

## 3.0 master plan concept



Greenbelt on west side of Huron Church Road

### 3.1 introduction

The purpose of the Huron Church Road Master Plan Concept is to provide an overview of the Master Plan design process, identify preliminary streetscape installations and express the refined overall project goals, design concepts and the recommended Master Plan Design.

A Master Plan Vision was created based on the preliminary goals, community feedback and the opportunities and constraints analysis. On November 1, 2005 the Master Plan Design was presented to the Windsor community at an Open House at Assumption High School. The Open House was attended by members of the community and stakeholders. The feedback received is summarized in Section 7.0 and is reflected in the Final Recommended Design Concept and the Development Guidelines.

The Master Plan Design builds on the Section 2 objective that the appearance, design and function of Huron Church Road should be characterised by a positive and coherent image that expresses the unique identity of Canada, Ontario and Windsor.



Image of Pedestrian Bridge with Landform Berms on Huron Church Road



Existing greenbelt on the western side of Huron Church Road north of pedestrian bridge

## 3.2 master plan design objectives

The City of Windsor has embarked on an urban design initiative that has resulted in the creation of an Urban Design Master Plan for Huron Church Road, including a design vision and framework for the coordination of visual, functional, and operational dimensions of Huron Church Road.

This project also provides designs for unique ‘Public Installations’ that reinforce the “arrival experience” of Huron Church Road and set out guidelines for development on private lands. Implementation of the Urban Design Master Plan, and associated ‘Public Installations’ will be facilitated by design and development guidelines & Official Plan policy. The Primary Study Area for the Master Design is Huron Church Road between College Avenue and Tecumseh Road, many elements of the Master Plan Design can be implemented for the southern portion of Huron Church Road from Tecumseh to Cabana (the Secondary Study Area). Although the Gateway/Green Corridor Concept is recommended only from College to Tecumseh a unified vision is proposed for the entire streetscape. Applicable design guidelines and installation elements should be utilized in both the Primary and Secondary Study Areas.

## 3.3 guiding principles of the vision

As outlined in Section 2 - Opportunities and Constraints Summary, the Design Themes for the Huron Church Road are as follows.

- Awareness of Environmental Sustainability
- Canadian Identity/History and Culture
- Public Art
- Local Industry
- Technology and Innovation
- Tourism
- Education

### 3.4 recommended master plan concept





### 3.4.1 master plan recommendations

The Master Plan Design provides a vision for Huron Church Road as a gateway for the City, the University of Windsor, the Region, the Province and the Country. Through a series of varying scaled installations, a unique and visually remarkable streetscape design has been developed that addresses the vision principles and functional requirements of the Roadway. The proposed Master Plan Design for Huron Church Road includes elevated landforms/ earthworks, international gateway at College Avenue and Huron Church Road, signage, street lighting, pedestrian and decorative lighting, a unified material palette for streetscape elements, recreation pathways, public art, median planting, totems and street trees. These combined elements make up a unified vision for Huron Church Road and create a Master Plan Design that is suitable of an international gateway.

Many of the design elements from the Primary Study Area can be carried into the Secondary Study Area. This will ensure that there is continuity in design for the entire length of the roadway. The key Master Plan elements for the primary Study Area are as follows:

#### Earthworks

New elevated landform patterns or ‘earthworks’ are proposed to provide a new landscape on either side of Huron Church Road that integrate with buildings, street lighting, surface materials and patterns to create a ‘total environment’ designed to convey 3 core themes: Canada, Environmental Sustainability and Innovation.

#### Plantings

Plant material should be chosen for its ability to withstand urban conditions and the climate of Windsor, for its visual interest throughout the year, and for ease of maintenance. Planting will consist of elevated landforms on either side planted with a colourful range of indigenous and archetypal Canadian plant materials. This is a designed landscape – not meant to replicate a natural setting – but intended to convey a new vision of nature integrated with the human-made world.



Examples of public art / decorative lighting



Example of earthwork landforms



Examples of colourful planting

## Recreation Pathway

When the existing sidewalks require replacement a new 2.4m (min) wide multi-use recreation pathway is proposed on both sides for the entire length of Huron Church Road. The pathways are to be buffered from vehicular lanes (where possible) by a 3m planting/turf boulevard with street trees.

