

8. Urban Design

8.0 Preamble

A memorable, attractive and liveable city is one where people feel comfortable and are inspired by their surroundings. The physical systems and built form of the city are also designed to protect, maintain and improve the quality of life for present and future generations by integrating the principles of sustainability and place making. In order for Windsor to be such a city, Council is committed to urban design principles that enhance the enjoyment and image of Windsor and its people.

8.1 Goals

In keeping with the Strategic Directions, Council's urban design goals are to achieve:

<i>IMAGE</i>	8.1.1	A memorable image of Windsor as an attractive and livable city.
<i>HUMAN SCALE</i>	8.1.2	Human scale development throughout Windsor.
<i>PEDESTRIAN</i>	8.1.3	Pedestrian access to all developments.
<i>BALANCE</i>	8.1.4	Balance between human activities and natural systems.
<i>COMFORT</i>	8.1.5	Comfortable conditions along roads and in public spaces.
<i>HIGH STANDARDS OF DESIGN</i>	8.1.6	A high standard of design throughout Windsor.
<i>ATTRACTIVE PUBLIC SPACES</i>	8.1.7	An attractive network of public spaces.
<i>VIEWS & VISTAS</i>	8.1.8	Views and vistas of significant built and natural features.
<i>ART</i>	8.1.9	Art in public spaces.
<i>STREETSCAPE</i>	8.1.10	A functional and attractive streetscape.
<i>SAFETY</i>	8.1.11	Public safety throughout Windsor.
<i>DESIGN EXCELLENCE</i>	8.1.12	Excellence in exterior building design, site design and right-of-ways.

*RESOURCES
AND ENERGY*

8.1.13 Efficient use of resources and energy that are integrated with the built form.

*DESIGN FOR
ALL AGES AND
ABILITIES*

8.1.14 Integrated design for the needs of persons of all ages and abilities.

8.2 The Image of Windsor

8.2.1 Objectives

*IDENTIFY KEY
FEATURES*

8.2.1.1 To identify key features and qualities that contribute to Windsor's image.

*ENHANCE
IMAGE*

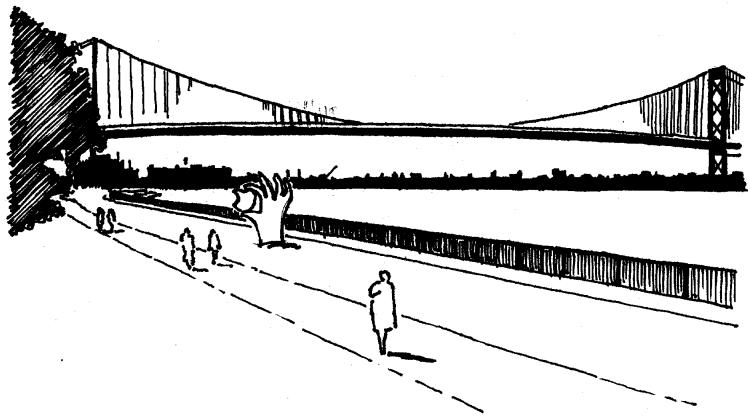
8.2.1.2 To ensure that proposed development and infrastructure undertakings enhance Windsor's image.

8.2.2 Policies

*IMAGE OF
WINDSOR*

8.2.2.1 Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances:

- (a) the image of Windsor as an international gateway as expressed by the dominance of the Ambassador Bridge, Detroit skyline and the waterfront;



- (b) the image of Windsor as a regional centre for southwestern Ontario as expressed by a vibrant City Centre;
- (c) the image of Windsor as an attractive and livable city as expressed by:

- (i) the interconnected landscape features, such as the Ganatchio Trail, waterfront parks, Riverside Drive and bikeways;
- (ii) the distinctive neighbourhoods and vibrant commercial areas such as Walkerville, Sandwich, Erie Street, Ottawa Street and City Centre; and
- (iii) the natural areas within Windsor, such as Ojibway Park, Devonwood Conservation Area and the Herb Gray Nature Reserve.

*SCHEDULE G:
CIVIC IMAGE* 8.2.2.2 The following civic image designations shall appear on Schedule G: Civic Image:

- (a) Heritage Area;
- (b) Heritage Conservation District;
- (c) Gateway;
- (d) Mainstreets (refer to section 8.11);
- (e) Civic Way (refer to section 8.11); and
- (f) Future Community Nodes.

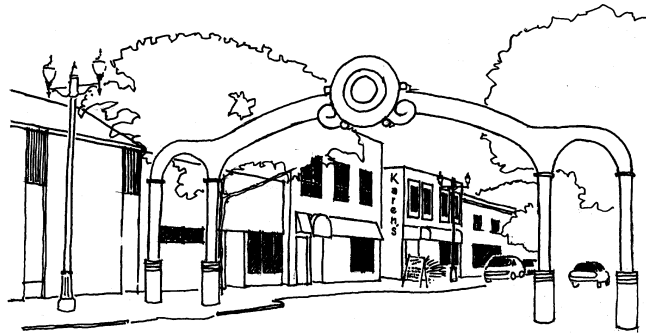
*HERITAGE
AREAS AND
HERITAGE
CONSERVATION
DISTRICTS* 8.2.2.3 Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of Heritage Areas and Heritage Conservation Districts in accordance with the Heritage Conservation chapter of this Plan.

*HERITAGE
AREAS* 8.2.2.4 Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Area in accordance with the Heritage Conservation chapter of this Plan.

GATEWAYS 8.2.2.5 Council will promote gateways at the major entry points into Windsor identified on Schedule G: Civic Image and at other strategic locations within Windsor as appropriate. Such gateways will be designed to:

- (a) provide a sense of welcome and arrival;

- (b) assist in orientation;
- (c) create a memorable image; and
- (d) contribute to the social, cultural, historic or thematic character of the area being defined.



URBAN DESIGN STUDIES

8.2.2.6

Council may require an urban design study as a part of a development approval in accordance with section 10.2 of this Plan.

DEVELOPMENT OR INFRASTRUCTURE EVALUATION

8.2.2.7

Council will ensure that a proposed development or infrastructure undertaking enhances the image of Windsor, its districts and/or its neighbourhoods by complementing and contributing to:

- (a) ~~the activity and character of the area;~~
(Deleted by OPA #66-11/05/07-B/L209-2007)
- (a) the activity of the area together with the character, scale, appearance and design features of existing buildings
(Added by OPA #66-11/05/07-B/L209-2007)
- (b) the landmarks in the area;
- (c) the consistency and continuity of the area with its surroundings;
- (d) the edges of the area; and
- (e) linkages within, to and from the area.
- (f) sustainable design and maintenance .
(Added by OPA #66-11/05/07-B/L209-2007)

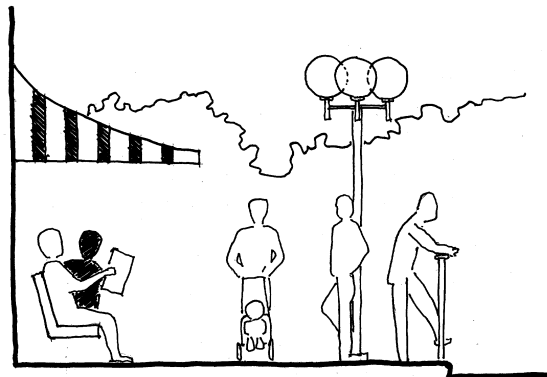
8.3 Design For People

8.3.1 Objectives

<i>COMFORT</i>	8.3.1.1	To achieve maximum user comfort in the design of new development.
<i>PEDESTRIAN SCALE</i>	8.3.1.2	To foster development that provides a pedestrian scale.
<i>SENSE OF PLACE</i>	8.3.1.3	To foster a sense of place within Windsor and its neighbourhoods.

