twelfth floor and variations in façade design and materiality help to break up the tower mass and provide a transition to the adjacent residential uses.

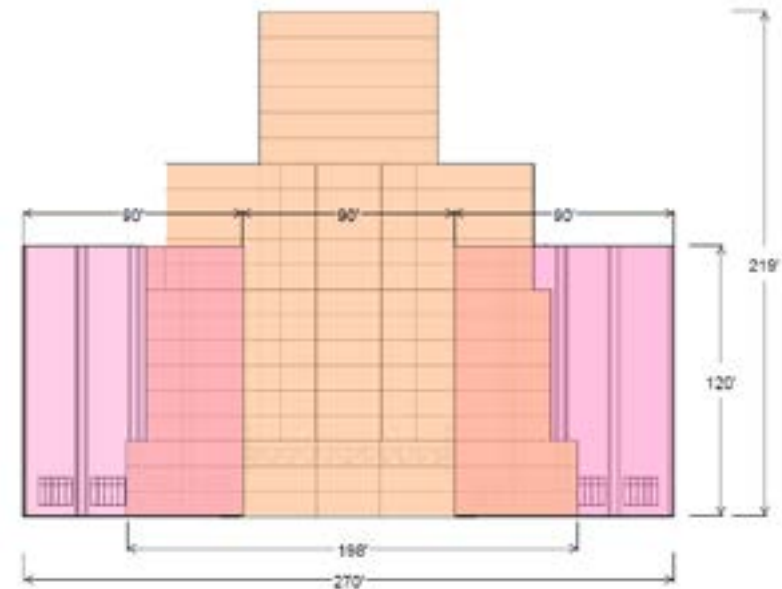


Figure 4.2 - Overlay of the Hiram Walker Warehouses versus 1880 Assumption.

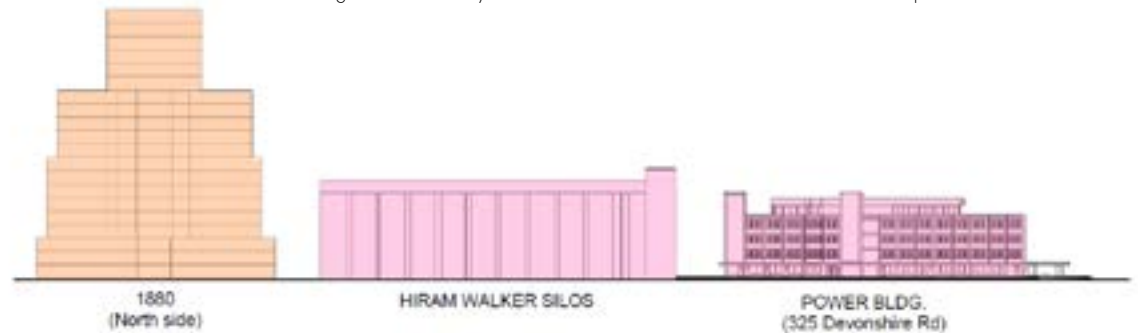


Figure 4.3 - Diagram illustrating height of the proposed development relative to notable buildings. The defined 8 storey component of the development is generally aligned with these buildings. The tower has been stepped in to reduce its visual performance.

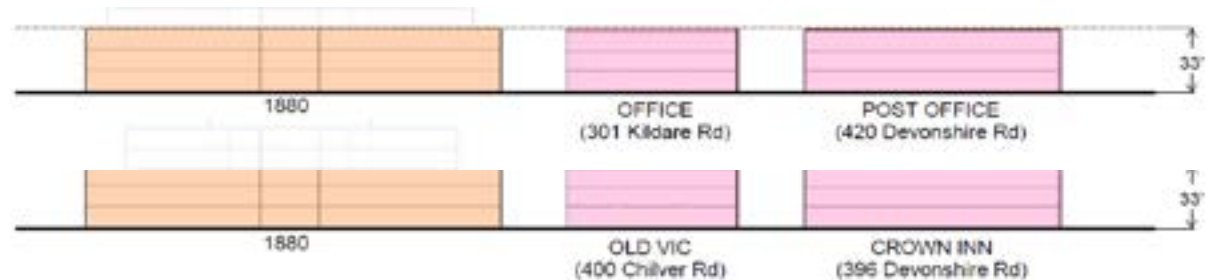


Figure 4.4 - Diagram illustrating the proposed podium height compared to other developments in the area.

5.0 CONCLUSION



This Urban Design Study as revised concludes that the Proposed Development incorporates a high level of urban design through the following:

- Providing a street-oriented, low-rise podium that create an active streetscape along Assumption Street;
- Utilizing stepbacks, material changes, and an T-shaped tower form to avoid impacts on the surrounding residential neighbourhood;
- Prioritizing active transportation and screening parking and servicing areas within the building podium;
- Integrating in the Walkerville Heritage Area through the preliminary material palette and design details;
- Contributing to the Mixed Use Corridor through a compact building typology and sustainable use of land.

It is our opinion that the proposed Official Plan and Zoning By-law Amendment applications reflect the intent, policies, and guidelines of the City of Windsor Official Plan and Intensification Guidelines and represents good urban design.

