

## **1258 - 1262 - 1264 Argyle Road**

### **Urban Design Brief**

#### **1.0 Introduction**

##### **1.1 Purpose**

ARCHITECTTURA INC.(Architecttura) has been retained by Curtis & Caleb Docherty., herein referred to as the “Applicant”, and architect of record, to assist in designing, and to prepare this Urban Design Brief in order obtaining the necessary Zoning amendments and approvals associated with this proposed multiple dwelling development, containing a maximum of 7 dwelling units at 1258-1262-1264 Argyle rd, in the gem of Walkerville, in the City of Windsor (refer to Figure 1 – Location Map).

##### **1.2 Location**

The subject site is adjacent to Windsor most walkable neighbourhood corridors (refer to Figure 1 – Neighbourhood Map). The surrounding area consists of low-profile single family, multiple units dwelling, commercial and institutional buildings. The site is also steps from Wyandotte Street and Ottawa street as well as Walker rd corridor and Nodes, which include many personal service, retail, food and beverage outlets as well as the city market on Walker road. There are several amenity and park spaces in the surrounding neighbourhood of the proposed development, such as Willistead, Lansbury Park, Ford test Track and close access to the Detroit River walk and trail. Due to the location of the site at a walkable neighbourhood corridor, the applicant proposes providing 4 bicycle parking spaces which can accommodate for the required parking spaces for residents cycling to work and reduce the area of hard surface dedicated for parking at the front of the property. A front yard landscaped area will continue the character and charm of a contiguous pedestrian and green experience as transition and buffer. The surrounding land uses are varied within this historical area, defining an exemplary living neighbourhood. There are several multi-unit residential properties within a 200m context of this site that range in varying density. This includes a consistent and unique urban fabric of several townhomes clusters located along Argyle on the eastern side of the road, between Ottawa street and Ontario street. The nearby Ontario street corridor also contains several 8 (+) unit residential buildings that exist harmoniously in the context of this neighbourhood.

##### **1.3 Context**

The subject site is located on the East side of Argyle road close to the intersection of Devonshire road in the heart of Walkerville. The site is a collection of 3 vacant parcels (figure 2) of land with no existing structures that encompasses a total area of 7,760 SF / 722 m2. The street frontage has a width of close to 65' / 20m total. The adjacent properties are considered medium density town homes. Most notably, the property to the south is a recently developed site with a similar floor area, scale / height and proportion to the applicants building proposed.

Figure 1

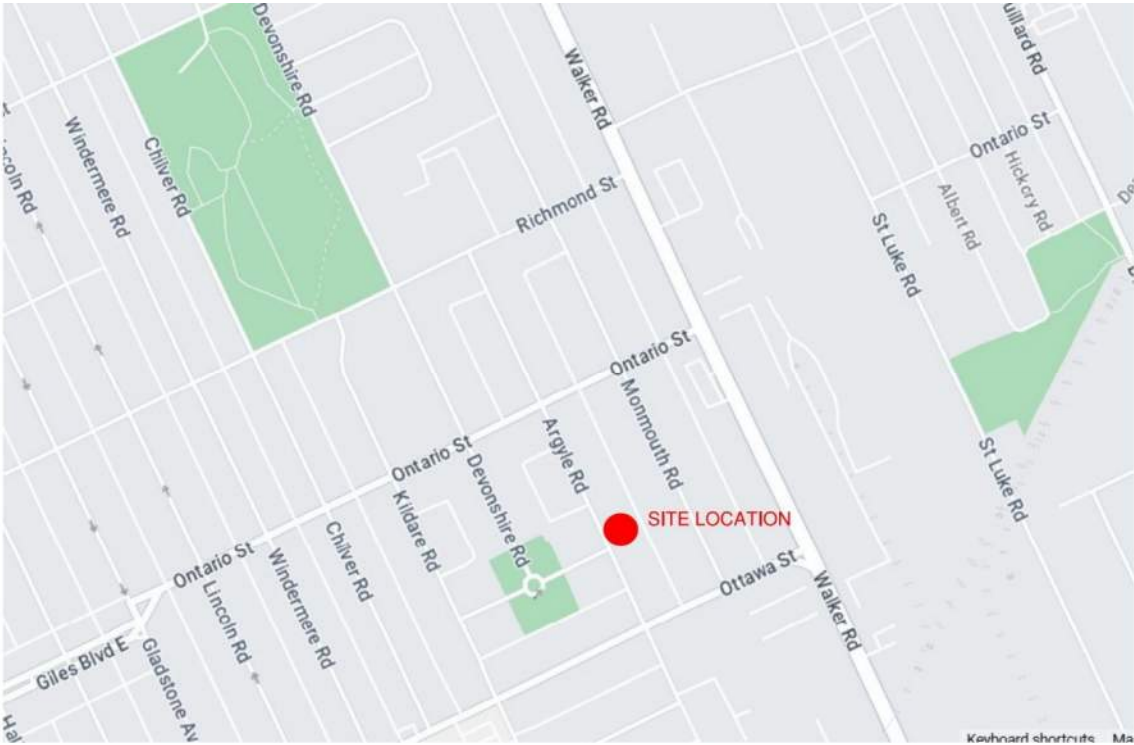


Figure 2



The following document references and addresses applicable municipal sections of the City of Windsor's Official Plan, the Intensification Guidelines and the City's Heritage Area policies. The property is currently designated Residential accordingly in the City of Windsor Official Plan and Zoning map / By-laws as follows:

City of Windsor Zoning By-law 8600 – Figure 3: Zoning District Map 7



- The Site is currently zoned "Residential District 2.2 (RD2.2)"
- It is proposed to maintained the "Residential District 2.2 (RD2.2)" and permit the proposed multiple dwellings with eight units as an additional permitted use as a new site specific zoning.

The applicant is requesting that the Council approve an amendment to the City of Windsor Zoning By-law 8600 to permit the proposed residential development on the subject site. The applicant is requesting that the zoning of the subject site be amended to a site-specific Residential District 2.2 (RD2.2) zoning.

**1.4 Existing Land Use**

The subject site is vacant land with no existing structures. The physical attributes of the subject site are as follows:

- A total site area of 520.25 m<sup>2</sup>;
- 3 Rectangular shaped parcels with frontage on Argyle road and alley access.
- Land deemed for Residential use in the City's Official Plan.

### **1.5 Proposed Land Use – Residential - Housing**

The proposed use on the subject site complies with the Existing Land Use as per the Official Plan and Zoning By-law designation. The proposed development includes a 2 1/2 storey (7 dwelling units) building, which will provide additional housing options to Windsor residents. The proposal is a form of residential intensification that meets the social, health and wellbeing requirements of current and future residents, promotes increased densities which efficiently use land, resources, infrastructure, and public service facilities, and supports the use of active transportation and transit in the area. It conforms to the Residential policies in the OP, particularly with the promotion of the complementary range of housing types and tenure, infill, and intensification initiatives (OP 6.3.1.1., OP6.3.1.3.). The proposed development will increase the housing stock in Windsor and provide residents with additional housing affordable options that blends into this neighbourhood seamlessly.

### **1.6 Transportation**

The site is located in close proximity to many bus routes, bike paths and walkable urban nodes. The subject property is located steps from existing transit bus routes on Richmond and Ottawa street, that will connect to multiple bus routes allowing for efficient connectivity to urban areas within Windsor, including the downtown core and campuses. Residents can reach the Walkerville, Erie or Ottawa street business districts in a 10-15 min walk or 4-5 min bicycle ride as a comfortable travel distance.

### **1.7 Infrastructure**

The proposed building will use existing municipal sewers and water services and will ensure that sewage and water services provided comply with all regulatory requirements and protect human health and natural environment (OP 7.3.1.1.) The proposed infill development will require new private servicing connections but will not require extension of municipally owned or operated infrastructure (OP 7.3.3.1.)

There are existing sidewalks along both east and west sides of Argyle road that connect with the sidewalks on Ottawa St and Ontario, which will provide pedestrian access to the surrounding area. The sidewalk is barrier free and maintained to provide accessible travel for all residents and pedestrians and will encourage people to walk to school or work, for travel, exercise, recreation, and social interaction.

## **2.0 Proposed Development**

The applicant proposes to develop the site for an 7 unit residential building, as a 2 1/2 storey building with a full basement level, considered by definition as a low profile housing development. The proposed building is projected to be sold as condominium units, with a balanced range of 7 – 2 bedroom units, with each unit containing private outdoor amenity space at the rear yard. The proposed development will provide a total of seven (7) parking spaces, accessed of the alley way. A total of four (4) bicycle spaces will also provided to promote the use of active transportation. The proposed development project intended to help a wide mix of demographic, young professionals, retirees and other local residents with additional housing options in the heart of Walkerville. Access to the proposed development for vehicles will be provided from Ontario and Ottawa street, with additional street parking provide directly in front of property. The current proposal adheres to the prohibition of front yard parking.

### **2.1 Development Concept**

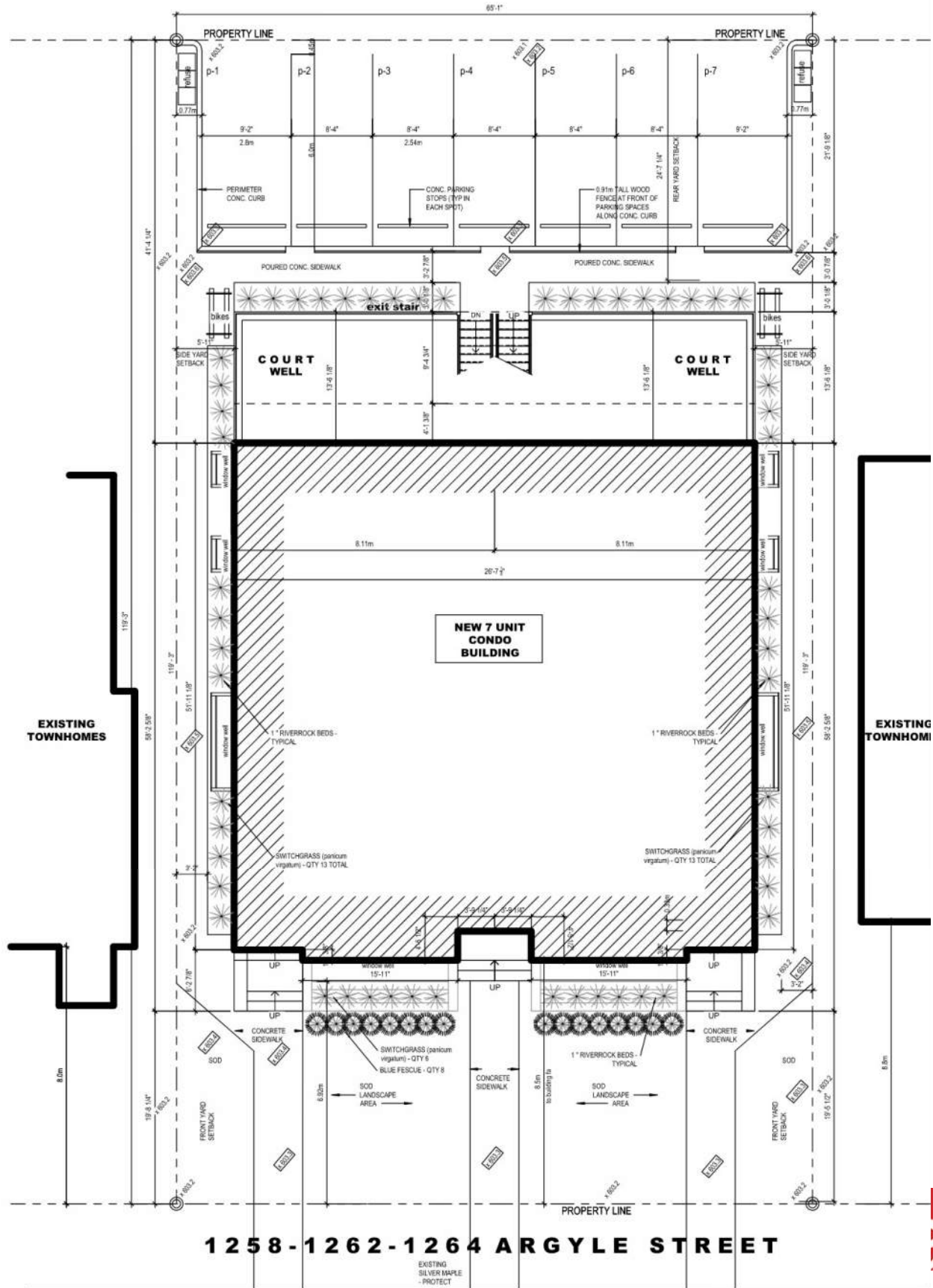
The approach to this urban infill project was to provide added and new residential units for the community, within a large vacant lot, while maintaining the urban fabric of the neighbourhood. The proposed 7 unit development is balanced in symmetry and utilizes the scale and physical attribute and character of the adjacent homes in response. The proposal operates within a vast majority of the current zoning bylaws, especially in scale and set back to property lines.

The building façade is set in relation to the street in-line with the southern townhomes that have the identical number of floors and matching roof heights. The townhomes to the west are set forward and are smaller in scale, but due to their proximity to street, the proposed will be in scale with that cluster as well. The breakdown and layering of facades are intended to further break down scale, emphasizing a pedestrian scale, while capturing roof line expressions that echo in the contextual vernacular. The detail of treatment and materiality also are based on inspiration of neighbouring esthetic and style found in immediate proximity of this site. The key design drivers, in relation to site, where to provide the new units with private outdoor spaces, plenty of natural daylight and isolate / screen parking. The proposed 7 dwelling unit building encourages the use of underutilized land and intensification of land uses in an area with existing municipal infrastructure and access to services.

The proposed development provides the potential for seven dwelling units. The surrounding area consists of residential and commercial uses, single family dwellings and double dwellings at the north, south, west, and commercial at the east. The proposed development is compatible, fits well in the surrounding neighbourhood and provides additional housing and increased density. Located near schools, recreational areas, commercial buildings, and transit routes the subject site provides an opportunity for a low profile and small-scale development that will help provide students and Windsor residents with additional housing supply.

See included site plan;

**ALLEY ACCESS**



**1258-1262-1264 ARGYLE STREET**

EXISTING SILVER MAPLE - PROTECT



## **2.2 Urban Design:**

This document will define the proposed development in relation and in response to the Official Plan policies, Intensification Guidelines and Heritage Policies. The proposed development is compatible with the land uses in the surrounding area and will help bring up the property standards and preserve the character of the neighbourhood as a critically needed urban infill project.

The proposed 7 unit multi family dwelling is designed to appear as a double townhouse. It has 3 entrances on the main façade facing Argyle rd. The mass, orientation, form and sitting conforms with Low Profile dwellings (OP, 6.3.2.1 & 6.3.2.3.). The proposed building respects all required open yards and max height of the majority of existing Zoning Requirements and provides sufficient living spaces for its tenants. Furthermore the proposed design utilizes a compatible and compact footprint with 35% lot coverage, which is lower than the max allowed (45%). Based on this, the applicant is requesting the density increase of smaller residential units to be allowed. The building will provide a balance of 1 and 2 bedroom units in varying price points, as owned condominiums.

## **3.0 Planning Evaluation**

To determine the feasibility and appropriateness of the proposed development, an evaluation of the potential planning issues and impacts has been undertaken. This evaluation has been based on:

- Official Plan.
- Current Zoning By-laws.
- Intensification Guidelines.
- Heritage Area policies.

### **3.1The City of Windsor Official Plan**

The local policy context in the City of Windsor is outlined in the Official Plan which contains goals, objectives, and policies to manage and direct growth in the City.

In the Official Plan, the subject lands are currently designated as “Residential”. The lands designated as “Residential” on Schedule D: Land Use provide the main locations for housing in Windsor outside of the City Centre Planning District. Opportunities for a broad range of housing types and complementary services and amenities are provided to develop safe, caring and diverse neighbourhoods. The proposed use complies with the current Official Plan designation and satisfies the following objectives of the Official Plan:

- 6.3.1.1 To support a complementary range of housing forms and tenures in all neighbourhoods.
- 6.3.1.2 To promote compact neighbourhoods which encourage a balanced transportation system.

- 6.3.1.3 To promote selective residential redevelopment, infill, and intensification initiatives.
- 6.3.1.7 To ensure that a sufficient land supply for residential and ancillary land uses is available to accommodate market demands over the 20-year period of this Plan.
- Policy 6.3.2.1, relating to Permitted Uses, providing Low Profile and Small Scale Residential building.
- Policy 6.3.2.3 relating to Types of Low Profile Housing, providing small scale form of multiplex with no more than 8 units.
- Policy 6.3.2.4., relating to Location Criteria
- Policy 6.3.2.5 relating to Evaluation Criteria for a Neighbourhood Development Pattern.
- Policy 8.1.2 related to providing architectural massing which is conducive and consistent with adjacent properties, satisfying a consistency and proper address of Human scale.
- Policy 8.1.3 related to provision of proper pedestrian sidewalk access without crossing vehicular access paths.
- Policy 8.1.5 related to provision of high standard of design in expression and materiality, while providing a design that contributes to the rich variety of architectural home style derivatives in the area.

### **3.2 The City of Windsor Zoning By-Law**

The City of Windsor Zoning By-law 8600 implements the policies of the City of Windsor Official Plan by regulating built form and land uses throughout the City. The subject site is currently zoned Residential District 2.2 (RD2.2) zone. The applicant is applying for a major Zoning By-law Amendment to a site-specific Residential District 2.2 (RD2.2) zone to permit the proposed residential development of an 8 unit dwelling building. The proposed building will comply to all current set back requirements, including building height. The proposed use is compatible with the uses permitted. Current zoning by-laws which will be compatible with new zoning.

#### **Multiple Dwelling**

Lot Width – minimum 18.0 m .

Lot Area – minimum 540.0 m<sup>2</sup>

Lot Coverage – maximum 45.0% .

Main Building Height – maximum 9.0 m

Front Yard Depth – minimum 6.0 m

Rear Yard Depth – minimum 7.50 m

Side Yard Width – minimum 1.20 m

### 3.3 Intensification Guidelines Review.

The proposed development takes into account the city mandate to develop and intensify vacant parcels of land while integrating new and re-establishing of prior conditions. The proposed development is consistent with the character of this mature and diversely dense neighbourhood. The proposed design provides complementary scale, character, and historic reference, while being consistent in offering a unique solution. The proposed development will help diversify housing options in the surrounding neighbourhood and will help supplement the housing units that are needed in the area.

3.3.3. Landscaping – The front yard contains an existing medium sized silver maple tree that will be protected and preserved to allow to contribute to the existing mature treeline of the street, The front yard will be primarily sodded in the character of adjoining green properties with a series of non-evasive planting that provide a softening at the base of the architecture and also providing a level of privacy. Rear parking will be screened with a solid fence.

3.4.2 Low Profile Buildings.- the 2 ½ storey massing is symmetrically divided and layered in a vertically stepping series of elements and planes, which strategically set a build up and sympathy to a pedestrian scale. Scale windows and set back entry porches provide an intended additional layering and porosity.

3.4.4 Building Design – While adding to the existing diversity of existing architectural expressions that exist along Argyle and thru-out Walkerville, it is this array of vernacular solutions that gives this neighbourhood its true unique collage of character. Our respond consciously looks to blend, yet stand distinctively as a new contributor to its rich character.

3.4.4.3 Exterior Materials. – High quality materials and simplistic, timeless detail will inform the envelop. Inspired by the palette of the neighbourhood, with attention to complementary colour and tone selections.

### 3.4 Heritage Compatibility

- Refer to proposed exterior design concept elevations. (see figures 8-10)
- Refer to attached neighbourhood photos collected to support design and historical inspiration and integration. (see figures 11-15)
- Location and set back placement of the proposed buildings front façade is positions in balance and is aligned with the most recent three unit southern developed townhouses. The 6 unit rowhouses to the North are slightly smaller in scale, but step closer and forward to the street, balancing the scale of all 3 adjacent buildings in relationship.
- The exterior materiality and main façade treatment is based on the predominant use of a contextually red brick cladding. There are limestone accents headers that are employed and also historically prevalent in the area. The face brick and gable ended elements of the façade proposed are directly inspired by homes along Argyle, in scale and relationship, to the breakdown of the overall massing.

- The allocation of accent stucco at upper and set back area of the front façade is relatively un-assuming along the proposed main Argyle street façade. The stucco finish is also proposed to have a more balanced presence with the face brick along the other secondary elevations of the building, along the sides and rear. The presence of cement plaster stucco does play a role along Argyle in other homes as both a primary and secondary cladding material..
- The asphalt roofing material is applied over a historically inspired Mansard roof that contains contextual shed dormers. The specific roofing material is profiled in shape and random tones to capture a scalloped and more historically inspired expression.
- Windows are black frames with divided lites, reminiscent of the period wood sash windows, with a pattern of 4 over 1 as typically found in many Walkerville homes.
- Guardrails are simple vertical rod-iron like picket rails, and exist at the rear exiting stairs and balconies.

**Proposed Exterior Elevations.**

Front – Argyle road Elevation – figure 8



**WEST ELEVATION**

Rear – Alley Elevation – figure 9



**EAST ELEVATION**

Side – typical Elevation both sides – figure 10



**SOUTH ELEVATION (NORTH ELEVATION - SIMILAR)**

Figure 11



Figure 12



Figure 13



Figure 14



Figure 15



#### **4.0 Economic Prosperity**

The proposed development promotes opportunities for economic development and investment within the City of Windsor. It also optimizes the use of vacant land, infrastructure, and public service facilities available around the subject site. The subject property is strategically located within an existing area of the City where roads, community facilities, schools and public transport are accessible.

#### **5.0 Energy Strategy**

The proposed development promotes compact form and low-profile housing, increased density and enables the use of active transportation, and public transportation for residents. Increased active and public transportation will help limit vehicle trips for residents and maintain carbon footprint of the residents' low. The building construction will follow best practices for Energy Efficiency complying with the latest version of the OBC and SB-12.

#### **6.0 Conclusions**

Based on extensive review, the proposed residential development is appropriate for the site and consistent with good planning and urban design principles. We recommend that the Zoning By-law Amendment application, as submitted, be approved for the following reasons:

1. The proposed residential development is “consistent” with the Official Plan policies as identified in section 3.1 of this report.
2. The proposed residential development is permitted under the Residential District 2.2 (RD2.2) zone and is consistent with the intent of Zoning By-law 8600. The above analysis shows that:
  - The zoning Regulations for Residential District 2.2 (RD2.2) include the proposed use and can be further adapted to meet the additional site-specific requirements of the development. The proposed site-specific adjustments are minor in nature, while still meeting the intent of the by-law. This is consistent with other developments in the area.
  - The site is physically suitable and strategically located to support the proposed use.
  - Municipal services and emergency services are available.
  - Site access is available as per Zoning By-Law requirements.
  - Proposed design provides sufficient vehicular parking, bike parking and additional street parking along its frontage.

- The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.) and it is consistent with the mix of land uses in the surrounding neighbourhood.
- 3. The proposed development will fulfill the need for additional residential units in the area and the City of Windsor in general, while infilling an empty lot in a mature neighbourhood. The proposed development conforms to the key planning principles found within the City of Windsor Intensification Guidelines. The development provides an efficient use of land and investments in municipal infrastructure, typically based on an urban structure of higher density centres and corridors. The establishment of transit supportive forms of development that will support transit system investment and promote more mobility options. The delivery of a broader mix of housing types, including condominium housing that is more affordable than the traditional single family housing stock.
- 4. The proposed development promotes compact form and intensification. Walkable neighborhood, access to sidewalk network, public transit network and proximity to schools and work will encourage residents to use active transportation and transit, minimizing the number and length of vehicle trips. This development achieves compatibility in height, massing, scale and setback as well as Architectural style, contributing positively to maintenance and enhancement of this historic area.

**Dan Amicone, OAA MRAIC**

Architect



April 21, 2026

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