8.3.2 Policies

<i>INTERPERSONAL COMMUNICATION & OBSERVATION</i>	8.3.2.1	Council will encourage buildings and spaces to be designed to accommodate interpersonal communication and observation.
<i>PEDESTRIAN SCALE</i>	8.3.2.2	Council will encourage buildings and spaces that establish a pedestrian scale by promoting: <ul style="list-style-type: none">(a) the placement of continuous horizontal features on the first two storeys adjacent to the road;(b) the repetition of landscaping elements, such as trees, shrubs or paving modules; and(c) the use of familiar sized architectural elements such as doorways and windows.
<i>REST AREAS</i>	8.3.2.3	Council will support the provision of furniture, stairs, walls, and benches in public spaces that provide comfortable rest areas for pedestrians.



LIGHTING 8.3.2.4 Council will encourage the use of lighting fixtures along Mainstreets and in residential and mixed use areas to reinforce the pedestrian orientation of the streetscape.

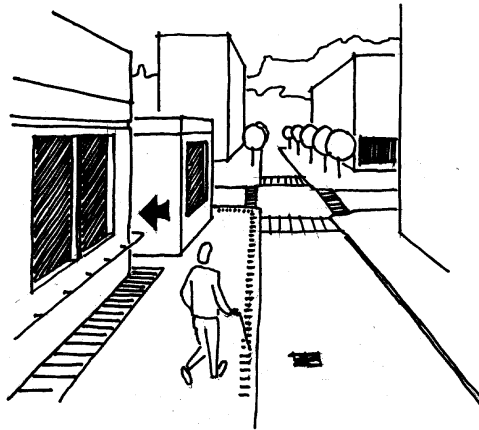
8.4 Pedestrian Access

8.4.1 Objective

INTEGRATED DESIGN 8.4.1.1 To integrate barrier-free pedestrian routes in the design of urban spaces.

8.4.2 Policies

WAY-FINDING 8.4.2.1 Council will encourage the design of pedestrian networks with a standard “way finding system” for persons with visual or hearing impairment. Design features may include raised letters, audio signals, large lettering, textured surfaces, coloured lines and patterns, and other clearly understandable directional cues.



REMOVAL OF OBSTRUCTIONS 8.4.2.2 Council will ensure that pedestrian movement is not obstructed by street furniture and landscaping elements.

INTEGRATED DESIGN 8.4.2.3 Council will ensure that barrier-free features are well integrated within existing and proposed pedestrian networks.

RETROFITTING 8.4.2.4 Council will ensure that retrofitting with barrier-free features is not detrimental to the architectural, historical and aesthetic value of heritage resources and buildings.

~~8.5 Design with Nature~~ (Deleted by OPA #66-11/05/07-B/L209-2007)

8.5 Ecological Design (Added by OPA #66-11/05/07-B/L209-2007)

8.5.1 Objectives

<i>CONSERVE & ENHANCE</i>	8.5.1.1	To conserve and enhance natural features and ecosystem functions.
<i>URBAN FOREST</i>	8.5.1.2	To establish an urban forest throughout Windsor.
<i>ENERGY- CONSERVATION</i>	8.5.1.3	To promote designs which conserve energy. (Deleted by OPA #66-11/05/07-B/L209-2007)
<i>ENERGY CONSERVATION</i>	8.5.1.3	To promote sustainable design practices. (Added by OPA #66-11/05/07-B/L209-2007)

8.5.2 Policies

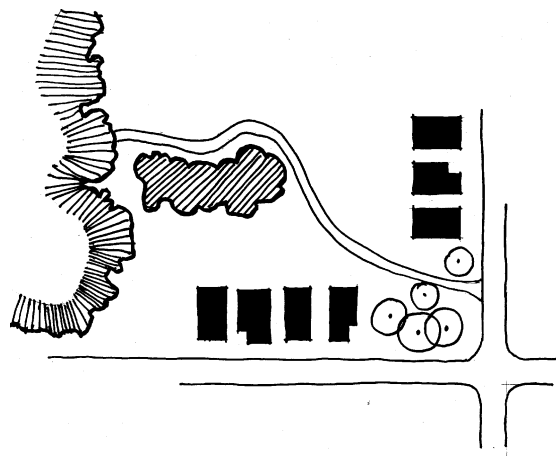
*SITE
SUITABILITY*

- 8.5.2.1 Council will determine the capability of a designated Natural Heritage area, Environmental Policy Area A or B, or Candidate Natural Heritage Site to accommodate a particular form of development or infrastructure based on an evaluation of the area in accordance with the Environment Chapter of this Plan.

*DESIGN FOR
CONSERVATION*

- 8.5.2.2 Council will encourage a proposed development or infrastructure undertaking in or adjacent to a designated Natural Heritage area, Environmental Policy Area A or B, or Candidate Natural Heritage Site to maintain the integrity of the area through designs which:

- (a) accommodate a full range of habitats;
- (b) conserve the largest area of significant natural features and ecosystem functions as possible;



- (c) limit the amount of natural area edge that is exposed to development;
- (d) connect the area to other natural elements of the Greenway System;
- (e) allow for clustering of protected natural areas; and
- (f) provide for the regeneration and restoration of the area.

*NATURAL
FEATURES &
FUNCTIONS*

- 8.5.2.3 Council will encourage a proposed development or infrastructure undertaking to retain and incorporate natural features and functions with regard to, but not limited to, the following:

- (a) its function as part of a larger vegetated area;
- (b) its potential to adapt to post-construction conditions; and
- (c) its contribution to shading and screening on site and for adjacent properties.

*NATURAL
CHANGE*

8.5.2.4

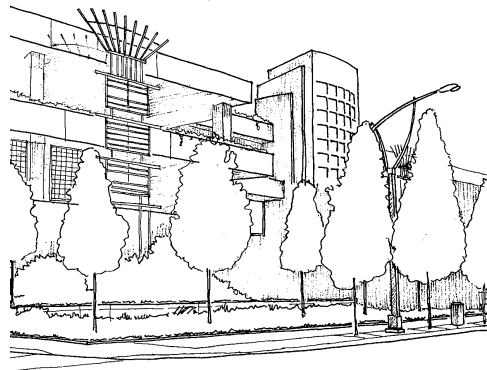
The Municipality will recognize and accommodate the natural sequence of change when managing naturalized landscapes where appropriate.