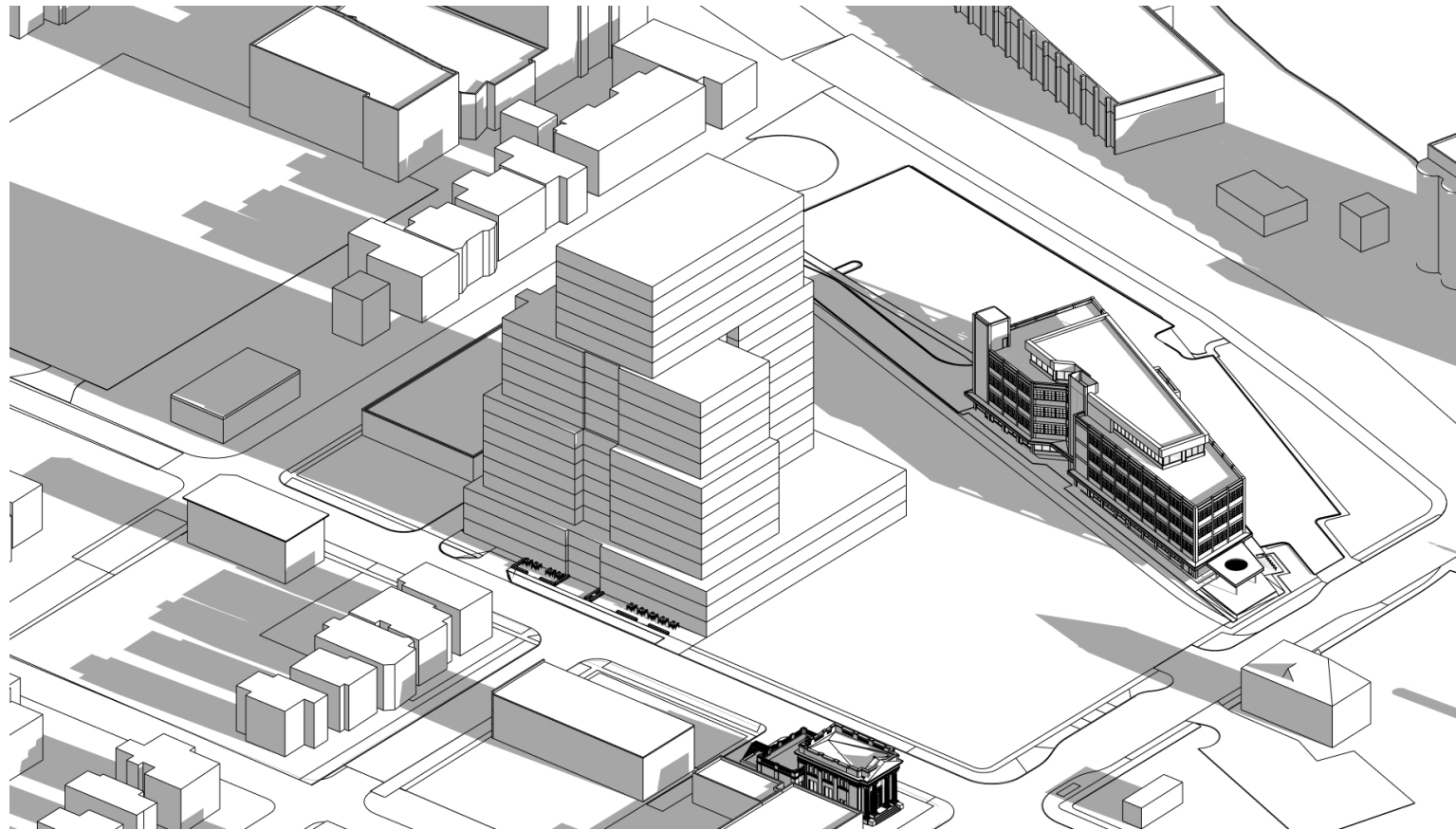
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Andrea Sinclair', with a long horizontal flourish extending to the right.

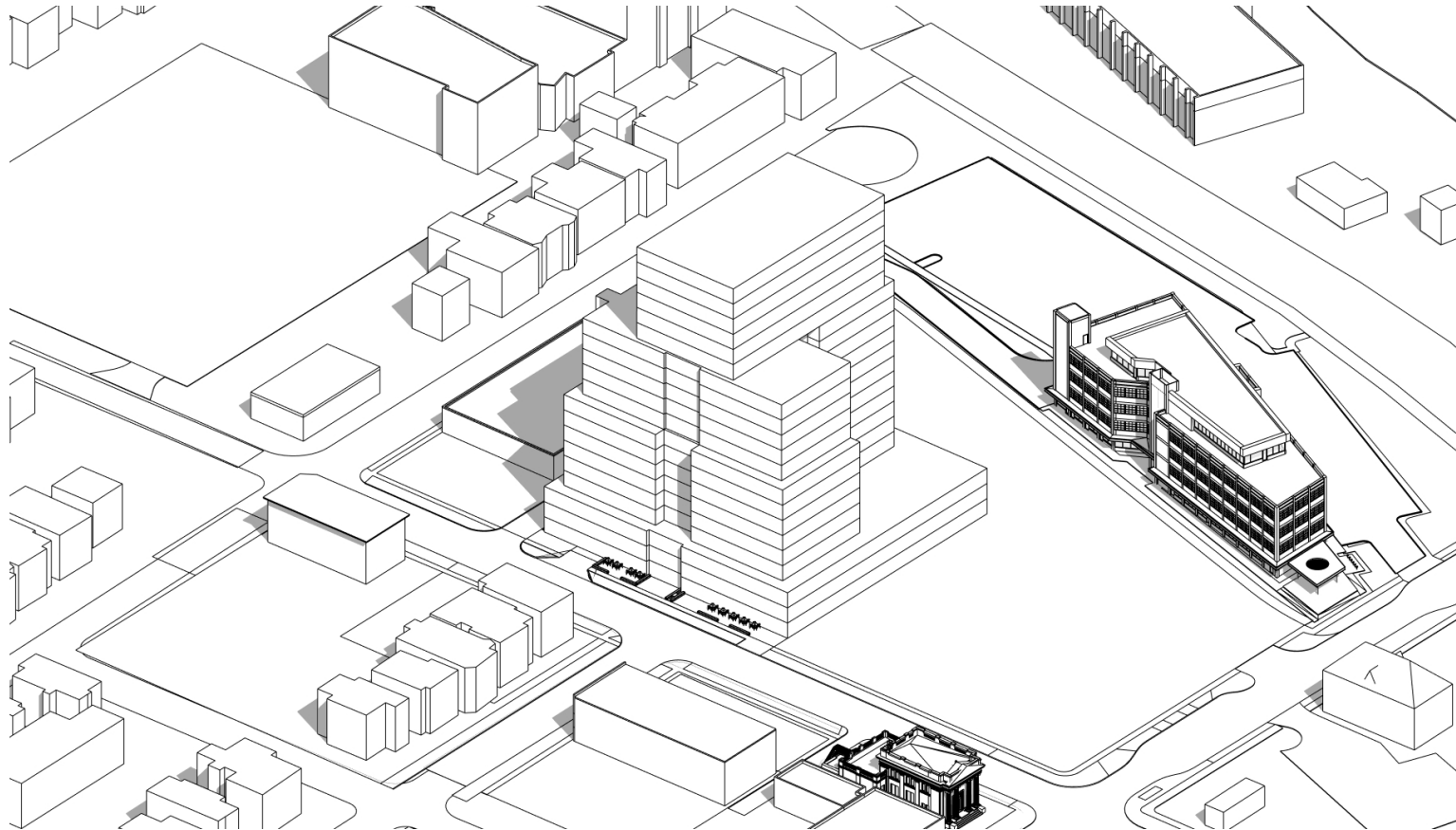
Andrea Sinclair, BES, MUDS, MCIP, RPP
Partner, Urban Designer

APPENDIX 01





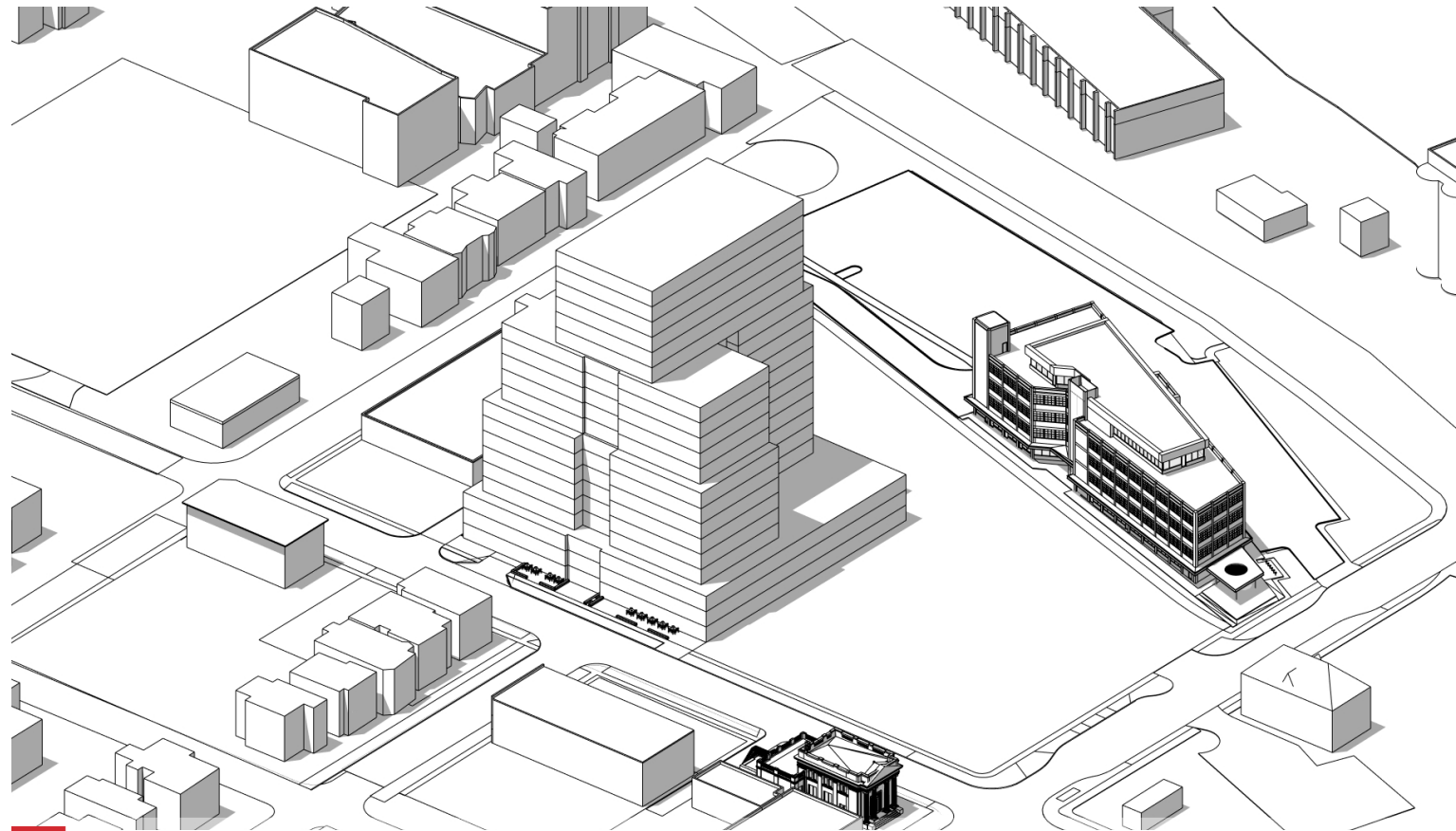
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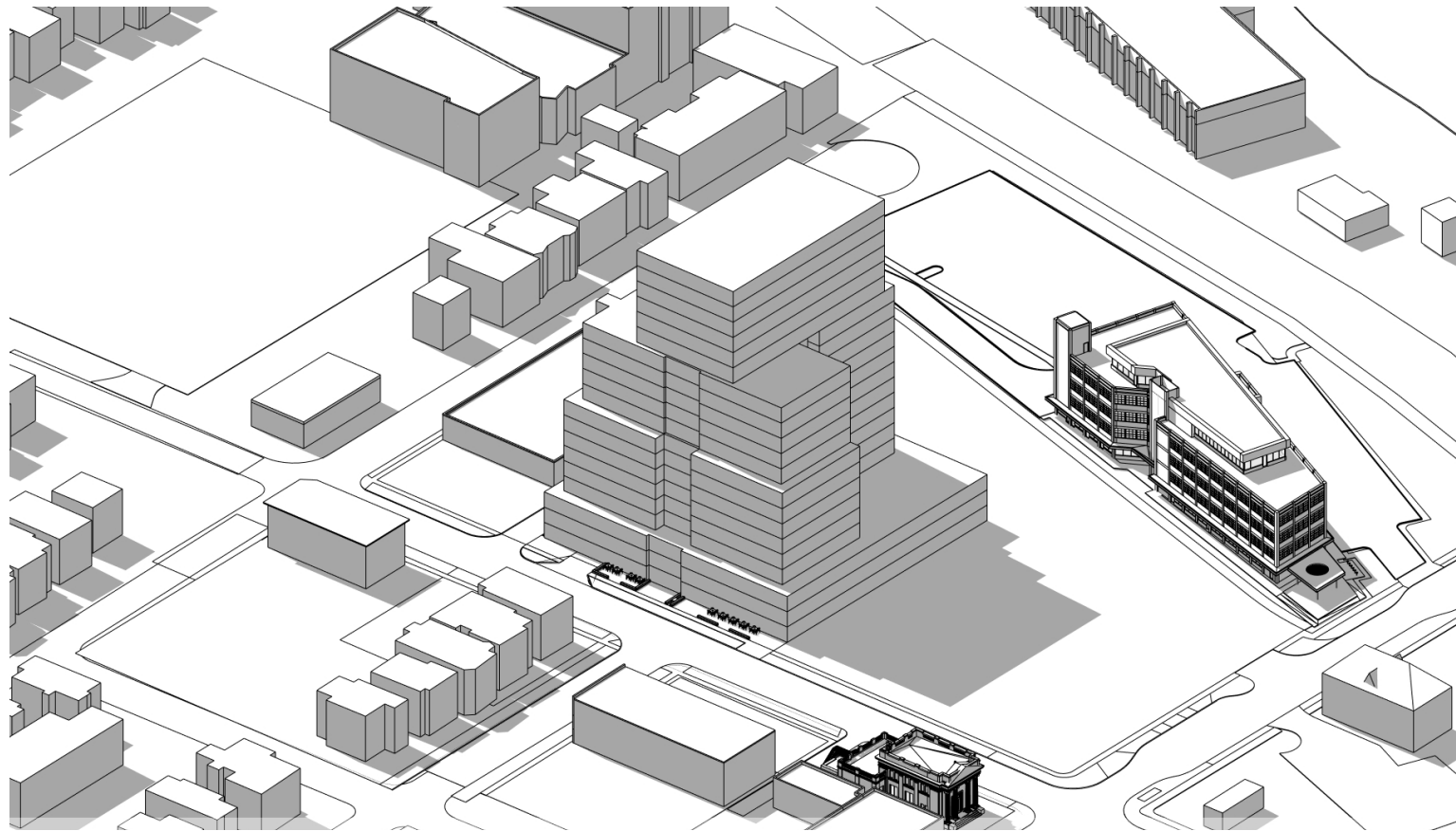