## Street Furniture, Pedestrian Lighting, Public Art

New benches, pedestrian scale lighting, public art and potential water elements (such as fountains or decorative irrigation) are interspersed along the pathway creating visual points of interest and destination places. Public Art sites that can be viewed by both pedestrians and vehicles have been proposed along the roadway.

## Light Standards

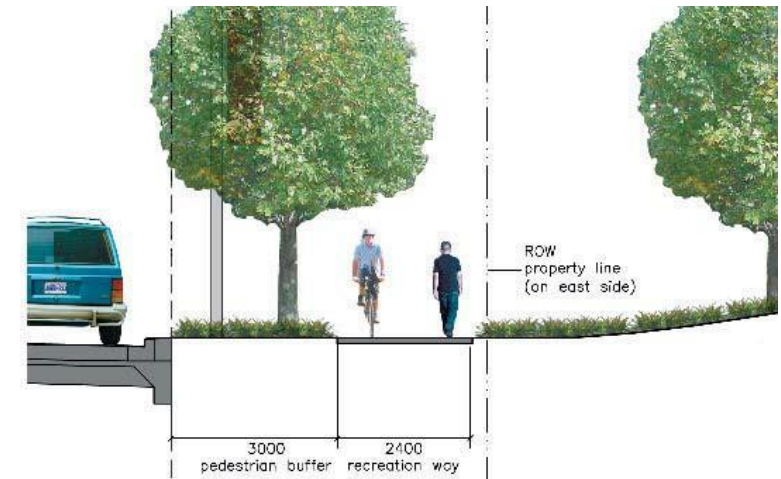
Downcast streetlight luminaires are proposed with a new street light pole that accommodates both tall banners and photovoltaic panels. Both complement the green corridor and provide additional opportunities for signage programs. Energy generated from the photovoltaic panels has the potential to be fed into the power grid.

## Gateways

The principal gateway at Huron Church and College (indicated on the plan with blue asterisks) will consist of elevated landforms on either side planted with a colourful range of non-invasive plant materials that is representative or symbolic of Canada. Two signage structures are located at both the south west and south east corners, as entrance markers to Windsor, the University of Windsor, Essex, Ontario and Canada. Signage on the southeast corner is expected to include University of Windsor related Signage relating to the Stadium and University sponsors.

## Median Planting

Columnar trees such as English Oaks or Columnar Maples should be placed in the median providing tall, visible elements that reduce



Section through proposed multi-use recreation pathway



Examples of lighting standards and the incorporation of photovoltaic panels



Master Plan Concept Map showing Gateway locations.

the perceived harshness of the Huron Church Road paved area. Interspersed with the trees are information totems, planted with vines and tall grass, that in evening have coloured uplighting.

### **New Street Trees**

A tree canopy is integral to the redesign of Huron Church Road and is fundamental in establishing a friendlier pedestrian streetscape. Trees provide positive modification to our climate, help to diminish water and air pollution, mitigate sound and provide a desirable pedestrian environment. A new line of street trees are proposed to be located within the new 3m planted boulevard that buffers pedestrians from the roadway and complement existing street trees. Individual locations would be assessed for proper sight lines for safe traffic movement.

### **Paving Material**

The proposed recreation pathway should be finished in a continuous asphalt surface. In locations where concrete sidewalks alone are recommended, the surface is divided with trowel joints or saw cuts into 1200 and 1600mm units to control cracking and to allow for modular replacement.

### **Landscaping**

Six landscape design conditions are proposed for Huron Church Road:

#### **Existing Greenbelt**

The maintenance and expansion of the existing greenbelt space on the western side of Huron Church Road, with some small earth mounds located between the existing trees. Special care should be taken in the locating of small earth mounds to ensure there is no filling on existing root zones.

#### **Elevated Landforms**

30m deep by 5m high berms along the eastern side of Huron Church Road beside the University of Windsor Stadium and sport fields. The berms should be planted with a sustainable low water ground cover, lined with rows of indigenous, colourful



Median design proposed with columnar oak trees like those found on Walker Road



An expanded tree canopy as shown in the example above, will improve pedestrian comfort and shield pathways or sidewalks from traffic



low level planting with strategically placed street trees in the valleys between berms. Opportunities for irrigation utilizing storm water collected from storm water retention ponds or grey water should be explored.

### 10m Landscape Buffer at Street Front Parking Lots

In areas along Huron Church Road with commercial frontage, the landscape treatment at the street should be a combination of building frontages and landscaped open areas. The 10m buffer should include a boulevard planted with a consistent row of street trees, sidewalk or recreation pathway and low height planting elements.