LANDSCAPING

8.5.2.5

Council will encourage the use of landscaping to:

- (a) promote a human scale;
- (b) promote defined public spaces;
- (c) accentuate or screen adjacent building forms;
- (d) frame desired views or focal objects;
- (e) visually reinforce a location;
- (f) direct pedestrian movement;
- (g) demarcate various functions within a development;
- (h) provide seasonal variation in form, colour, texture and representation;
- (i) assist in energy conservation; and
- (j) mitigate the effects of inclement weather.



<i>MINIMUM LANDSCAPING STANDARD</i>	8.5.2.6	<p>Council may establish:</p> <ul style="list-style-type: none"> (a) a minimum standard for landscaping; and (b) a minimum landscaped area.
<i>TREE CONSERVATION AND PROTECTION</i>	8.5.2.7	<p>Council will conserve and protect trees in accordance with the urban forestry policies of this Plan (see Environment Chapter).</p>
<i>ENERGY CONSERVATION</i>	8.5.2.8	<p>Council will encourage energy conservation through various guidelines that promote:</p> <ul style="list-style-type: none"> (a) developments to incorporate energy efficient designs; (Deleted by OPA #66-11/05/07-B/L209-2007) (a) energy efficient designs, materials and alternative energy sources such as water, wind and sun; (Added by OPA #66-11/05/07-B/L209-2007) (b) a compact pattern of development that clusters compatible uses within close proximity to one another; (Deleted by OPA #66-11/05/07-B/L209-2007) (b) a compact, transit-oriented pattern of development that clusters compatible uses within close proximity to one another at densities that make transit service a viable investment; (Added by OPA #66-11/05/07-B/L209-2007) (c) landscaping that can assist in reducing heating and cooling requirements; (d) the conversion and reuse of buildings; and (e) a sustainable, effective and efficient transportation system.
<i>EFFICIENT USE OF WATER</i>	8.5.2.9	<p>Council will encourage development to include features that reduce, control or treat site-runoff, use water efficiently and reuse or recycle water for on-site use when feasible. (Added by OPA #66-11/05/07-B/L209-2007)</p>

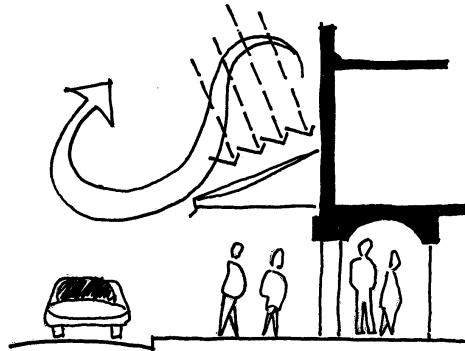
8.6 Micro-climate

8.6.1 Objectives

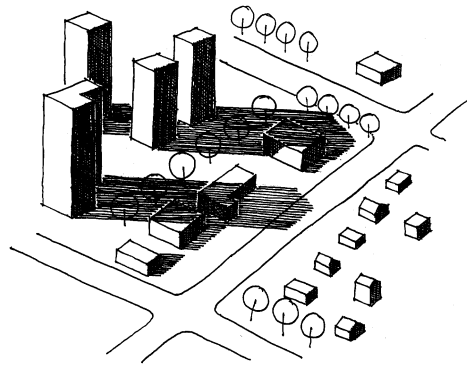
<i>WEATHER PROTECTION</i>	8.6.1.1	To establish weather protection in public spaces.
<i>SUNLIGHT</i>	8.6.1.2	To provide for direct sunlight throughout urban spaces.
<i>WIND CONDITIONS</i>	8.6.1.3	To encourage favorable wind conditions.
<i>ENERGY EFFICIENT DEVELOPMENT</i>	8.6.1.4	To promote energy efficient development. (Added by OPA #66-11/05/07-B/L209-2007)

8.6.2 Policies

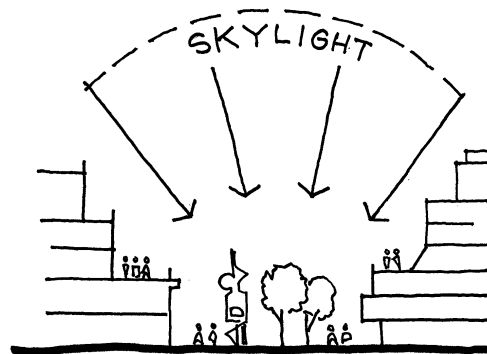
<i>PROTECTION FROM ELEMENTS</i>	8.6.2.1	Council may encourage design measures such as awnings, canopies, arcades, or recessed ground floor facades to offer pedestrian protection from inclement weather.
---------------------------------	---------	---



<i>LANDSCAPING</i>	8.6.2.2	Council will encourage the provision of landscaping to modify the extremes of air temperature in public spaces.
<i>SHADOW STUDY</i>	8.6.2.3	Council may require shadow studies of Medium, High and Very High Profile development proposals to evaluate the impact of the shadow cast and to determine the appropriate design measures to reduce or mitigate any undesirable shadow conditions.



- | | | |
|-----------------------------------|---------|---|
| <i>WIND CONDITIONS</i> | 8.6.2.4 | Council will promote desirable wind conditions through building designs which reduce or mitigate undesirable wind impacts on buildings, open spaces and pedestrian areas. |
| <i>WIND TESTING</i> | 8.6.2.5 | Council may, in order to implement policies 8.6.2.5, require wind testing of development or infrastructure proposals to evaluate the impact of wind and to determine the appropriate design measures to reduce or mitigate any undesirable wind conditions. |
| <i>SKYLIGHT FOR PUBLIC SPACES</i> | 8.6.2.6 | Council will maintain access to skylight in public spaces by controlling the height, setback and massing of a proposed development or infrastructure undertaking. |



8.7 Built Form

8.7.1 Objectives

<i>VARIED DEVELOPMENT PATTERN</i>	8.7.1.1	To achieve a varied development pattern which supports and enhances the urban experience.
<i>COMPLEMENTARY DESIGN</i>	8.7.1.2	To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.
<i>VISUAL INTEREST</i>	8.7.1.3	To maximize the variety and visual appeal of building architecture.
<i>ART AND LANDSCAPING</i>	8.7.1.4	To integrate art and landscaping with the built form.
<i>UNIQUE CHARACTER</i>	8.7.1.5	To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings.
<i>SIGNS</i>	8.7.1.6	To ensure that signs respect and enhance the character of the area in which they are located.
	8.7.1.7	To achieve external building designs that reflect high standards of character, appearance, design and sustainable design features. (Added by OPA #66-11/05/07-B/L209-2007)

8.7.2 Policies

<i>NEW DEVELOPMENT</i>	8.7.2.1	Council will ensure that the design of new development: (Deleted by OPA #66-11/05/07-B/L209-2007)
<i>NEW DEVELOPMENT</i>	8.7.2.1	Council will ensure that the design of new development: (Added by OPA #66-11/05/07-B/L209-2007)
		<ul style="list-style-type: none"> (a) is complementary to adjacent development in terms of its overall massing, orientation and setback; (Deleted by OPA #66-11/05/07-B/L209-2007) (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance; (Added by OPA #66-11/05/07-B/L209-2007) (b) provides links with pedestrian, cycle, public transportation and road networks; and