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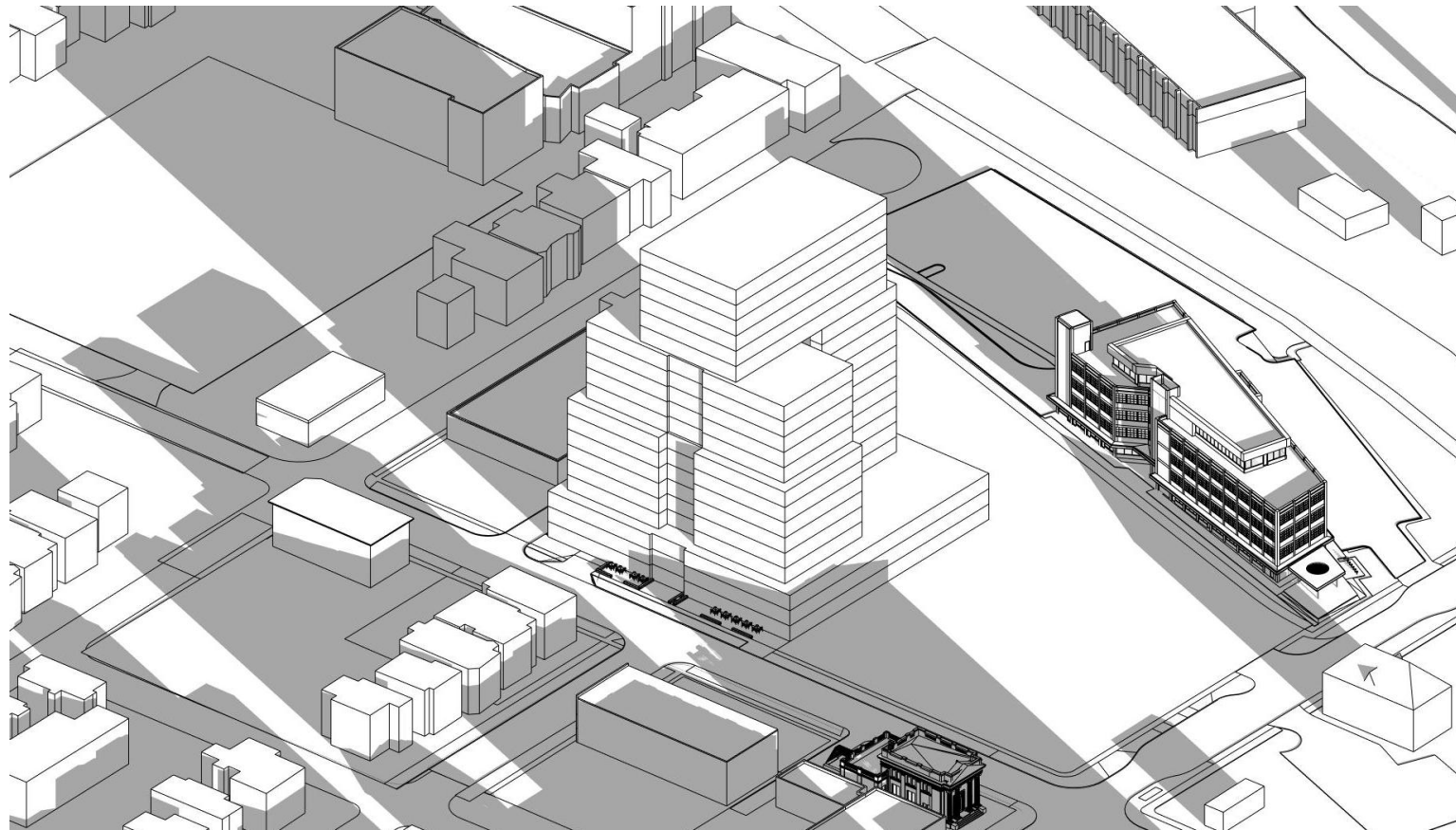
Sun Path & Shadow Analysis in June 21th

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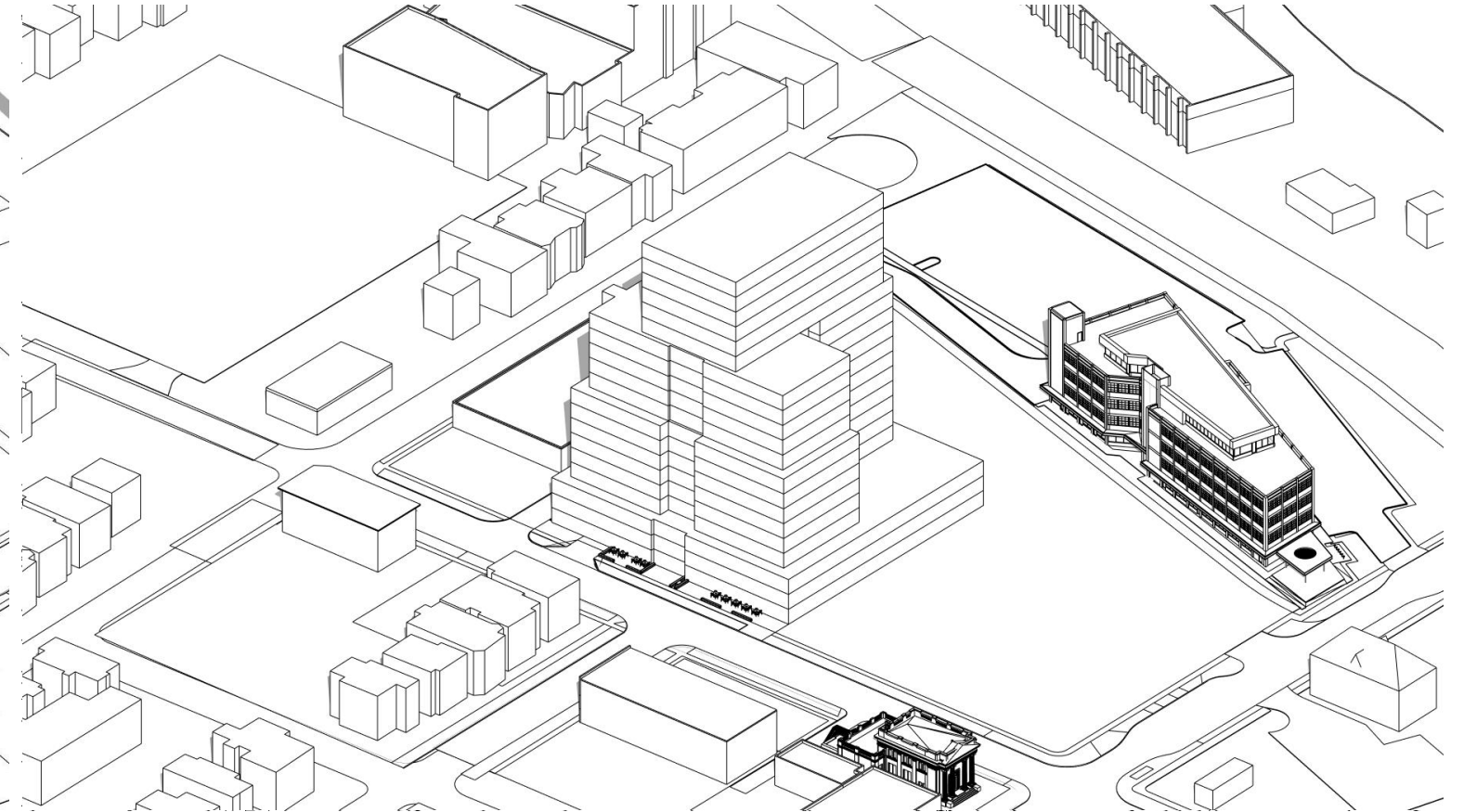


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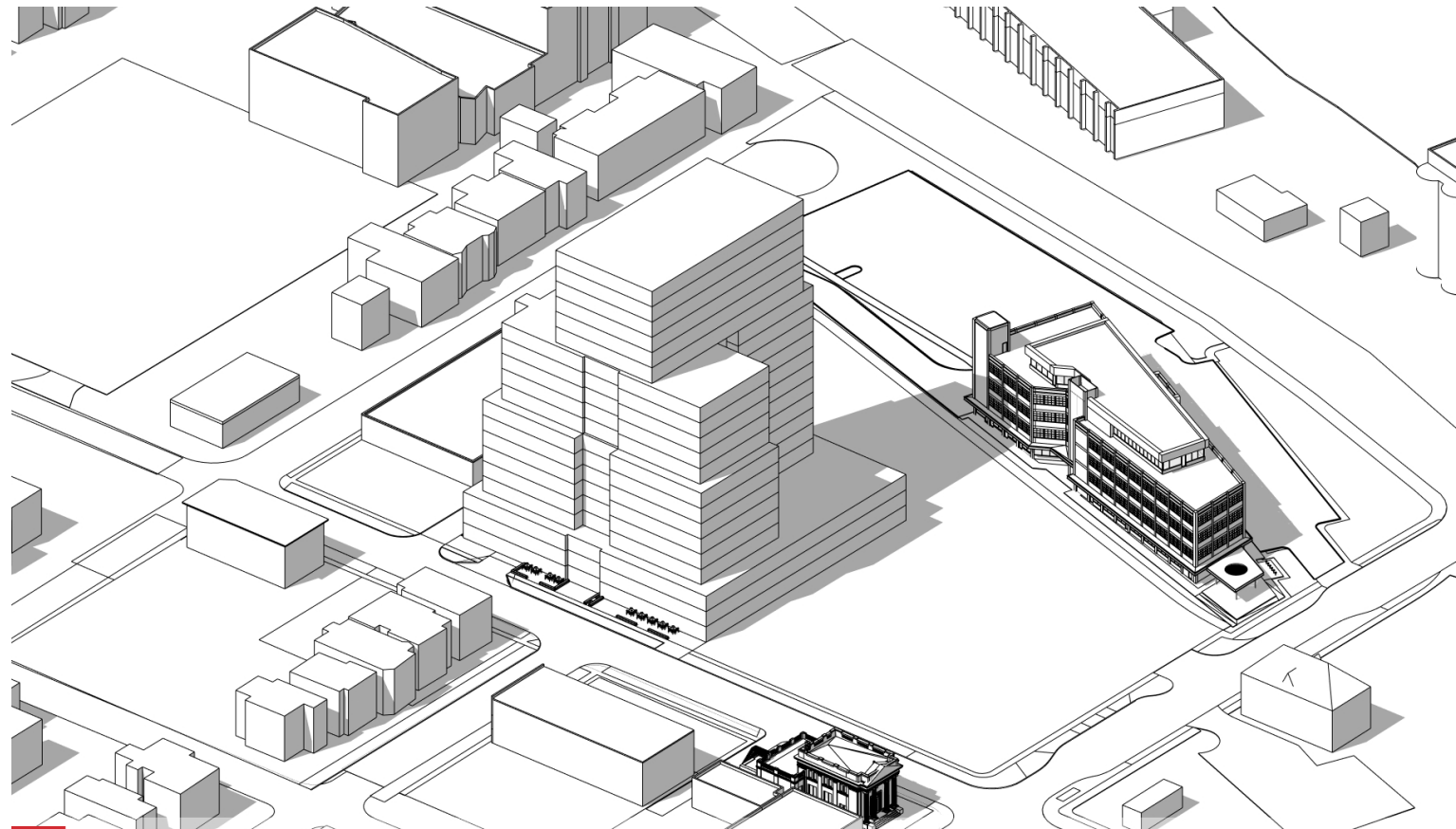


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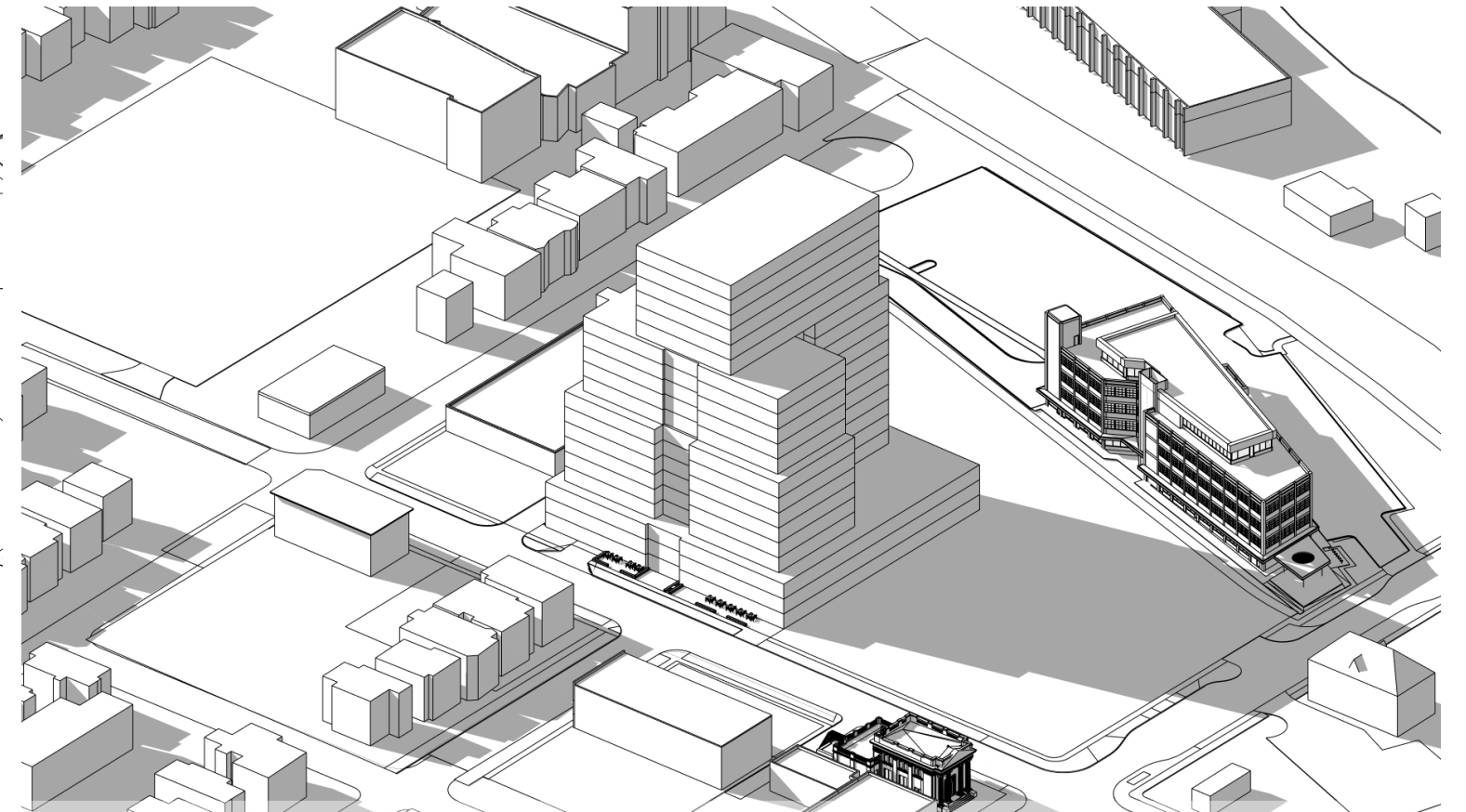


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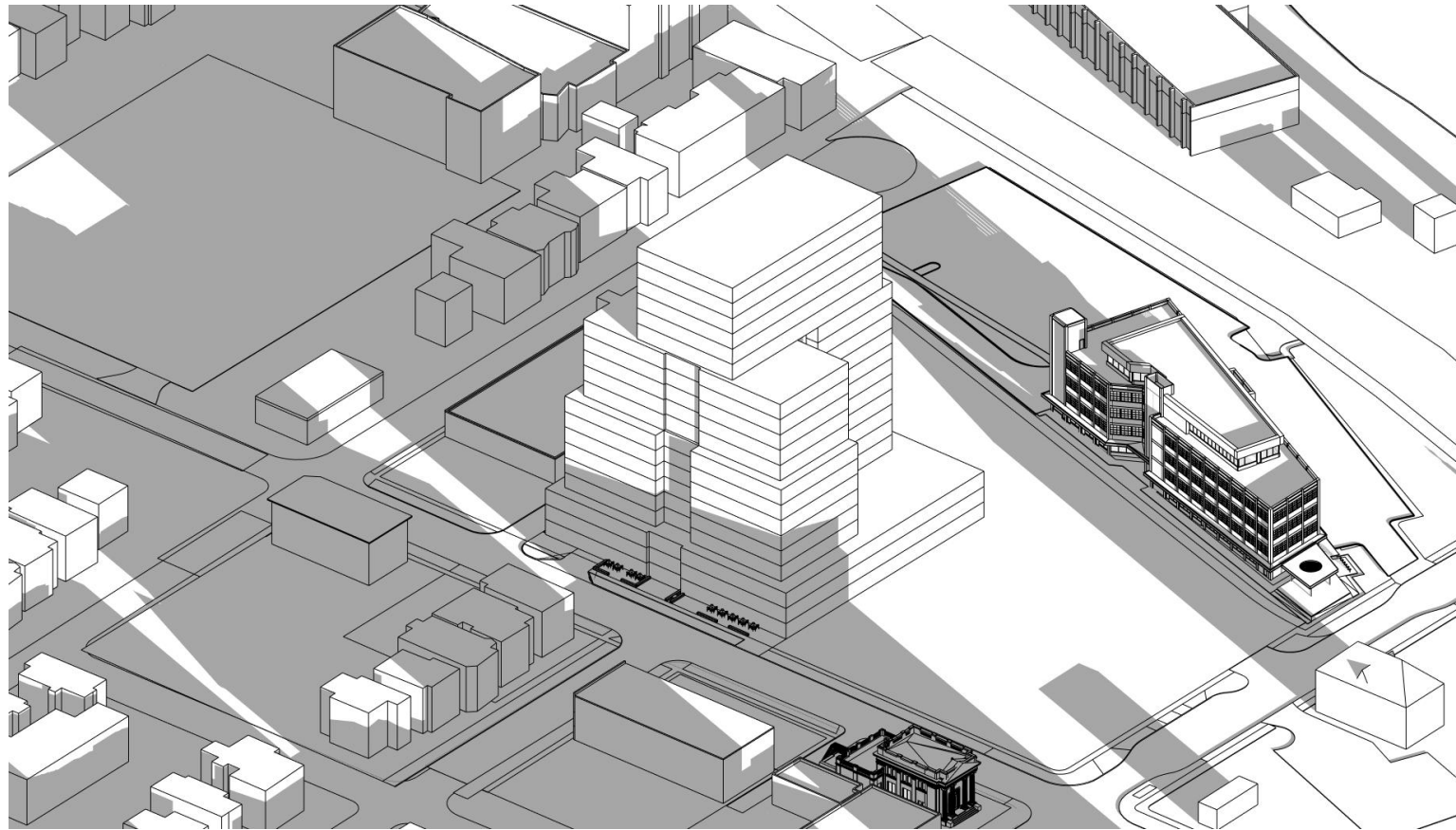
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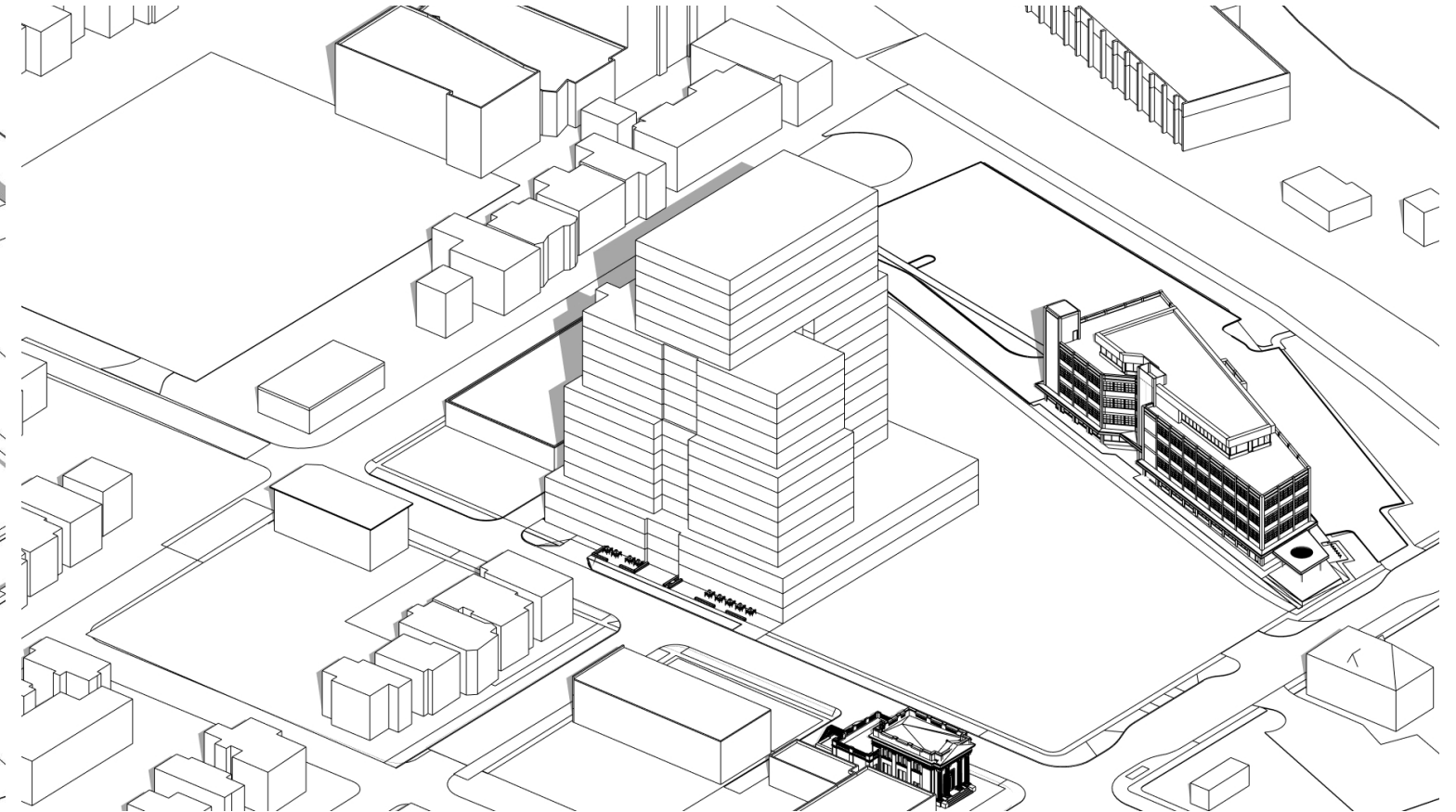
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Sun Path & Shadow Analysis in September 21th



