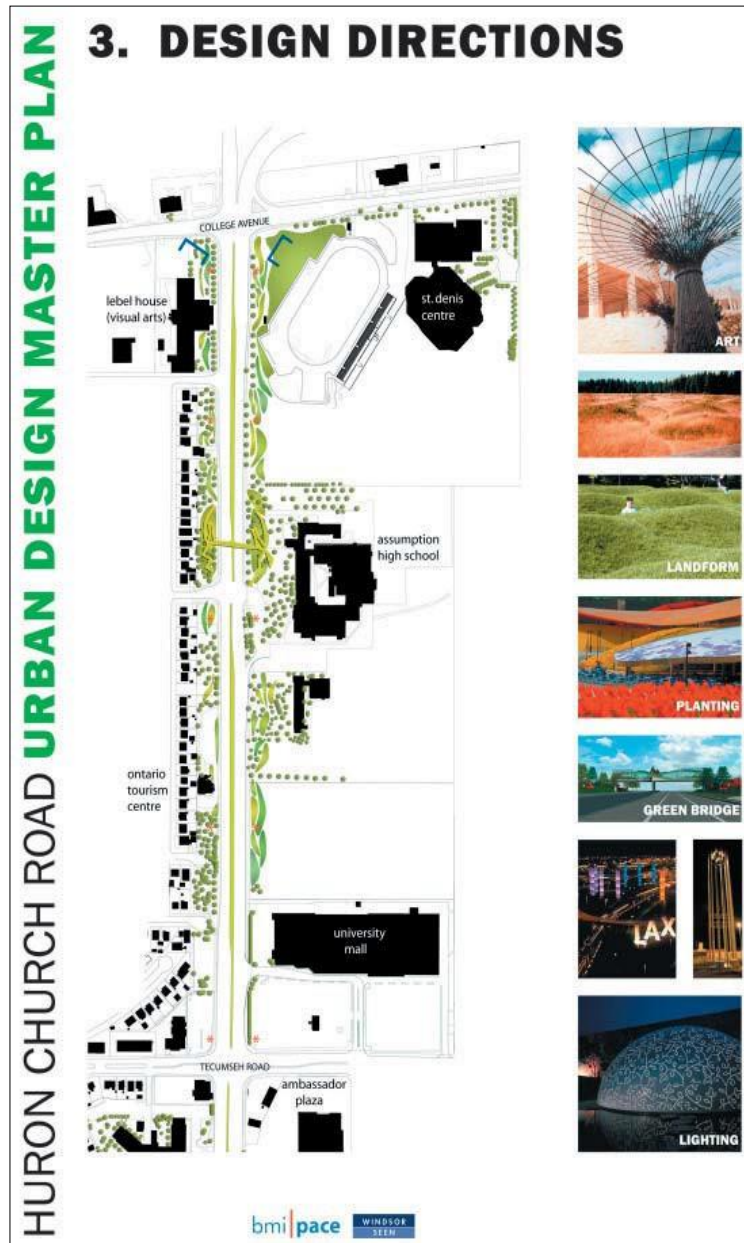


7.0 summary of public consultation

7.1 public consultation matrix

Date	Public Consultation	Summary of Consultation
August 2005	Stakeholder Interviews	<p>A list of Key Stakeholders was provided by the City and a series of one on one interviews where held throughout the month of August.</p> <p>As a result of the stakeholder interviews and discussions with the Project Team, Brook McIlroy was able to identify initial design concepts and preliminary design themes to be presented for discussion at the Community Work Shop.</p>
Sept 27, 2005	Community Workshop	<p>A Community Workshop was held at the Lebel House at the intersection of Huron Church Road and College Avenue. Participants were asked to identify their key design goals in a round table discussion and address key concerns in work group discussion. A questionnaire was prepared to gather feedback on the initial design concepts and preliminary design themes. A summary of responses received from the Workshop is provided in Section 2.</p>
Nov 1, 2005	Public Open House #1	<p>A Public Open House was held at Assumption High School. A preliminary Master Plan Design Concept was presented. The Master Plan was developed through the feedback provided from the Community Workshop, from Key Stakeholders and the Project Team. One on one discussion were held with meeting attendees in which feedback on the Master Plan design was received.</p> <p>The discussions relating to the Master Plan design typically centred on the green and sustainable aspects of the plan. There were many suggestions to increase the number of proposed sustainable elements such as the inclusion of wind turbines on the light standards, the powering of pedestrian lighting through on-site power generation, the measuring and displaying of existing air pollutants and air quality, the inclusion of more street trees and ensuring that the berms are designed to block prevailing winds for pedestrians.</p>
Dec 1, 2005	Public Open House #2	<p>A Second Public Open House was held at Assumption High School. The refined Master Plan Design and Installation Plan were presented. Both were developed through the feedback provided from the Community Workshop and the first open house as well as from input from stakeholders and the Project Team. One on one discussion were held with meeting attendees to answer question and gather feedback on the designs. A questionnaire was also circulated.</p>

7.2 september 27, 2005 – community workshop summary



1 of 5 Display Boards as presented at the Community Workshop

On September 27, 2005 a Community Workshop was held to help determine the key elements of the Master Plan Design and to get feedback on the preliminary design concepts that are outlined in Section 2 of this document. Project stakeholders and members of the Public were asked to listen to a presentation on Huron Church Road and the preliminary design concepts and to provide feedback on what they believe are the priorities for the redevelopment of the area.