- (c) maintains and enhances valued heritage resources and natural area features and functions.
- (d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities. (added by OPA #60-05/07/07-B/L85-2007-OMB Decision/Order No.2667, 10/05/2007)

REDEVELOPMENT
AREAS

8.7.2.2

Council will ensure that the design of extensive areas of redevelopment achieves the following:

- (a) provides a development pattern that support a range of uses and profiles;
- (b) defines the perimeter of such an area by a distinct edge which may be formed by roads, elements of the Greenway System or other linear elements;
- (c) contains activity centres or nodes which are designed to serve the area and which may be identified by one or more landmarks;
- (d) provides transportation links to adjacent areas; and
- (e) maintains and enhances valued historic development patterns or heritage resources.
- (f) is complementary to adjacent development in terms of overall massing, orientation, setback and exterior design, particularly character, scale and appearance.
(Added by OPA #66-11/05/07-B/L209-2007)

INFILL
DEVELOPMENT

8.7.2.3

Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for:

- (a) massing;
- (b) building height;
- (c) architectural proportion;

- (d) volumes of defined space;
- (e) lot size;
- (f) position relative to the road; and
- (g) building area to site area ratios.
- (h) the pattern, scale and character of existing development;
and,
(Added by OPA #66-11/05/07-B/L209-2007)
- (i) exterior building appearance
(Added by OPA #66-11/05/07-B/L209-2007)



- (j) Council adopted Design Guidelines that will assist in the design and review of applications for development in accordance with the policies noted above. (added by OPA #159 – APPROVED July 11, 2022 , B/L# 100-2022)

<i>TRANSITION IN BUILDING HEIGHTS</i>	8.7.2.4	Council will ensure a transition among Very High, High, Medium and Low Profile developments through the application of such urban design measures as incremental changes in building height, massing, space separation or landscape buffer.
<i>CONTINUOUS BUILDING FACADES</i>	8.7.2.5	Council will require new development to support the creation of continuous building facades along Mainstreets through the street level presence of: <ul style="list-style-type: none"> (a) community facilities, retail shops, and other frequently visited uses; and

- (b) architectural features and elements which can be experienced by pedestrians.

*APPEALING
STREET
FACADES*

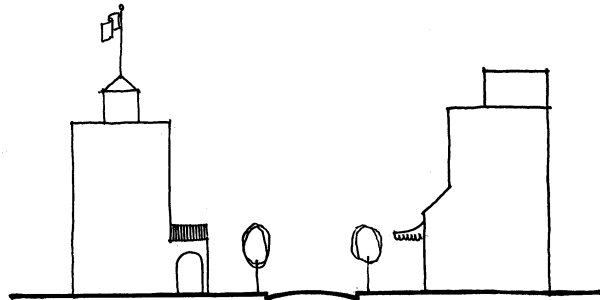
8.7.2.6

Council will encourage the buildings facades to be visually interesting through extensive use of street level entrances and windows. Functions which do not directly serve the public, such as loading bays and blank walls, should not be located directly facing the street.

*FACADE
SETBACKS*

8.7.2.7

Council shall encourage all Medium, High and Very High Profile developments to setback additional storeys above the third (3) storey away from the road frontage to provide sunlight access, manage wind conditions and enhance the pedestrian scale.



*STREET
ORIENTED
ENTRANCES*

8.7.2.8

Council will ensure that main entrances to buildings are street oriented and clearly visible from principal pedestrian approaches.

*STRATEGIC
FACADE
BREAKS*

8.7.2.9

Council may allow the interruption of continuous building facades at strategic locations to provide for pocket parks, plazas or other open spaces to support street activity. Council will not allow the interruption of continuous building facades for driveway access unless no other reasonable alternative exists.

*EXTERIOR
DESIGN*

8.7.2.10

Council will consider the preparation of exterior building design guidelines as part of new development or redevelopment involving:

(Added by OPA #66-11/05/07-B/L209-2007)

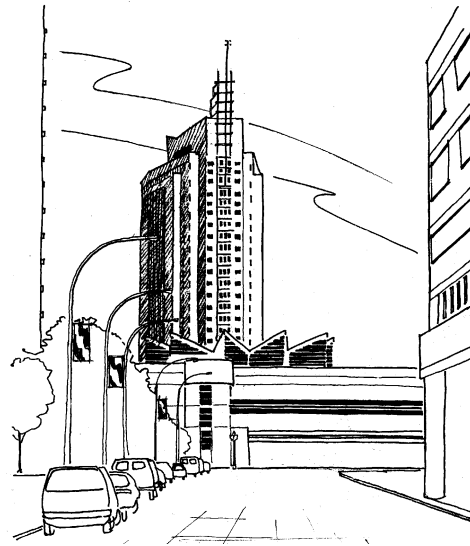
- (a) Civic Ways;
- (b) Mainstreets;
- (c) Heritage Areas;
- (d) Business Improvement Areas;

- (e) Gateways;
- (f) Community Improvement Areas; and,
- (g) Special Policy Areas.

PROMINENT LOCATIONS

8.7.2.11

Council will encourage the height, form, massing and articulation of new buildings at prominent locations to reflect their street position within the context of the overall block. For example, buildings located on corners, at “T” intersections, within open spaces, adjacent to “S” curves or on an elevated point should capitalize on their location by providing a focal point for the surrounding neighbourhood.



SIGNS

8.7.2.12

Council will regulate the use of exterior signs and other exterior advertising devices within the city according to a sign by-law that addresses, but is not limited to, the following:

- (a) location;
- (b) size;
- (c) number; and
- (d) construction, alteration, repair and maintenance.

SAFETY

8.7.2.13

Council will ensure that signs do not compromise the safety of motorists by blocking sight lines or distracting the motorist's attention away from the road.

<i>REFLECT ARCHITECTURE</i>	8.7.2.14	Council will ensure that signs are designed as an integral part of the development they are intended to serve and are compatible with the architectural style of the building and the activities which occur on the site and the character of the surrounding area.
<i>PROTECT RESIDENTIAL AREAS</i>	8.7.2.15	Council will ensure that the character of residential areas is maintained by minimizing the use of exterior signs and other exterior advertising devices.
<i>ENHANCE IMAGE</i>	8.7.2.16	Council will ensure that signs, especially along Civic ways and Mainstreets, are a positive reflection on the city for residents and visitors and especially commensurate with the Windsor's role as a point of entry for visitors to Canada.
<i>COMMITTEE OF ADJUSTMENT</i>	8.7.2.17	To provide some flexibility in special situations, Council may empower the Committee of Adjustment to grant minor variances to the sign control by-law in accordance with the Procedures chapter of this Plan.

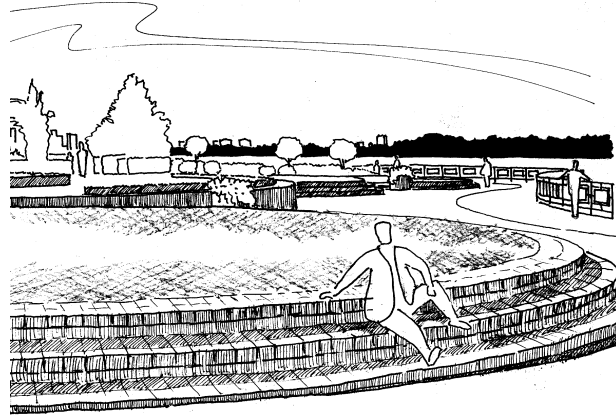
8.8 Public Space

8.8.1 Objectives

<i>IMAGE</i>	8.8.1.1	To use public space to enhance the image of Windsor.
<i>IDENTIFIABLE SPACE</i>	8.8.1.2	To clearly define the boundaries and edges of public space and their access points to form an identifiable, safe and inviting space.
<i>VARIETY & FLEXIBILITY OF USE</i>	8.8.1.3	To create a variety of public spaces which accommodate a broad range of activities and encourage year round use.

8.8.2 Policies

<i>PUBLIC SPACE DEFINITION</i>	8.8.2.1	For the purpose of this Plan, public space includes all lands within public rights-of-way, open space areas, elements of the Greenway System and other privately-owned areas intended for public use.
<i>IMAGE</i>	8.8.2.2	Council will promote the design of public spaces to define and complement the image of Windsor and its neighbourhoods.



VIEW 8.8.2.3 Council will use the alignment, elevation and configuration of public spaces to maintain and enhance significant views and vistas within, to, and from Windsor.

COMPLEMENT MAJOR INSTITUTIONS 8.8.2.4 Council will encourage the creation of open spaces adjacent to major institutional buildings so as to provide a civic setting suitable for complementary recreation and leisure activities.

WATER FEATURES 8.8.2.5 Council will promote the inclusion of water features, such as fountains and pools, in the design of major public open spaces.

SOCIAL CONTACT 8.8.2.6 Council will promote the creation of public spaces which accommodate a range of human social contact, from individual contemplation and private conversations to group activities and festivities.



PRIVATELY OWNED PUBLIC SPACE 8.8.2.7 Council will ensure that spaces which are privately-owned but publicly accessible, such as plazas, landscaped setbacks, or courtyards, support the function and enhance the appearance of the streetscape.

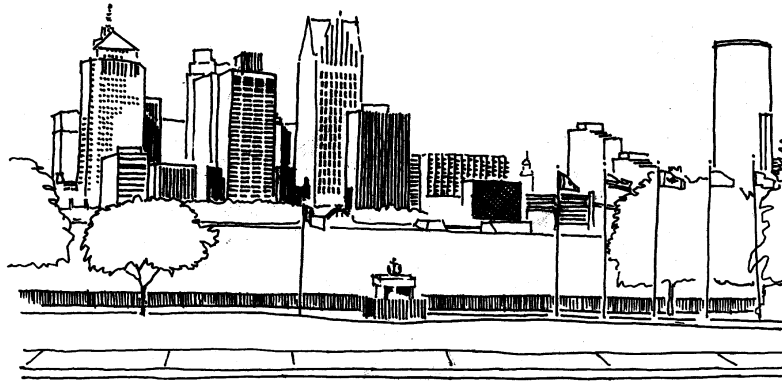
8.9 Views and Vistas

8.9.1 Objectives

- | | | |
|------------------------------|---------|--|
| <i>IDENTIFY</i> | 8.9.1.1 | To identify existing views and vistas and opportunities to create new ones. |
| <i>PROTECT & IMPROVE</i> | 8.9.1.2 | To protect and improve views and vistas of significant landmarks and features. |

8.9.2 Policies

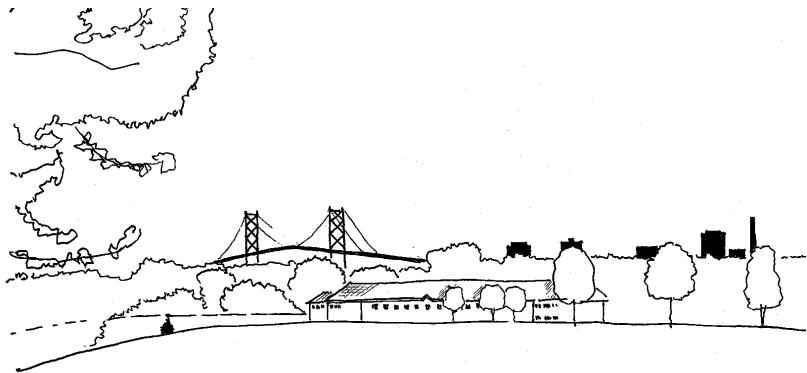
- | | | |
|--|---------|--|
| <i>IDENTIFICATION</i> | 8.9.2.1 | Council may identify views and vistas which: <ul style="list-style-type: none">(a) contribute to the image of Windsor;(b) provide orientation for residents and visitors; and(c) foster a sense of anticipation and arrival. |
| <i>PROTECT VIEWS & VISTAS</i> | 8.9.2.2 | Council will protect views and vistas of unique landmarks and features, particularly the City Centre skyline, Detroit River, Ambassador Bridge and Detroit skyline, to facilitate orientation and enhance the image of Windsor. |
| <i>SCALES OF VIEWS & VISTAS</i> | 8.9.2.3 | Council will recognize views and vistas of landmarks and features at the city-wide scale, as well as at smaller scales such as neighbourhoods, roads, public spaces and individual buildings. |
| <i>HIERARCHY OF VIEWS & VISTAS</i> | 8.9.2.4 | Council will ensure that viewing angles, the number of viewpoints, their prominence in the overall urban composition and the impacts on the viewer are in proportion to the relative importance of the view or vista. |
| <i>VIEWS THROUGH OPEN SPACE</i> | 8.9.2.5 | Council will provide for the addition, expansion and retention of open space areas to facilitate views and vistas to and from landmarks and features of city-wide importance. |



*ELEVATED
VIEWS & VISTAS*

8.9.2.6

Council will protect views and vistas from hills, bridges and other elevated places to provide panoramic views and vistas which help citizens grasp the overall shape, scale and layout of Windsor.



VIEW FRAMING

8.9.2.7

Council will promote the use of framing elements to enhance significant views and vistas in Windsor and will consider the installation of landscaping elements and light standards; the siting, profile and massing of a proposed development; and the location of infrastructure and other urban elements in the implementation of this policy.

*PROTECTION OF
VIEWS*

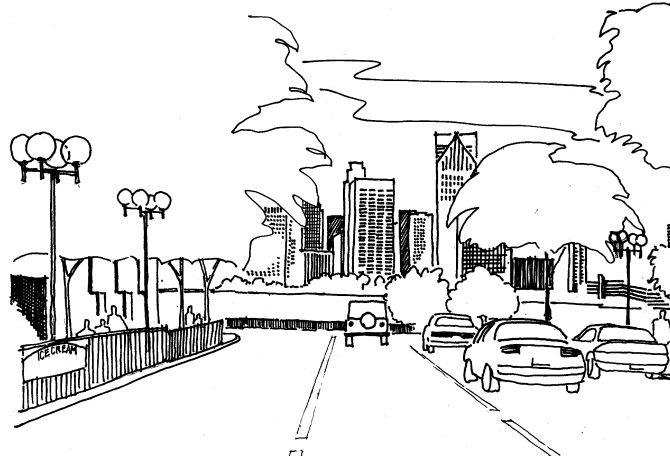
8.9.2.8

Council will ensure that significant views and vistas of landmarks and features are not obstructed, dominated or marred by a proposed development or infrastructure undertaking.

*VIEW-ORIENTED
TRANSPORTATION
SYSTEM*

8.9.2.9

Council will ensure that the transportation system is designed and laid out to provide the best vantage points for significant views and vistas.



*VIEWS ALONG
ROADS*

8.9.2.10

Council will protect significant views and vistas as seen from public rights-of-way and will ensure that significant views and vistas at the ends of roads and at “T” intersections are protected and enhanced.

8.10 Art in Public Spaces

8.10.1 Objectives

*PLACEMENT
THROUGHOUT
WINDSOR*

8.10.1.1

To support the placement of art throughout Windsor.

*APPROPRIATE
SETTING*

8.10.1.2

To ensure that art complements the character of the area in which it is situated.

EXPOSURE

8.10.1.3

To ensure that art is sited so as to optimize its exposure.

8.10.2 Policies

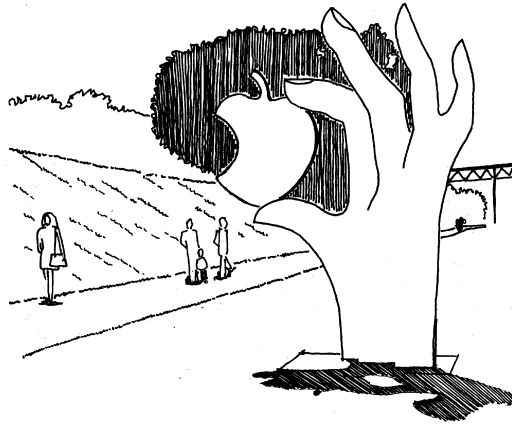
TYPE OF ART

8.10.2.1

Council will encourage art in public spaces which:

- (a) fosters civic identity by reflecting and/or interpreting local history, traditions, culture and values of citizens;

- (b) stimulates play, creativity and imagination by the observer;

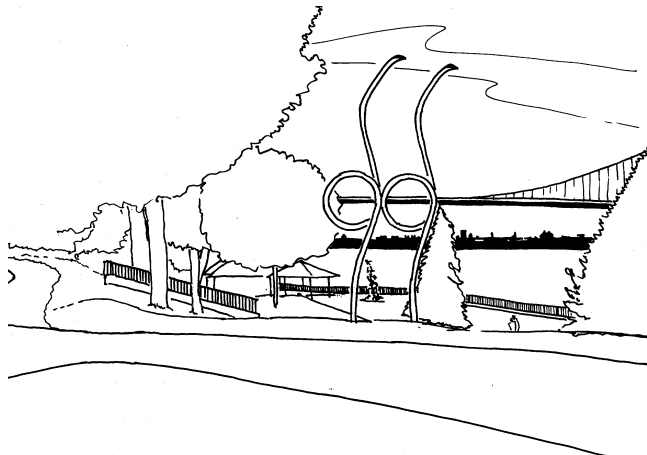


- (c) promotes social interaction through the location of adjacent amenities for stopping and sitting, thus providing a “conversation” piece and a setting for conversation; and
- (d) is consistent with the City’s public art policy or similar policy guideline as adopted by Council.

PLACEMENT OF ART

8.10.2.2

Council will promote the placement of a broad range of artworks in publicly accessible and visible locations such as parks, rights-of-way, plazas and buildings.



EARLY INTEGRATION

8.10.2.3

Council will encourage the integration of art in the early stages of the planning process for new developments and infrastructure undertakings.

PUBLIC STRUCTURES

8.10.2.4

Council will consider art as an integral part of the design of new public structures such as buildings, open spaces, plazas, noise barriers and bridges.

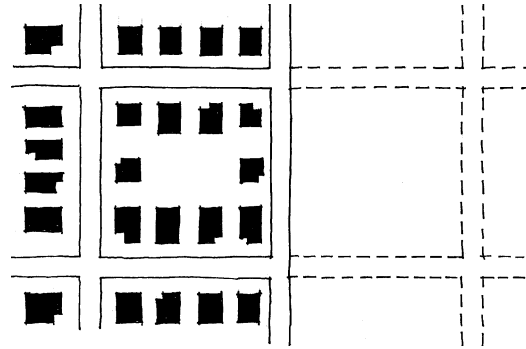
8.11 Streetscape

8.11.1 Objectives

<i>INTEGRATE FUNCTION & AESTHETICS</i>	8.11.1.1	To achieve an integrated and attractive streetscape through design features which accommodate pedestrian and vehicle needs.
<i>THEMES & IMAGES</i>	8.11.1.2	To achieve coherent streetscape themes and images.
<i>DESIGN OF ENDURING VALUE</i>	8.11.1.3	To achieve a quality of streetscape design which reflects the evolving character of individual neighbourhoods and Windsor as a whole.
<i>VARIETY & QUALITY OF AMENITIES</i>	8.11.1.4	To provide streetscape amenities of high quality design, variety and function.

8.11.2 Policies

<i>EXISTING ROAD PATTERN</i>	8.11.2.1	Council will encourage the preservation and extension of the existing road pattern and character to enhance orientation, maintain the image of Windsor, and integrate newly developing areas of the city.
----------------------------------	----------	---



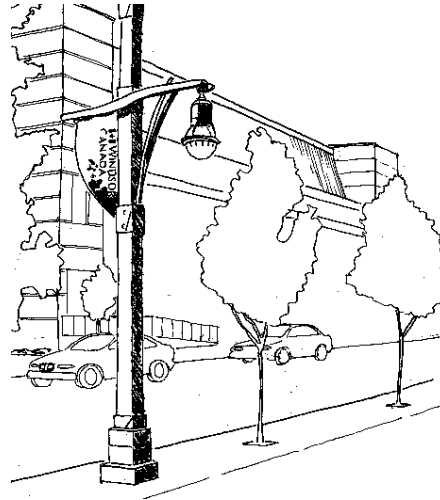
<i>ROAD CONFIGURATION</i>	8.11.2.2	<p>Council will support the strategic configuration of roads that:</p> <ul style="list-style-type: none"> (a) maximize desired views and vistas; (b) enhance the experience of natural features and landforms in Windsor; (c) focus activities on public gathering places; (d) accommodate a balanced transportation system;
-------------------------------	----------	--

- (e) conserve energy; and
- (f) assist in orientation.

FIXTURES

8.11.2.3

Council will ensure that the number, location and design of signs and fixtures such as utilities and other service installations relate to the character of the surrounding neighbourhood and do not obstruct movement within the right-of-way.



*BOULEVARDS
AND MEDIANS*

8.11.2.4

Council will support the provision of boulevard and median strips on roads of more than four lanes for aesthetic and safety reasons.

*LANDSCAPING
FOR SEASONAL
CONDITIONS*

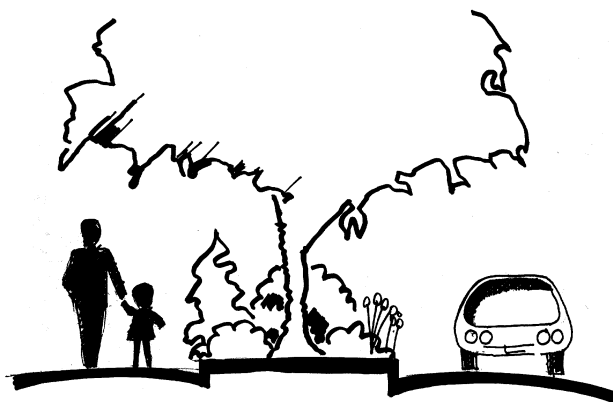
8.11.2.5

Council will ensure the provision of sufficient landscaping along roads at various intervals in accordance with the following general principles:

- (a) provide windbreaks and shade along pedestrian and cycling networks;
- (b) enhance the urban forest;
- (c) frame desired views and vistas;
- (d) visually reinforce a location;
- (e) direct movement; and
- (f) enhance the image of Windsor.

TRAFFIC CALMING 8.11.2.6 Council may support the use of traffic calming measures to reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for pedestrians and cyclists.

SIDEWALKS 8.11.2.7 Council will support the provision of sidewalks along roads in accordance with the Transportation chapter of this Plan.



DECORATIVE SIDEWALKS 8.11.2.8 Council will promote a consistent decorative treatment of sidewalks within strategic areas, such as the City Centre, mixed use areas, Mainstreets and commercial centres.

PAVED SURFACES FOR PEDESTRIANS 8.11.2.9 Council will promote paved surfaces for pedestrian networks with features that:

- (a) enhance the character of the surrounding area;
- (b) indicate pedestrian crossings with a continuation of the sidewalk pattern over the road;
- (c) indicate points where roads cross pedestrian networks; and
- (d) accommodate higher intensity pedestrian movement at intersections.

MAINSTREETS DEFINED 8.11.2.10 Council will promote the development of Mainstreets at the locations identified on Schedule G: Civic Image. Such Mainstreets will be designed to:

- (a) promote a diverse mixture of commercial, residential and other appropriate land uses along the road;

- (b) encourage pedestrian activity and movement along the streetscape; and
- (c) provide and/or enhance the unique character of the surrounding neighbourhood.

MAINSTREETS 8.11.2.11 Council will recognize the significance of the roads designated as Mainstreets on Schedule G: Civic Image by:

- (a) enhancing the public rights-of-way consistent with the established character of the neighbourhood, using streetscaping elements such as special lighting, landscaping, paving stones, street furniture, public art and other complementary features and fixtures;
- (b) protecting and enhancing significant views and vistas along public rights-of-way;
- (c) protecting and enhancing heritage resources;
- (d) encouraging the provision of building and streetscaping elements that provide shelter from inclement weather, where appropriate; and
- (e) encouraging signage which enhances the character of the Mainstreet.

*CIVIC WAY
DEFINED* 8.11.2.12 Council will promote the development of Civic Ways at the locations identified on Schedule G: Civic Image. Such Civic Ways will be designed to :

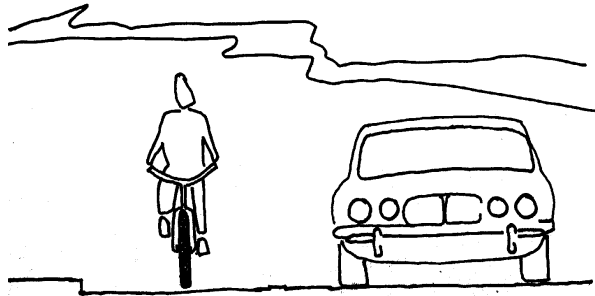
- (a) promote and present an attractive and unifying image of Windsor;
- (b) maintain a sense of welcome and arrival for travelers;
- (c) create a memorable impression of Windsor; and
- (d) complement and enhance the Municipality's capital investment in major infrastructure.

CIVIC WAY 8.11.2.13 Council will recognize the significance of roads designated as Civic Ways on Schedule G: Civic Image by:

- (a) enhancing the public rights-of-way along major entry points into Windsor consistent with a highly attractive and distinctive image using unifying elements such as landscaping, fixtures and boulevard and median treatments; and
- (b) protecting and enhancing significant views and vistas, public space and heritage resources along the Civic Way.

CYCLING NETWORK

8.11.2.14 Council will promote the designation of cycling routes and segregation of movement by design features such as distinctive surface treatments, painted lines and symbols subject to appropriate design and engineering guidelines.



ORIENTATION

8.11.2.15 Council will ensure the ease of orientation along the pedestrian and cycle networks through the provision of signs, route maps and key views.

ENTRANCE FEATURES

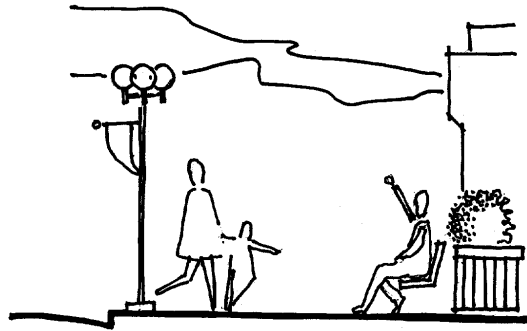
8.11.2.16 Council will consider the use of gateways, signs, decorative sidewalks, sculpture and other features at points along roads and/or routes where it is appropriate to emphasize the entrances to the city or its neighbourhoods.

SEATING PROVISION

8.11.2.17 Council will ensure that seating along roads is provided as required and is designed to:

- (a) provide comfort for pedestrians at waiting areas, bus stops and near public facilities and institutions;
- (b) support activities along the road in commercial or mixed use areas;
- (c) support conversation and social interaction through the appropriate location and orientation of seating;

- (d) provide a degree of protection from inclement weather;
- (e) provide seating surfaces in proportion to the intensity of activities and the size of the space; and
- (f) encourage an active street-life in all seasons.

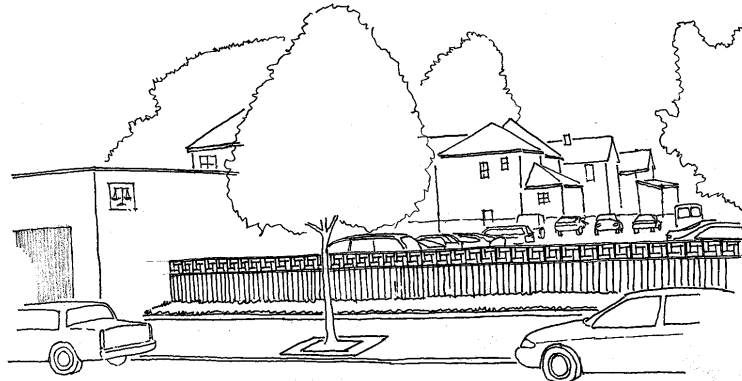


SIDEWALK CAFES

8.11.2.18 Council may support sidewalk cafes subject to appropriate design guidelines.

PARTIAL SCREENING OF PARKING LOTS

8.11.2.19 Council will encourage the partial screening of surface parking lots through the use of low fences, walls, berms and other landscape elements, and through the location of lots away from street view, while still permitting views for orientation and safety.



SCALE OF SURFACE PARKING LOTS

8.11.2.20 Council will encourage a reduction in the scale of large surface parking lots through subdivision into smaller areas by means of landscaping, fencing and walls.

LOCATION OF SURFACE PARKING LOTS

8.11.2.21 Council will encourage parking lots that avoid large expanses fronting the road.

*FRONT YARD
PARKING FOR
LOW PROFILE
HOUSING*

8.11.2.22 Council will limit the construction of parking spaces in the required front yards of dwellings, in order to protect the aesthetic character of older residential neighbourhoods, ensure the availability of on-street public parking, ensure unhampered pedestrian movement within the public right-of-way and prevent harm to boulevard trees. (amended by OPA #29 – 05/01/03)

~~*FRONT YARD
PARKING FOR
LOW PROFILE
HOUSING*~~

~~8.11.2.22 In order to protect the aesthetic character of neighbourhoods, provide for pedestrian movement and protect boulevard trees, Council will discourage front yard parking along streets characterized by small scale Low Profile housing forms, except where:~~

- ~~(a) there is insufficient space in the rear or side yard; or~~
- ~~(b) there is inadequate access to the rear yard; or~~
- ~~(c) there is need to accommodate a handicapped parking space.~~

8.12 Safety

8.12.1 Objectives

*ENHANCE
SAFETY*

8.12.1.1 To encourage designs which enhance a sense of personal safety and to reduce the opportunity of crime.

8.12.2 Policies

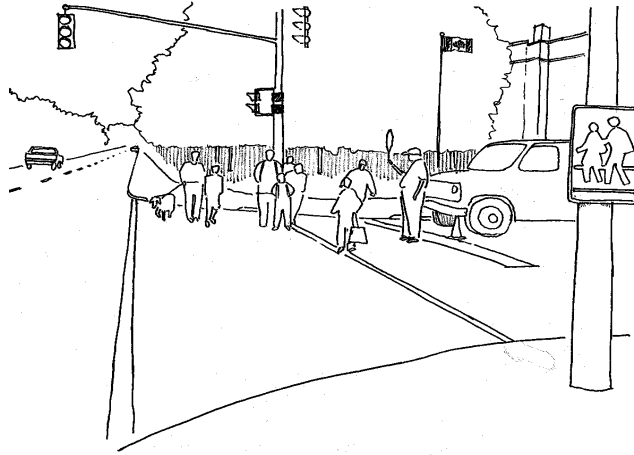
OBSERVATION

8.12.2.1 Council will promote designs which facilitate the unobstructed observation of public spaces and areas.

*ACCESS
ORIENTATION*

8.12.2.2 Council will encourage designs which provide access by:

- (a) providing people with a sense of direction while giving them some visible indication as to where access is encouraged or restricted;



- (b) providing a limited number of access routes while allowing users some flexibility in movement; and
- (c) ensuring that access opportunities enhance and complement observation.

*CIVIC
RESPONSIBILITY*

8.12.2.3

Council will promote designs which provide a sense of public ownership and civic responsibility by:

- (a) reinforcing existing natural surveillance and access control strategies with additional symbolic or social cues such as signs or barriers;
- (b) minimizing the creation of ambiguous spaces;
- (c) allowing for the continued use of the space in keeping with its intended purpose; and
- (d) ensuring that the lighting of the area is appropriate for its intended use.

*EMERGENCY
ACCESS*

8.12.2.4

Council shall promote the design of circulation systems which ensure prompt access to adjacent buildings and properties for effective emergency services.

8.13 Lighting

8.13.1 Objectives

- | | | |
|---|----------|--|
| <i>VISIBILITY & SAFETY</i> | 8.13.1.1 | To ensure that lighting improves visibility and safety. |
| <i>PROMINENT BUILDINGS & SPACES</i> | 8.13.1.2 | To enhance prominent buildings and spaces through the use of lighting. |
| <i>MINIMIZE INTRUSION</i> | 8.13.1.3 | To minimize intrusive lighting. |

8.13.2 Policies

- | | | |
|---------------------------------|----------|--|
| <i>TRANSPORTATION SYSTEM</i> | 8.13.2.1 | Council will promote lighting that improves safe movement along the transportation system. |
| <i>PUBLIC SAFETY</i> | 8.13.2.2 | Council will promote adequate lighting in areas where public safety is of concern and would be appropriate. |
| <i>ORIENTATION</i> | 8.13.2.3 | Council shall promote the use of lighting to accent steps, turns, ramps, transit stops and other features frequently encountered in the urban environment. |
| <i>CIVIC IMAGE</i> | 8.13.2.4 | Council will promote the lighting of prominent buildings, monuments and features to accentuate civic and architectural design. |
| <i>COMPLEMENT NEIGHBOURHOOD</i> | 8.13.2.5 | Council will promote the use of lighting which complements and enhances the established character of an area or neighbourhood. |
| <i>COMPATIBLE</i> | 8.13.2.6 | Council will promote the use of lighting which is compatible in scale and intensity to the proposed activity, and tailored to the size, type and character of a development or space, where appropriate. |
| <i>INTRUSIVE LIGHTING</i> | 8.13.2.7 | Council will encourage the use of lighting that avoids intrusive lighting onto adjacent properties. |

8.14 Future Community Node

(added by OPA #60-05/07/07-B/L85-2007-OMB Decision/Order No.2667, 10/05/2007)

8.14.1 Objectives

- | | | |
|------------------------|----------|--|
| <i>COMMUNITY FOCUS</i> | 8.14.1.1 | To identify the general location of future Mixed Use Centres or other forms of development that will create a focal point for new communities. |
| <i>INTENSITY</i> | 8.14.1.2 | To identify opportunities for higher density, transit oriented development and/or areas of transition between future employment lands and residential areas. |

8.14.2 Policies

- | | | |
|-------------------------------|----------|--|
| <i>MIXED USE</i> | 8.14.2.1 | Council will encourage Future Community Node areas to be designated as Mixed Use Centres or similar designations that provide for a pedestrian oriented mix of land uses and functions including residential, commercial, office, small-scale employment, recreation, entertainment and culture in accordance with the policies of Chapter 6 of this Plan. |
| <i>INTEGRATION</i> | 8.14.2.2 | Council will encourage the identification of Future Community Nodes where they are compatible with or can be appropriately integrated with existing community oriented uses such as commercial, institutional and recreational. |
| <i>VISIBLE AND ACCESSIBLE</i> | 8.14.2.3 | Council will support the identification of Future Community Nodes in areas which are highly visible and/or accessible by existing or planned transportation modes including public transit, vehicle, cycling and pedestrian |
| <i>PLANNING PROCESS</i> | 8.14.2.4 | Council will require that final determination of land use designations, size, location and configuration of areas identified as Future Community Nodes will be through the completion of Secondary Plans undertaken in accordance with the policies contained in Section 11.3 of this Plan. |
| <i>URBAN DESIGN</i> | 8.14.2.5 | Council will ensure that design and development of areas identified as Future Community Nodes complies with the Urban Design policies contained in Chapter 8 of this Plan |