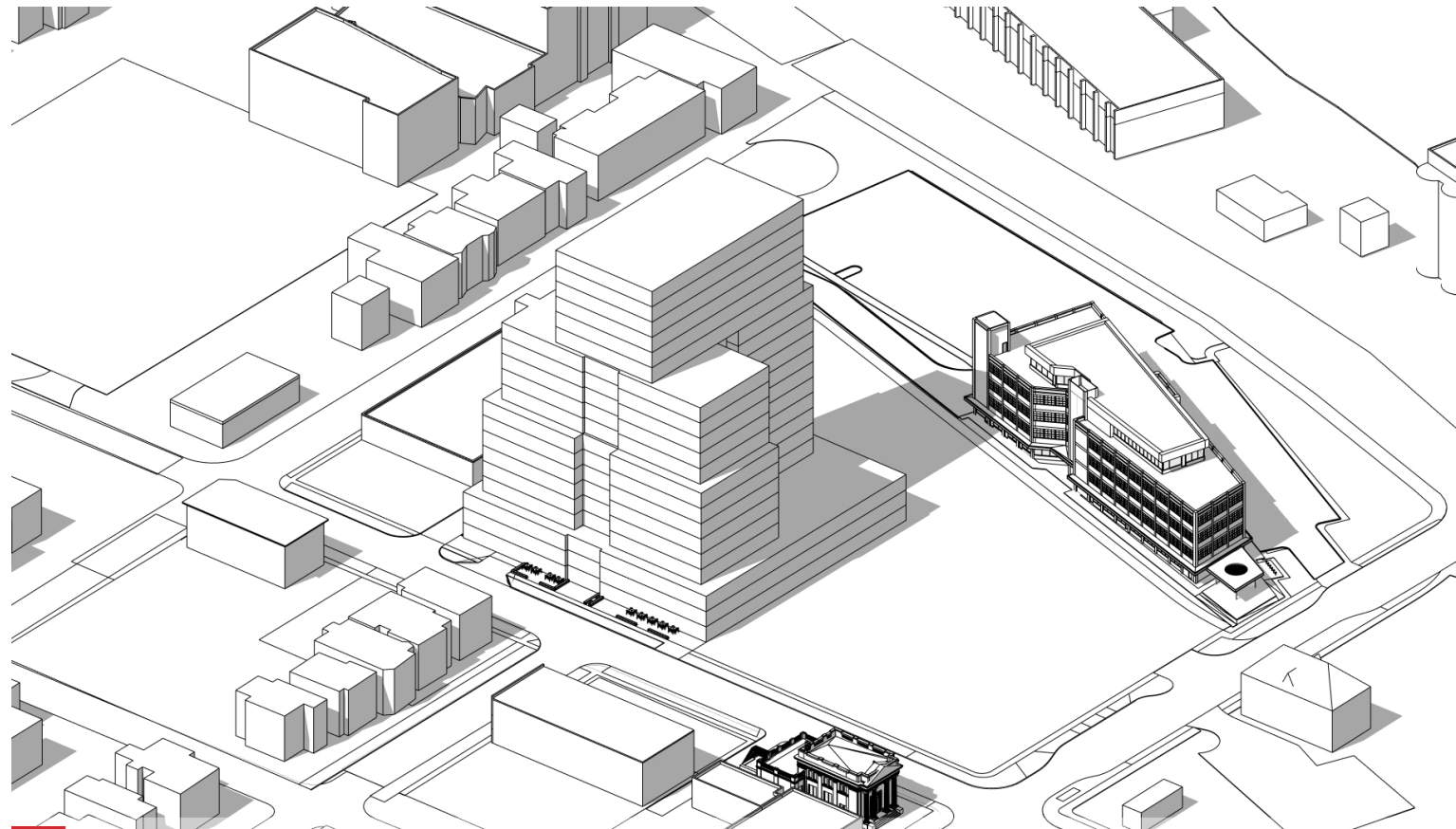
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Sun Path & Shadow Analysis in March 21th

01:00 PM



04:00 PM