Where parking areas flank the property edge a 1m high retaining wall is proposed with a rolling land form that accommodates a variety of low level plant materials.

### 10m Landscape Buffer at Intersections

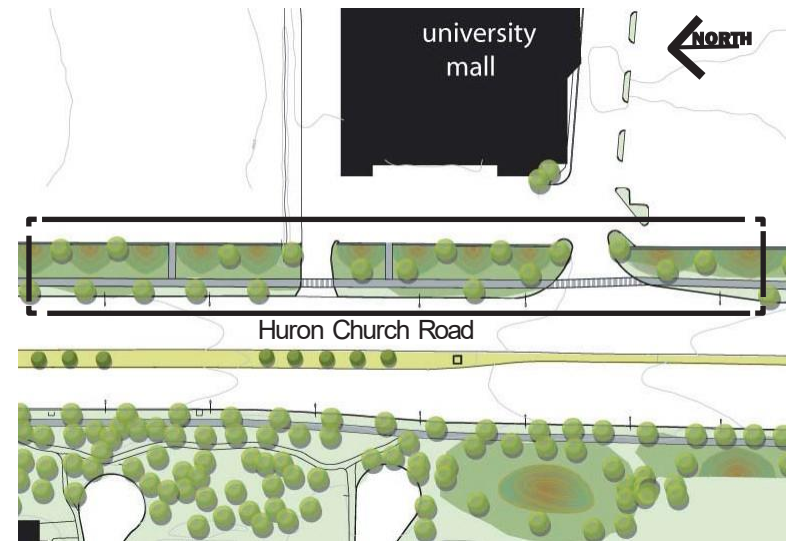
A new boulevard style Recreation Way is proposed with a standard setback 3m (minimum) from the street, lined on both sides with new street trees. Individual locations would be assessed for proper sight lines for safe traffic movement.

### Boulevard Treatment

Boulevard treatment incorporating a splash strip (0.6m wide) and turf strip (2.4m wide) to be planted with street trees at 8m on centre adjacent to the street. The functional design of this buffer zone should be such as to minimize storm water runoff and aid in the filtering of contaminated water. Individual locations would be assessed for proper sight lines for safe traffic movement.

### Centre Median

An expanded planter design is proposed to build on the existing raised median that divides north and south bound traffic. The planter should be planted with clusters of columnar oak trees alternating with open areas planted with ground cover or tall grasses and historic interpretive markers. Irrigation of the median will be necessary to maintain tree and plant health.



10m Landscape Buffer at commercial properties



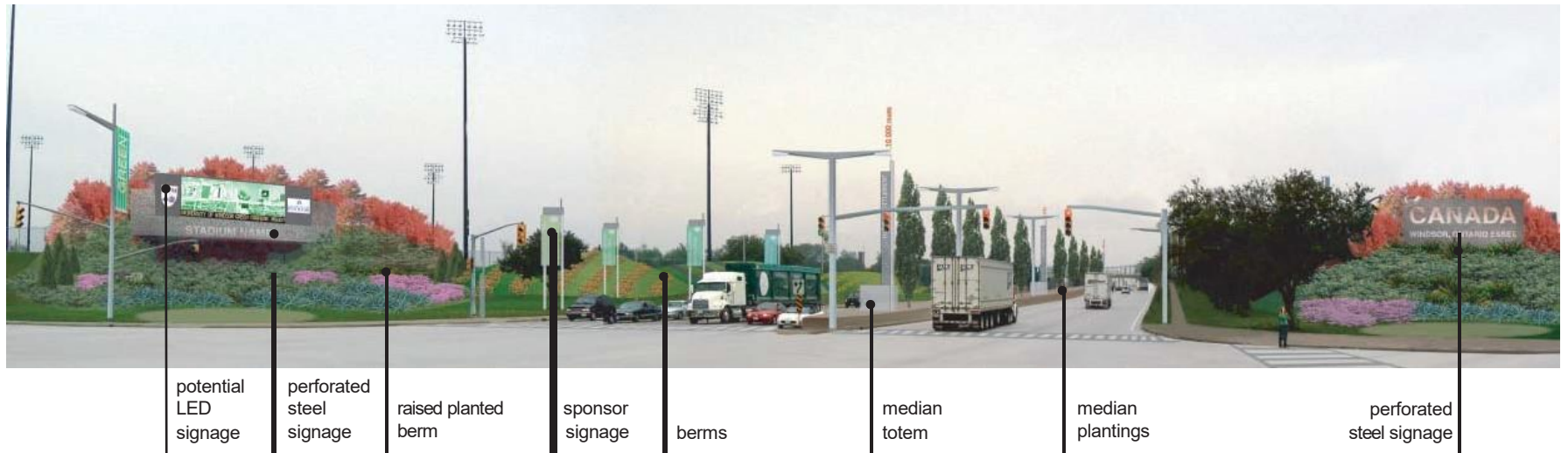
A planted boulevard as shown in the example above, flanking the roadway will create safer pedestrian areas

## Gateway Concepts



**EXISTING CONDITIONS AT HURON CHURCH RD AND COLLEGE AVE LOOKING SOUTH**

# OPTION 1 - RENDERING AT HURON CHURCH RD AND COLLEGE AVE LOOKING SOUTH



**DAY VIEW**



**NIGHT VIEW**

**OPTION 2 - RENDERING AT HURON CHURCH RD AND COLLEGE AVE LOOKING SOUTH**



**DAY VIEW**



**NIGHT VIEW**

# OPTION 3 - RENDERING AT HURON CHURCH RD AND COLLEGE AVE LOOKING SOUTH



- street banners
- perforated steel signage
- sponsor signage
- raised planted berm
- berms
- median plantings
- Potential LED Display
- potential public art commission
- perforated steel signage

**DAY VIEW**



**NIGHT VIEW**



planted median

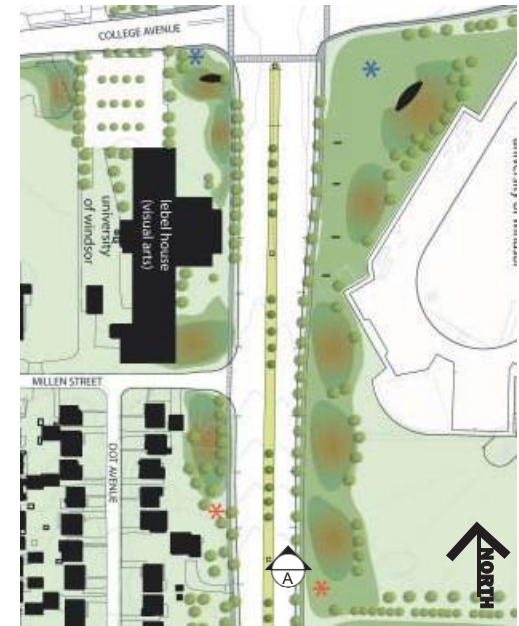
median totem

planted boulevard

Recreation Pathway, 2.4m minimum

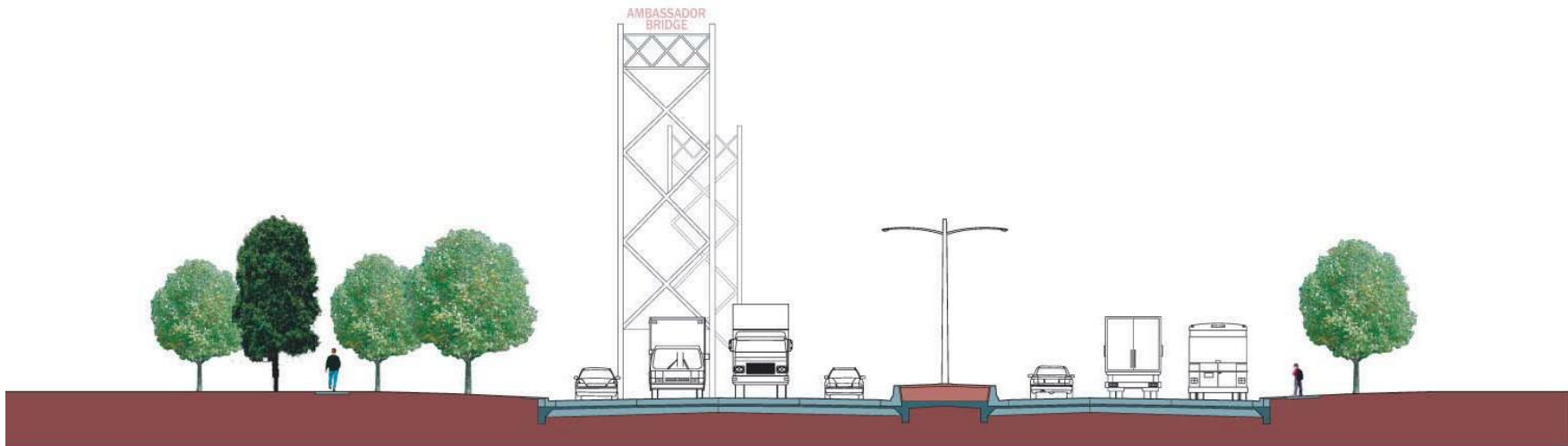
Potential LED Display

raised planted berm

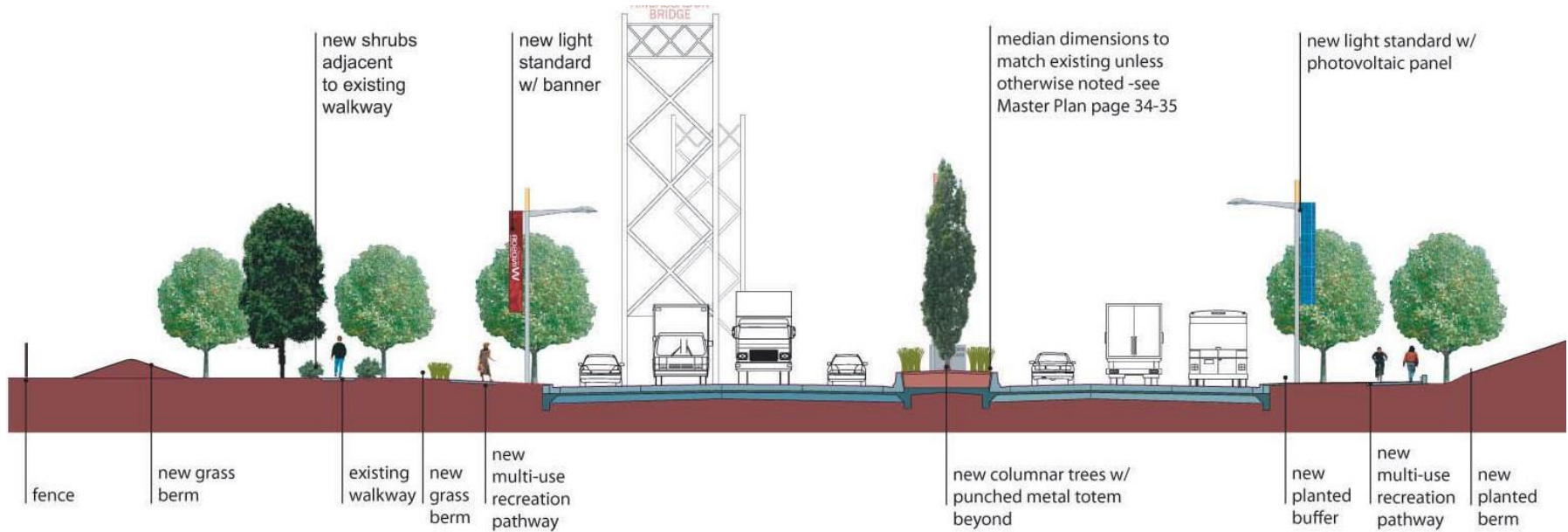


Plan showing rendering viewpoint

**GATEWAY CONCEPT OPTION 3, VIEW "A" LOOKING NORTH ON HURON CHURCH RD.**



**EXISTING SECTION THROUGH HURON CHURCH LOOKING NORTH**



**SECTION AA PROPOSED - THROUGH HURON CHURCH ROAD LOOKING NORTH (DAY)**



**SECTION BB PROPOSED - THROUGH HURON CHURCH ROAD LOOKING NORTH (NIGHT)**

## COMMON DESIGN ELEMENTS

A punched metal pattern has been designed for Huron Church Road that reflects 'Industry and Innovation' through the materiality and construction of the punched metal, and 'Sustainable Green Design' through the nature of the pattern and its contents (as a planter).

This design is used throughout the new implements, in both gateway signage elements at Huron Church Road and College Avenue, in the median totems, the sponsorship signage and in the design of the light standards. Not only does the pattern give the area a unifying design element, it also provides a visible identity that will be associated with Huron Church Road.



LEAFMINE PATTERN DESIGN



POTENTIAL SIGNAGE DESIGNS

### PLANT MATERIAL:



*red maple*



*switch grass*



*dogwood*



*reedgrass*



*hawthorn*



*sycamore maple*



*juniper*



*hackberry*



*kentucky  
coffee-tree*



*sumac*

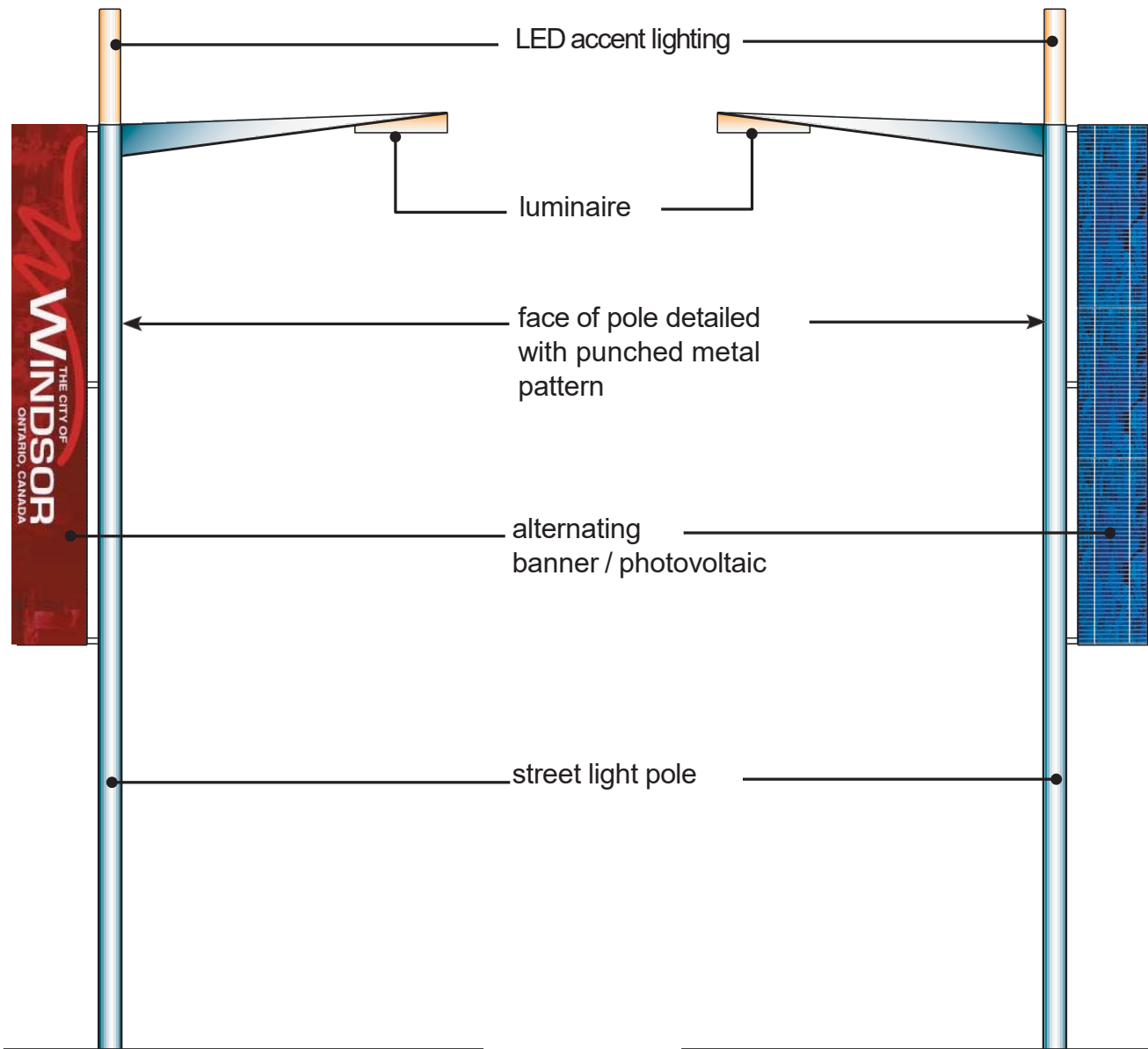


*maple*



*columnar  
(english) oak*





LIGHT STANDARDS



PAVING MATERIAL AND PARKING LOT DESIGNS