Below is a summary of suggested thematic elements for the design of Huron Church Road provided by attendees of the September 27, 2005 Community Workshop.

Gateway Identity

- The identity established should be unique and original and generate environmental messaging.
- Huron Church Road should be World Class and promoted.
- The overall first impression should be amazing, amusing and beautiful
- The gateway should be bold + imaginative and promote the identity for Windsor and Canada
- The gateway statement should be simple...but with class
- You should know you are in Canada
- Create intrigue... give visitors a reason to stop and find out more
- Provide a visual cue to suggest a very urban rather than peripheral setting
- Respond to all four seasons
- Introduce sites for Public Art installations and Science/ Environmental demonstration projects

Green

- Use only native plants
- Environmental protection through natural landscape preservation
- Landscape treatments should be designed to buffer adjacent land uses and enhance the corridor's appearance

- Focus on alternative green energy
- Create a wildlife friendly green corridor with water features
- Consider locally harvested seeds for native plants
- Improve canopy cover: the lungs of Huron Church Road
- Improve median planting quality
- Introduce colour through new tree and shrub plantings
- 'Green Witness' in terms of design affordability and functionality

Transportation

- Functionality: Huron Church Road is an important transportation corridor
- Sightlines: Trucks obscure sightlines and views
- Mitigate negative traffic impacts

Pedestrians

- Generally improve pedestrian access across and along Huron Church Road
- Provide clear pedestrian and bicycle crossings at safe locations

Signage

- The size, location and total number of signs must be carefully

managed

- Reduce the number of signs
- Consistency and continuity of signage is important

Innovation

- Windsor should present an image of technological sophistication and innovation
- Technology and innovation of lighting should be introduced to demonstrate Windsor "looking into the future"
- Huron Church Road could become a "drive through museum"

Lighting

- Solar power technology could be used to power street lighting
- Lighting standards appear to be insufficient, especially in adjacent residential areas

Implementation

- Make sure there are 'people' and 'money' to sustain whatever is build over the long term
- Link to community partnerships with citizen based organizations such as Green Corridor, CAW, etc.
- Stakeholder purposes should be fulfilled, including Assumption High School, University of Windsor and Commercial Interests.



A sample of slides from the Community Workshop Presentation

7.3 november 1, 2005 open house summary

A part of the process of creating Development Guidelines for the Primary Study Area a Community Open House was held on November 1st, 2005. The Open House displayed the Master Plan Concepts and was attended by Brook McIlroy and City Staff.

The Open House was attended by members of the Community, representatives from the University and other stakeholders. Brook McIlroy participated in one on one discussions with attendees, taking their feedback and recommendations to inform the next stage of the process and to refine the Master Plan Design.

The discussions relating to the Master Plan design typically centred on the green and sustainable aspects of the plan. There were many suggestions to increase the number of proposed sustainable elements such as the inclusion of wind turbines on the light standards, the powering of all pedestrian lighting through on-site power generation, the measuring and displaying the existing air pollutants and air quality, the inclusion of more street trees and ensuring that the berms are designed to block prevailing winds for pedestrians.

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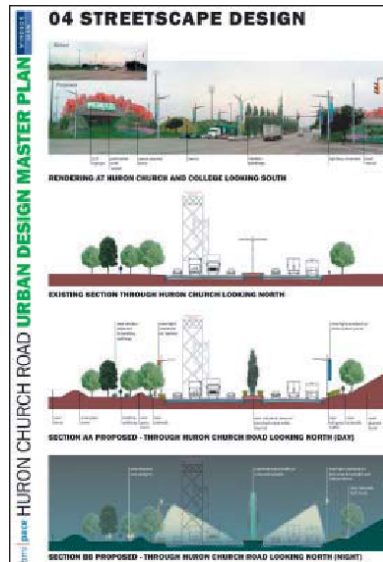
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Comments on the Gateway element at College and Huron Church were generally positive. Many remarked on the immense improvement between the before and after rendering of the proposed area (refer to before and after image). Some criticisms included the apparent under-use of the south-west corner of the intersection of Huron Church Road and College Avenue. Additional elements to highlight the School of Fine Art were suggested such as additional space for sculpture display and the potential for a second LED screen for the display of visual arts. It was suggested that the pattern for the punched metal material also be used as a press pattern for the concrete retaining wall of the raised medians to create an even more identifiable image for Huron Church Road.

Some concerns presented by stakeholders related to access and visibility to the retail shops, the location of dedicated cyclist right of ways, and the necessity for a well lit and safe pedestrian area.

City Staff recommended that a sustainable means to construct the landform berms be investigated, that the functional street lighting be tied to the grid and that the totem median elements be used to highlight key meanings or messages on the route.



WIND FOR SEEN

URBAN DESIGN MASTER PLAN

pace HURON CHURCH ROAD

03 STREETSCAPE DESIGN

Design Themes

- Environmental Sustainability
- Canadian Identity
- Local Industry
- Technology and Innovation
- Education
- Tourism

Key Elements

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

02 Plantings
Plant material should be chosen for its ability to withstand 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.

03 Walkways & Sidewalks
A new 2 meter sidewalk is proposed for the entire length of Huron Church Road, connecting into the pedestrian bridge. On the eastern side of the road, pedestrians are raised onto the landforms away from the street edge. The sidewalk is buffered from the road by a 3 meter planting zone with high grass.

Street Furniture, Pedestrian Lighting, Public Art
New benches, pedestrian scale lighting, public art and potential water elements are interspersed along the pathway creating visual points of interest and destination places.
Public Art pieces that are scaled both for pedestrians and for viewing from vehicles have 11 proposed locations along the roadway.

05 Light Standards
Streetlights are proposed with alternating tall banners or photovoltaic panels. Both complement the green corridor and provide additional opportunities for signage programs.

06 Gateway
The principal gateway at Huron Church and College will consist of elevated landforms on either side planted with a colourful range of indigenous and archetypal Canadian plant materials. Two punched metal elliptical vessels are located at either southern corner. The vessels act as potential signage locations and on the south-east side as a base for a LCD screen.

07 Median Planting
A consistent row of columnar trees (English Oaks or Purple Beech) will be placed in the median providing tall, visible elements that reduce the perceived harshness of the HCR paved area. Interspersed with the trees are vertical punched metal trellises that are evening have coloured uplighting.

08 New Street Trees
A tree canopy is integral to the redesign of Huron Church Road and is fundamental in establishing a filter-cler pedestrian streetscape. Trees provide positive modification to our climate, help to diminish water and air pollution, mitigate sound and provide a desirable pedestrian environment.

09 Paving Material
Sidewalk surfaces are broom-finish concrete. The surface is divided with transverse joints or saw cuts into 1200 and 1600mm units to control cracking and to allow for modular replacement.

Primary Entranceway

Planting location (through out)

Landform berms banded w/ colourful planting

punched metal trellis

new sidewalks w/ 3 meter tall grass buffer from street

public art (typ)

proposed wetland location, U of W Green Corridor Assumption High School Partnership

existing pedestrian bridge

assumption high school

planted median alternating w/ new columnar trees and punched metal trellises

new eco-pavilion

new sidewalk at street to complement existing pathway

new trees/ green space at parking lots (typical)

ambassador plaza

TECUMSEH ROAD

COLLEGE AVENUE

label house (visual arts)

section aa

section bb

ontario tourism centre

university mall

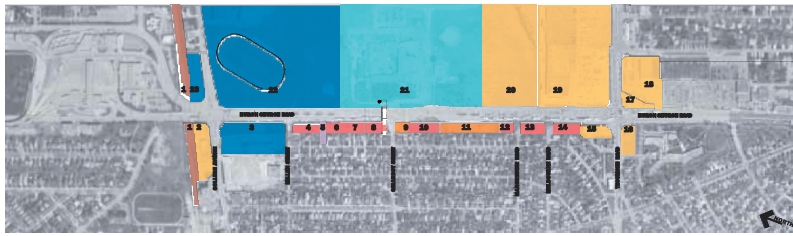
2. DESIGN FRAMEWORK

GREEN CORRIDOR:

- The Green Corridor initiative was established by the University of Windsor and is aimed at generating green redevelopment of Huron Church Road.
- Projects in development include the Huron Church Road Pedestrian Bridge, greening and green roof innovations, alternative energy innovations, river turbines, an ecohouse, and environmental monitoring.
- A key objective is generate environmental and community awareness and each project of the green corridor is intended to create opportunities to educate and inform.



LAND OWNERSHIP:



- | | | |
|----------------------------------|-------------------------|----------------------------------|
| 1 Essex Terminal Railway Company | 9 Petro Canada | 17 Shell Canada |
| 2 McDonalds | 10 City of Windsor | 18 First Capital Realty |
| 3 University of Windsor | 11 Province of Ontario | 19 First Capital Realty |
| 4 City of Windsor | 12 City of Windsor | 20 Private (Commercial) |
| 5 Private (Residential) | 13 City of Windsor | 21 Windsor Essex Catholic School |
| 6 City of Windsor | 14 City of Windsor | 22 University of Windsor |
| 7 City of Windsor | 15 A&W Restaurant | 23 University of Windsor |
| 8 City of Windsor | 16 Private (Commercial) | |

OPEN SPACE & POTENTIAL REDEVELOPMENT SITES:

