



REPORT:	URBAN DESIGN BRIEF & HERITAGE IMPACT ANALYSIS
MUNICIPALITY:	CITY OF WINDSOR
MUNICIPAL ADDRESS:	2121 RIVERSIDE DRIVE WEST
DEVELOPMENT:	ZONING BYLAW AMENDMENT (ZBA)
DATE:	MARCH 31, 2025

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1.0 INTRODUCTION AND PURPOSE

Lassaline Planning Consultants (LPC) has been retained to undertake an Urban Design Brief and Heritage Impact Analysis regarding the feasibility of a site specific Zoning By-law Amendment (ZBA) to support the development of the subject site for a new, low profile, 3 storey residential multi-unit building. Agbaba Holdings Corporation (the 'Applicant') is proposing the redevelopment of the site with a 3 storey 11.7 m (38 ft) height building, 46 residential units in a multi-unit dwelling and 14 parking spaces.

Jackie Lassaline, BA MCIP RPP, Lassaline Planning Consultants has prepared this Urban Design Brief and Heritage Impact Analysis for the proposed redevelopment of 2121 Riverside Drive West (the 'Subject Lands').

This **Urban Design Brief** provides Official Plan policy review under Subsection 8.0 Urban Design policies. The report is based on Meo and Associates Inc design drawings and architectural plans for the proposed development. The policies include the examination of the proposed development in context of the building within the streetscape, the built form, pedestrian access, setbacks and established building lines, building materials, etc.

There are a number of residences on Randolph Pl. and Riverside Drive West identified on the heritage registry or designated through bylaw under the Heritage Act. **Heritage Impact Analysis** places the proposed development in context of the heritage properties and review under Subsection 9 Heritage Conservation of the Official Plan.

The subject lands are designated 'Residential' on Schedule D of the Official Plan. Comprehensive Zoning Bylaw 8600 zones the subject lands as 'Residential District 2.2 (RD2.2)' for the subject lands.

To facilitate the proposed residential development, a site specific Zoning Bylaw Amendment (ZBA) is requested for the proposed 3 storey multiple unit residential building with 46 residential apartment units and 14 parking spaces.

With the neighbourhood zoned 'Residential District 2.2 (RD2.2)', a zone that permits a multiple dwelling, it is recommended that the property remain under the (RD2.2) zone and site specific provisions be applied to allow for the 46 residential units.

FIGURE 1 – LOCATIONAL MAP – 2121 RIVERSIDE DRIVE WEST

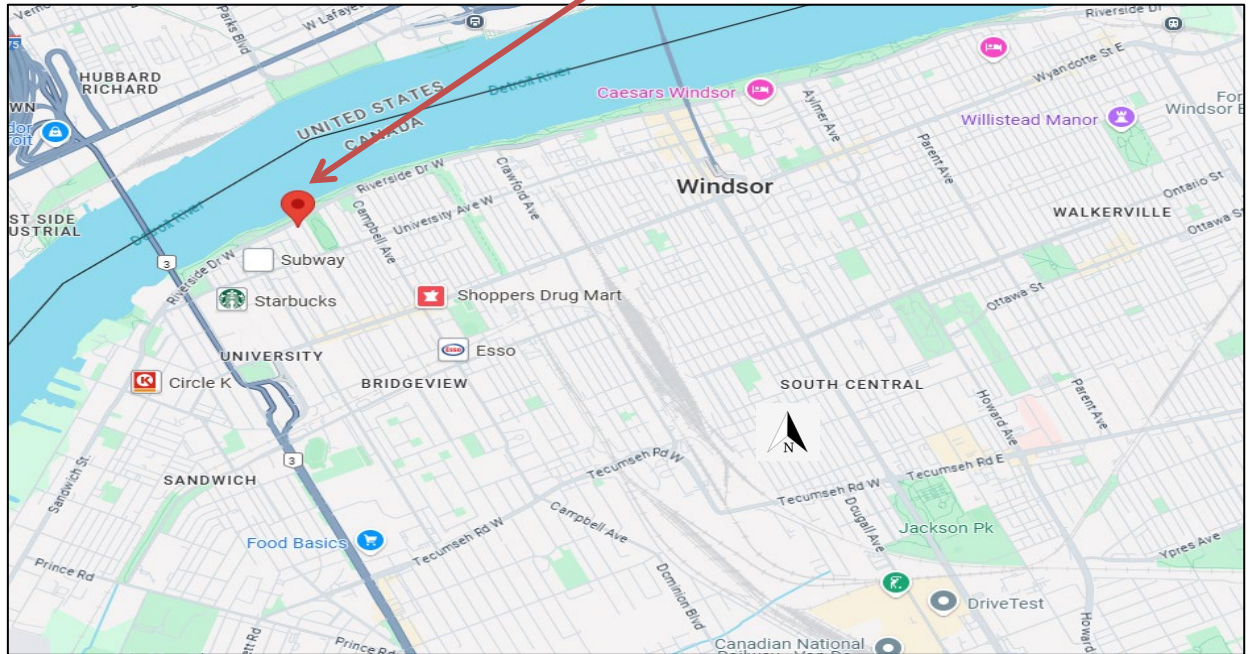
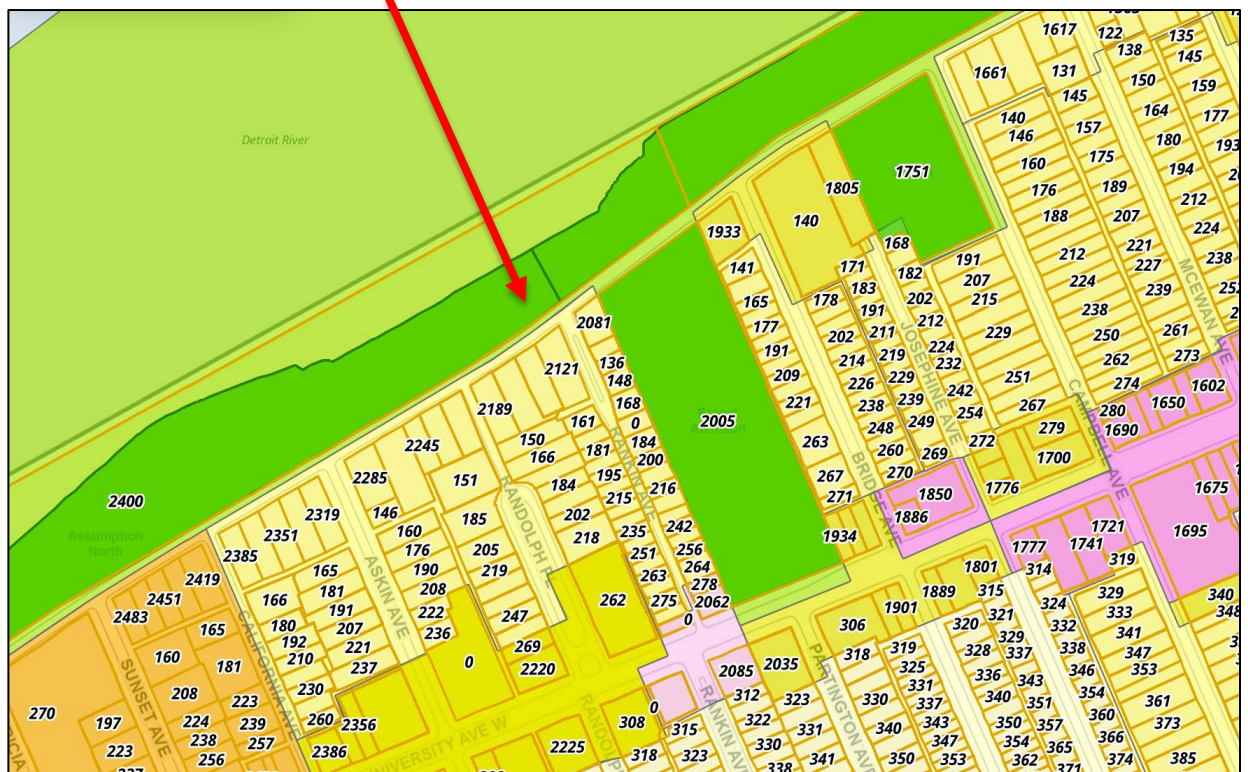


FIGURE 2 – SUBJECT SITE – NEIGHBOURHOOD ZONING



2.0 DEVELOPMENT PROPOSAL

The subject lands known as 2121 Riverside Dr. West is presently designated as 'Residential' on the City of Windsor Official Plan, Schedule 'D' and is zoned as 'Residential District 2.2 (RD2.2)' in the Comprehensive Zoning Bylaw 8600 (CZB) for the City of Windsor.

The OP allows for a Low or Medium Profile Residential building on the site. The Zoning Bylaw Amendment purports to maintain the existing 'Residential District 2.2 (RD2.2)' while applying new provisions to create a site specific 'Residential District 2.2-# (RD2.2#)' with following regulations:

PERMITTED BUILDING AND DENSITY: One multiple dwelling with 46 dwelling units

MINIMUM SIDE YARD: 1.2 m (variance of 0.6 m);

BUILDING HEIGHT: 11.7 m

PARKING SETBACK PROVISIONS

PARKING – 14 spaces provided for student housing

The above provisions being added to the (RD2.2) zone as site specific provisions will allow for the maintenance of a zone that exists for the neighbourhood while making minor adjustments through a ZBA to permit the residential development of a low storey multiple unit dwelling.

Each of the 46 residential units will be rental, studio apartment accommodation with unit areas of 29.5 m² (317 ft²) to 40 m² (431 ft²). The units are identified as studio apartments because of the small scale of the units as efficient suites. The studio units are perfect for one person but do not facilitate two people inhabiting the units therefore 46 units refers to 46 residents. These small units are geared towards university grad students who need privacy, quiet and affordable units. The building is considered Purpose Built Student Accommodations (PBSA) and the size of the units reflect the intended units.

As discussed in the urban design subsection below, the 46 units are defined as small units intended to support senior university students or young professionals with quick and easy access to downtown and the university utilizing the Riverfront Trail.

The provision of high quality, rental accommodation will provide alternative housing tenure and style while supporting young professionals or senior university students to afford reasonable, modern accommodations.

As discussed below, the building has been designed by Meo and Associates with a heritage sensitive profile building characteristics that is architecturally appealing, enhancing the vitality of the existing neighbourhood. Colours and materials have been duplicated from existing heritage buildings in the neighbourhood to provide for a compatible and heritage sensitive development. Please refer to elevations below.

2.1 SITE DESIGN

Prepared by Meo and Associates, the following site plan shows the site details of the proposed building at the corner of Riverside Drive West and Rankin Avenue.

The street line of Riverside Drive West has a historically established building line with a unique setback. The site plan shows the proposed building replicates the setback of the existing residences along Riverside Drive West on this block on the south side of Riverside Dr. West that is respectful and consistent with the historically existing building line of 9m - 10m of the existing residences – shown in Figure 3 below.

FIGURE 3 - 2121 RIVERSIDE DRIVE WEST BUILDING SETBACK



Car parking is located at the rear of the building with access from the municipal right of way and the existing alleyway. The building is a visual and physical buffer of the parking area on site from the Riverside Drive West street view. This is critical to ensure emphasis of the street view is for the building, not car parking. In addition, the location provides for a buffering of sound for neighbours from the parking lot.

The west lot line (interior side yard) will have a 6 ft wood fence that will provide for a buffering from the proposed bike parking spaces. Access to the bike parking is from the sidewalk on Riverside Dr West and from Rankin Avenue alley way.

The building can be considered compatible with other similar low and medium profile residential multi unit buildings within the neighbourhood.

2.2 FLOOR PLANS

The building has been designed to provide for small, 1 bedroom residential studio units with 318 ft² to 450 ft² apartments. These 46 units have been designed for single occupancy of senior students from the university or young professionals looking for small, reasonably priced rental studio apartments.

FIGURE 4 – 2nd and 3rd FLOOR PLAN

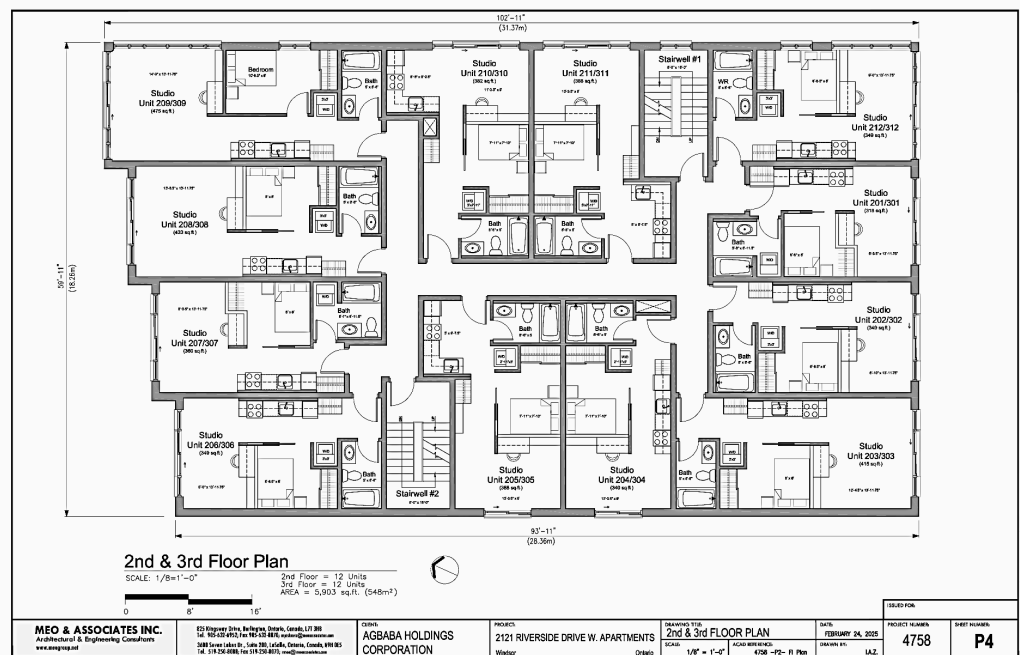


FIGURE 5 – 1st FLOOR PLAN

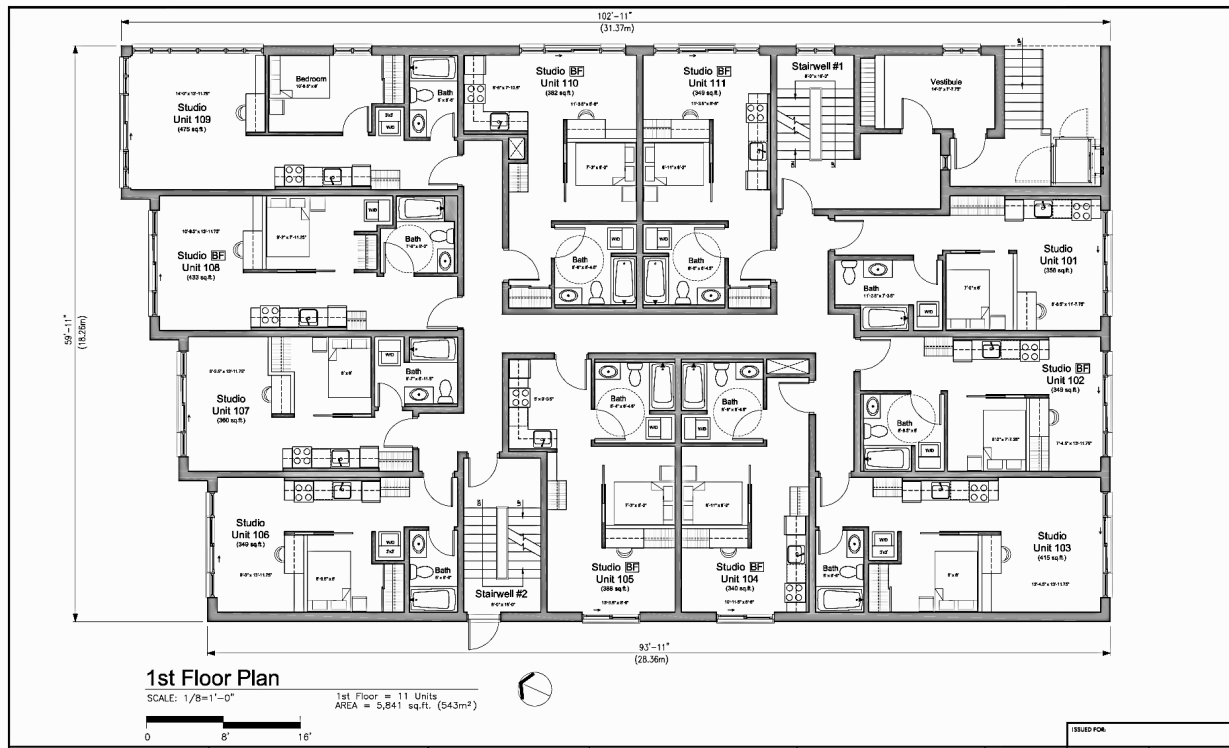


FIGURE 6 – BASEMENT PLAN

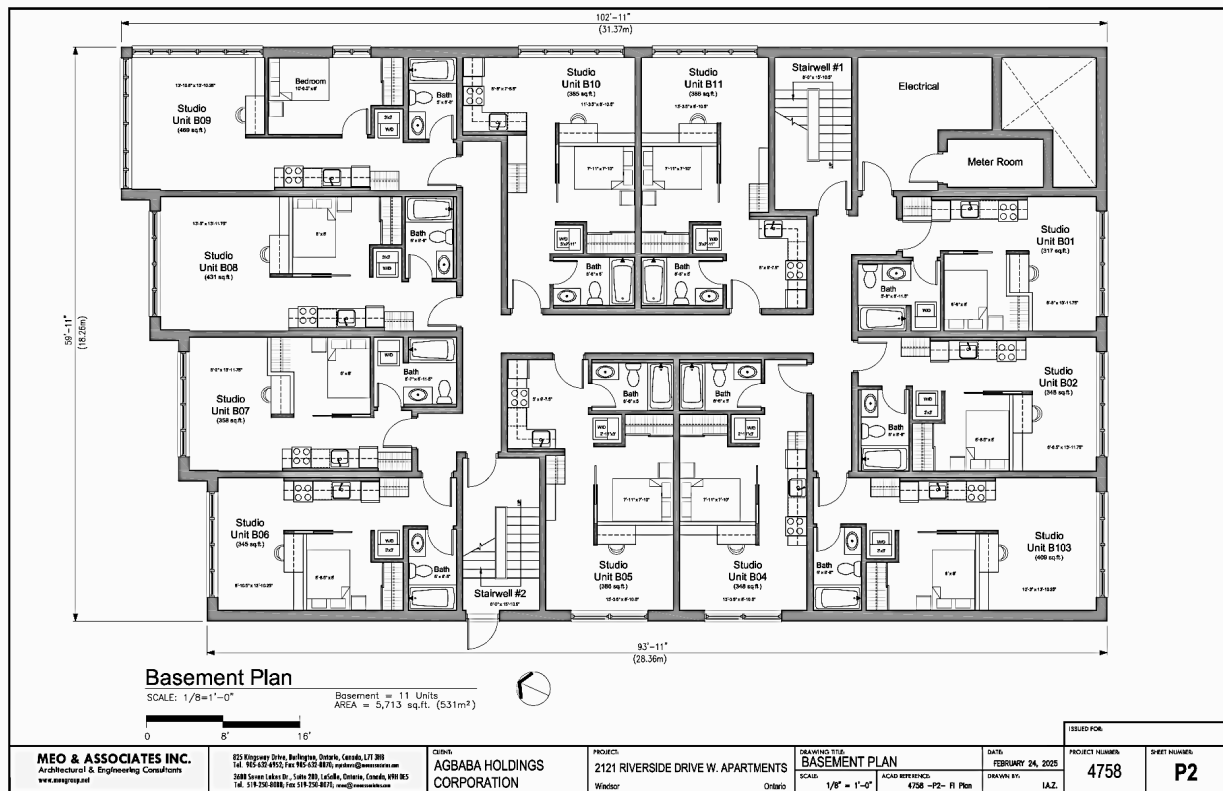
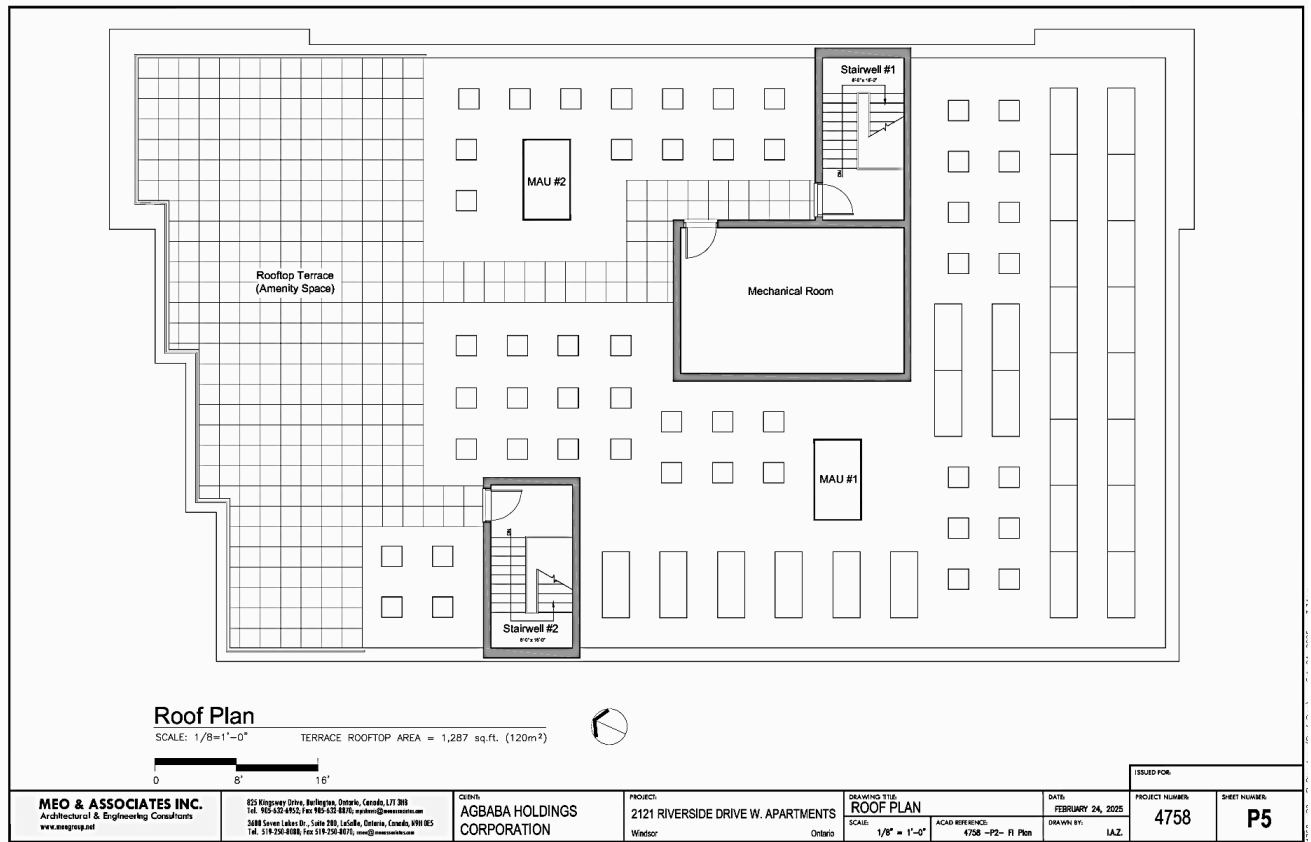


FIGURE 7 ROOF TOP TERRACE PLAN



2.3 SHADOW STUDY

A Shadow Study was completed to visualize the new building and determine if there are any impacts on the neighbourhood. According to Michael Piskovic OAA, Meo and Associates, **letter dated April 10, 2024:**

“These drawings depict the annual range of shadows, with the longest shadows occurring in December and the shortest in June. Typically, March and September represent average conditions in terms of shadow length.

Regarding the impact on the surrounding single-family houses’ rear yards (outdoor living spaces), the following observations can be made:

- **March 21 (Vernal Equinox)**
 - o *2135 Riverside Dr. W.:* Minimal shadow is observed at the southeast corner of the house adjacent to the east property line between the hours of 8:00-10:00;
 - o *2081 Riverside Dr. W.:* Shadow is cast in the rear yard during the late afternoon at 18:00 hours.
- **June 21 (Summer Solstice)**
 - o *2135 Riverside Dr. W.:* Minimal shadow is observed at the southeast corner of the house adjacent to the east property line during the early morning hours
- **September 21 (Autumnal Equinox)**
 - o *2135 Riverside Dr. W.:* Minimal shadow is observed at the southeast corner of the house adjacent to the east property line during the early morning hours
 - o *2081 Riverside Dr. W.:* Shadow is cast in the rear yard during the late afternoon at 18:00 hours
 - o *126 and 136 Rankin Ave.:* Shadow is cast in the rear yards during the late afternoon at 18:00 hours
- **December 21 (Winter Solstice)**
 - o *2081 Riverside Dr. W.:* Shadow is cast in the rear yard after 15:00 hours
 - o *126 Rankin Ave.:* Shadow is cast in the rear yard after 14:30 hours.

Overall, the shadows generated by the proposed development are anticipated to have minimal impact on the neighbours’ rear yards.”

3.0 NEIGHBOURHOOD CONTEXT

The subject site is located within a neighbourhood with a mix of residential housing ages, mix of building tenure, mix of heights and densities. The neighbourhood is comprised of a mix of uses that include multiple unit dwelling buildings, commercial uses, major recreational uses, institutional uses, and single detached residences.

The proposed development is situated in an already existing predominately residential neighbourhood with a mix of residential densities. There are also neighbourhood commercial (restaurants, commercial, etc) uses and the Riverside Trail that will facilitate active transportation by foot or bicycle along the municipal trail to the downtown core only a few blocks to the east and the university a few blocks to the west.

There are significant recreation, and active transportation uses within the neighbourhood including the riverfront trails along Detroit River directly across the street of the subject site with a direct link to the University of Windsor only a few blocks to the west and the CBD a few blocks to the east. The waterfront trail provides for safe and quick access to the university for any students.

The majority of the neighbourhood is zoned 'Residential District (RD2.2)'

- a) **North** - 'Riverfront Trail' and Sculpture Park
- b) **East** - existing residential uses that include 2 storey and 3 storey single detached and multi-unit apartment with high profile (16 storey) residential multi-unit apartments and condos;
 - Atkinson Park with a pool, soccer pitches and skating park;
- c) **South** - existing uses that include low and medium profile residential multi-unit apartments and condos,
- d) **West** - existing residential uses that include 2 storey and 3 storey residential buildings as and single detached residences or residential multi-unit buildings.

FIGURE 8 – NEIGHBOURHOOD AERIAL 2121 RIVERSIDE DRIVE WEST

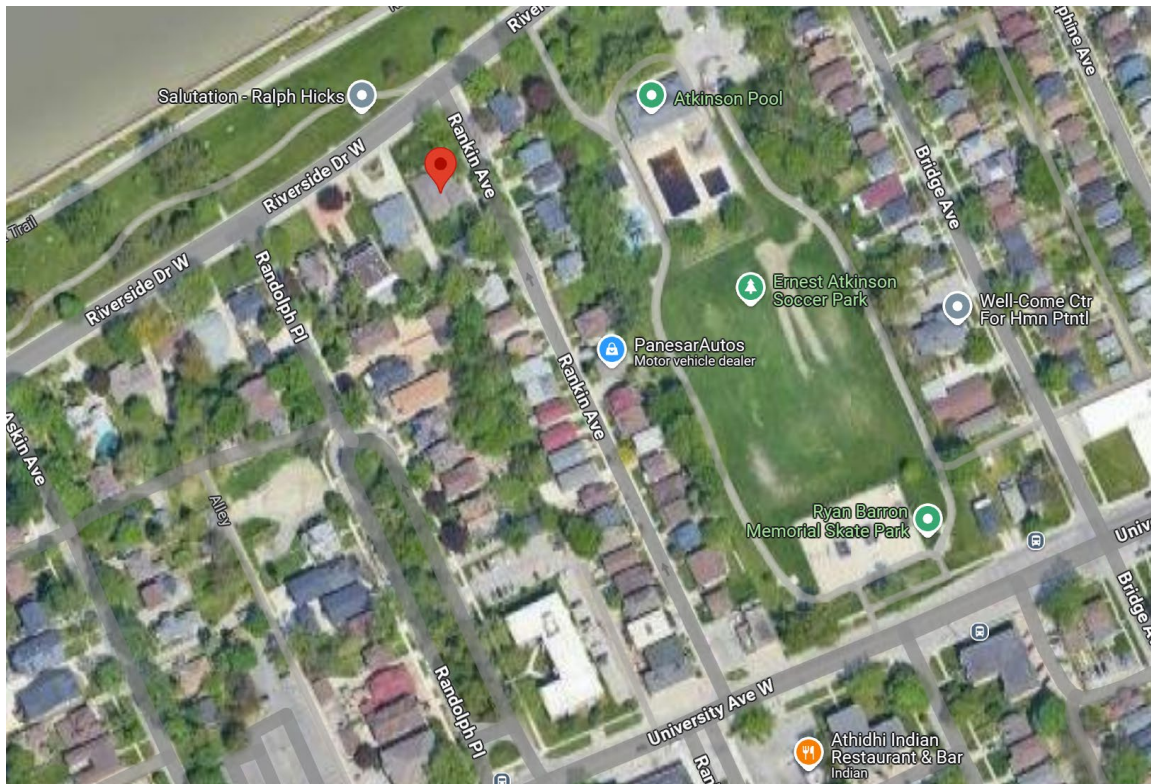
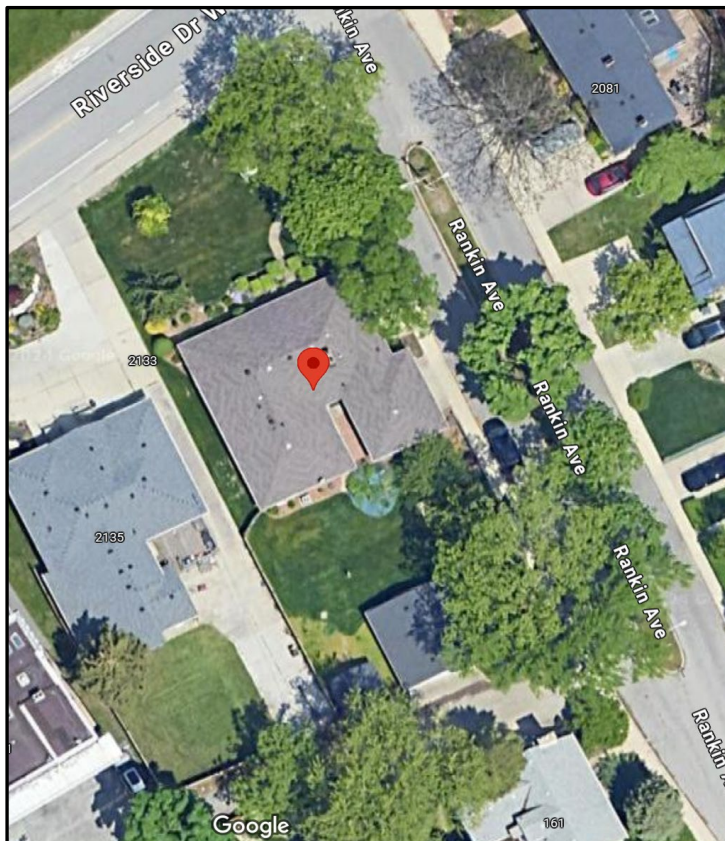


FIGURE 9 – SITE AERIAL 2121 RIVERSIDE DRIVE WEST



4.0 URBAN DESIGN REVIEW: SECTION 4.0 OF DESIGN CONSIDERATIONS

4.1 Introduction

“The Urban Design Brief should include a written description, plans, elevations, diagrams, and/or photographs to illustrate the design choices of the proposed development and site design. Depending on the scale of the development proposal explain how the applicable design considerations have been addressed.”

4.2 Street and block pattern (e.g., connectivity, pedestrian access);

The subject lands are located at the corner of Riverside Drive West and Rankin Avenue in the City of Windsor. The lot is existing as a large residential lot with frontage on Riverside Drive West and exterior side yard frontage and access to Rankin Avenue.

The main floor of the building will have a welcoming entrance fronting on Rankin Ave with the entrance facing the sidewalk with the building oriented close to the sidewalk, supporting the pedestrian.

The lot configuration will not be changing with the new proposed development.

Across Riverside Drive is the City of Windsor Waterfront Trail with the Sculpture Park. To the west of the property is a municipal pool, soccer pitch and parkland.

Within the block near University Ave are commercial restaurants and stores geared for the neighbourhood.

FIGURE 10 – SUBJECT SITE – AERIAL 2121 RIVERSIDE DRIVE WEST

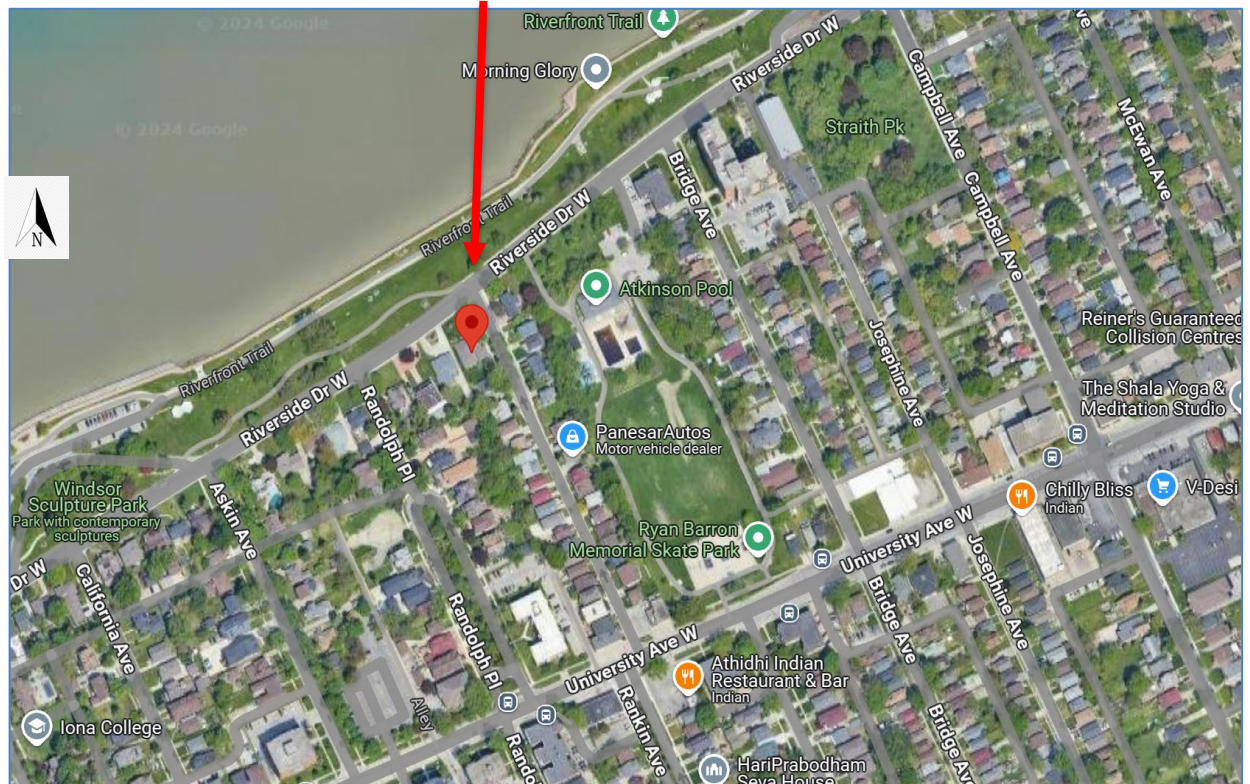


FIGURE 11 – LOOKING NORTH AT RIVERSIDE PARK AND TRAIL



FIGURE 12 – LOOKING EAST ALONG RIVERSIDE DRIVE WEST

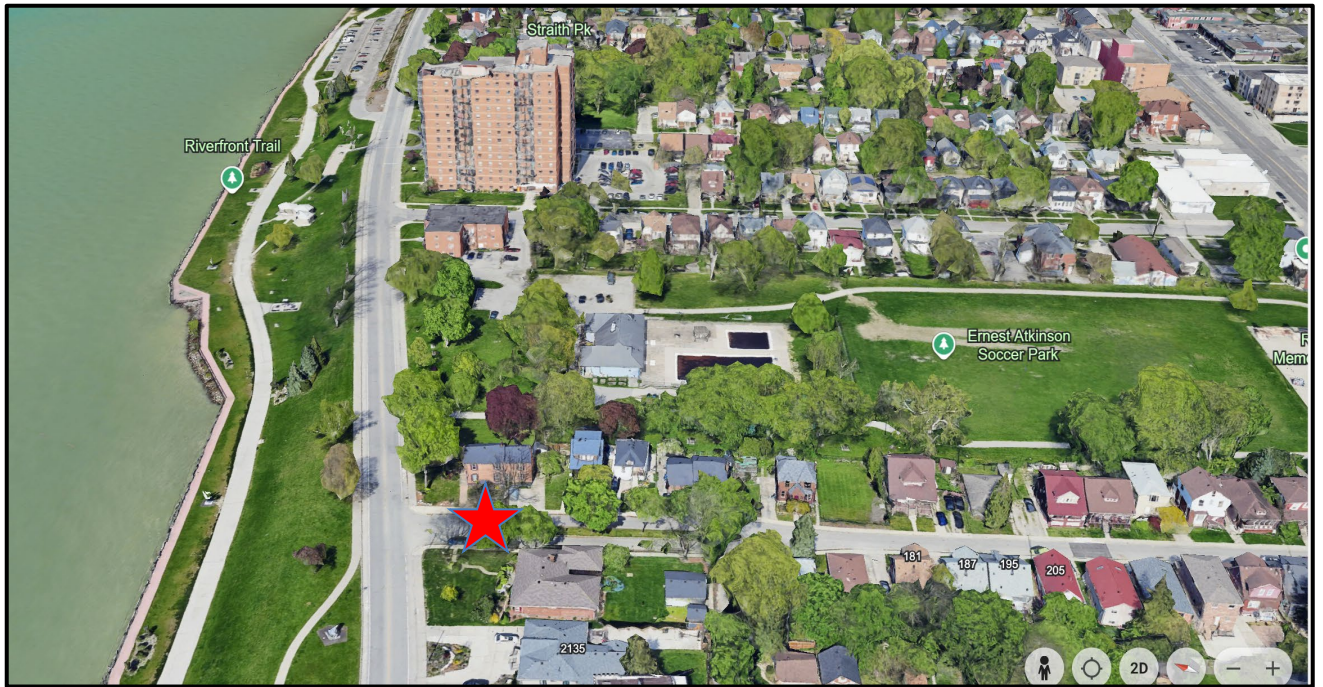
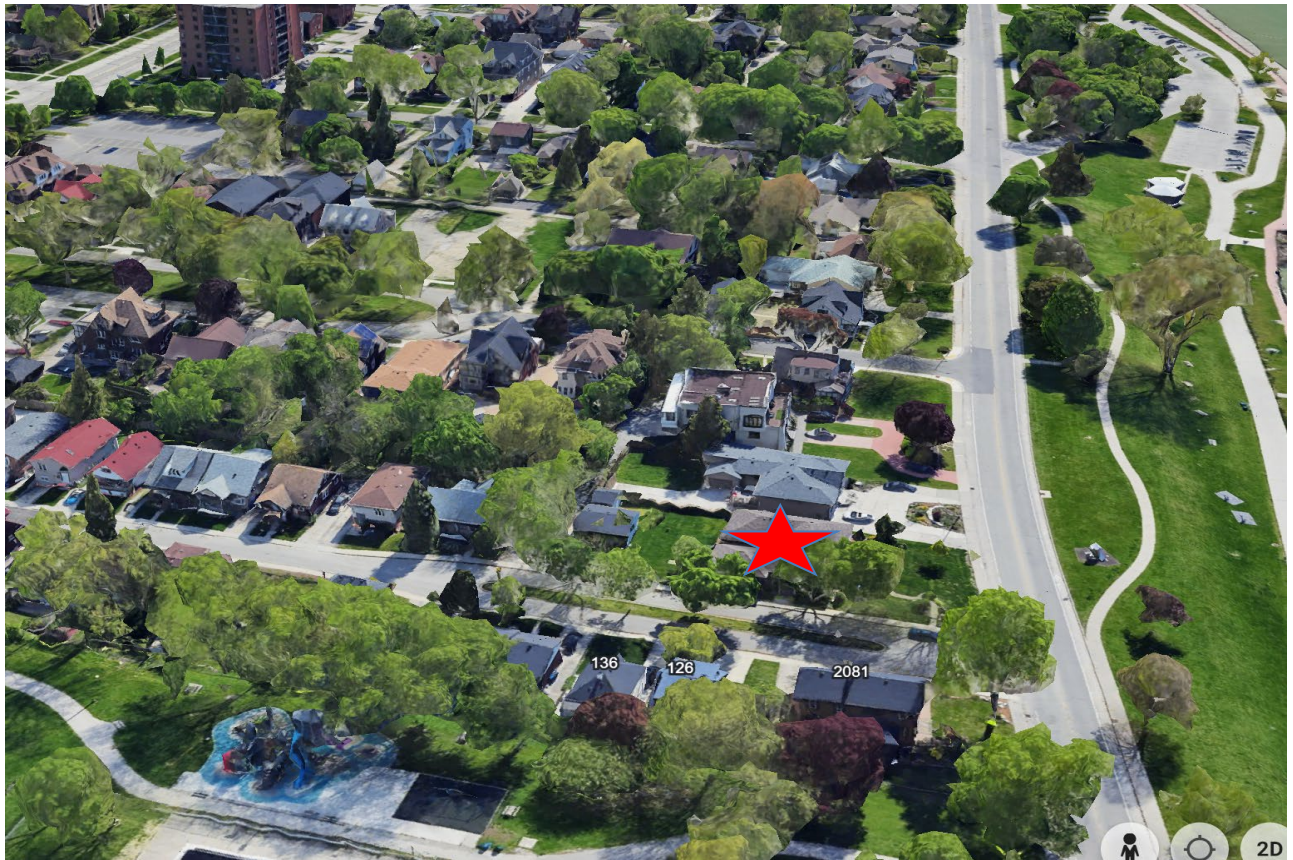


FIGURE 13 – LOOKING SOUTH ON RIVERSIDE DR WEST

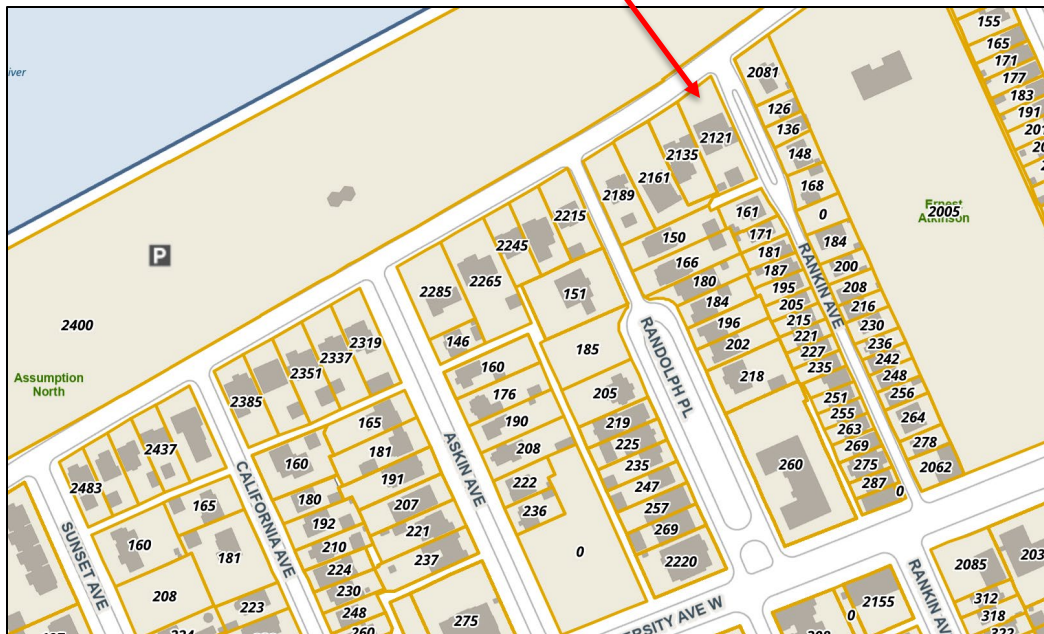


FIGURE 14 – LOOKING WEST ON RIVERSIDE DR WEST



4.3 Neighbourhood Lot Sizes;

As shown in Figure 13 below the subject parcel has a lot width of approximately 22 m and a lot area of 1,248 m², consistent with the large residential lots fronting Riverside Drive in this neighbourhood. The Lot configuration has existed for a number of years, over 90 years according to the age of some of the residential housing within the neighbourhood. There are no changes proposed for the lot configuration through the proposed development.

FIGURE 15 – LOT CONFIGURATION 2121 RIVERSIDE DR W

4.4 *Building orientation and site layout;*

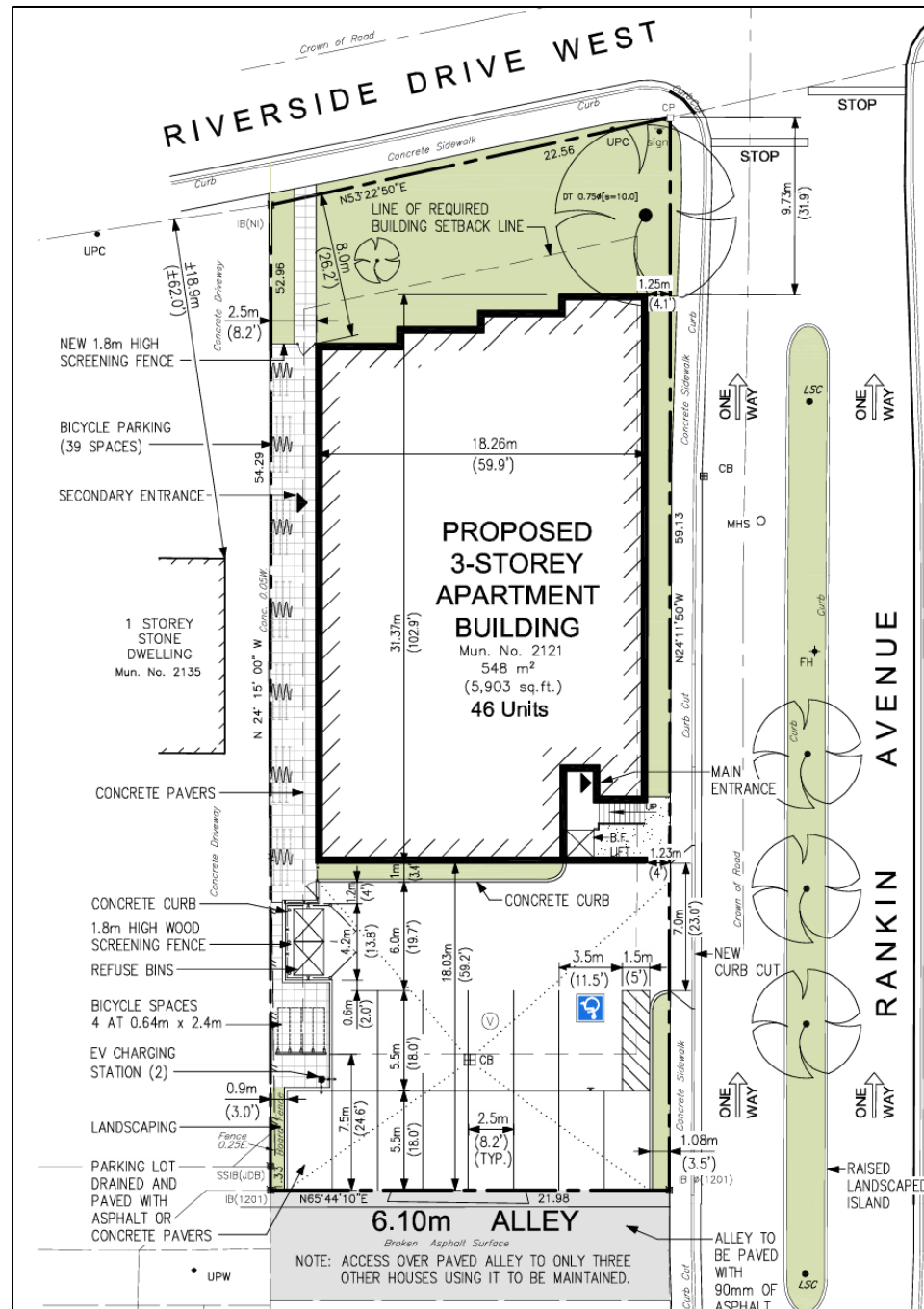
Prepared by Meo and Associates, the following site plan shows the site details of the proposed building at the corner of Riverside Drive West and Rankin Avenue.

The street line of Riverside Drive West has a historically established building line with a unique setback. The site plan shows the proposed building with the front façade replicates the setback of the existing residences along Riverside Drive West on this block on the south side of Riverside Dr. that is respectful and consistent with the historically existing building line. With the proposed building to be located on a property that is on a gentle curve, and to provide for architectural interest, the building front façade has been stepped from 8m to 9m as shown in Figure below.

As evidenced in the site plan below, the front of the building is stepped to provide for both architectural interest of the front façade and respect for the front yard setback to the west of the subject lands. The front façade is stepped back from 8.0m to 9.73m to Riverside Dr. West, consistent with the older residences along Riverside Dr. West. The maintenance of the established building line provides for the protection of the streetscape view as well as the protection of the vista that includes the older established residences.

The front façade of the proposed building is contiguous and provides for a positive street presence. The main entrance into the building is off Rankin Avenue and a secondary entrance near the interior side adjacent to the bike parking lot to the west. The main entrance and secondary entrance locations ensures the continuity of built form of the front façade without interruption.

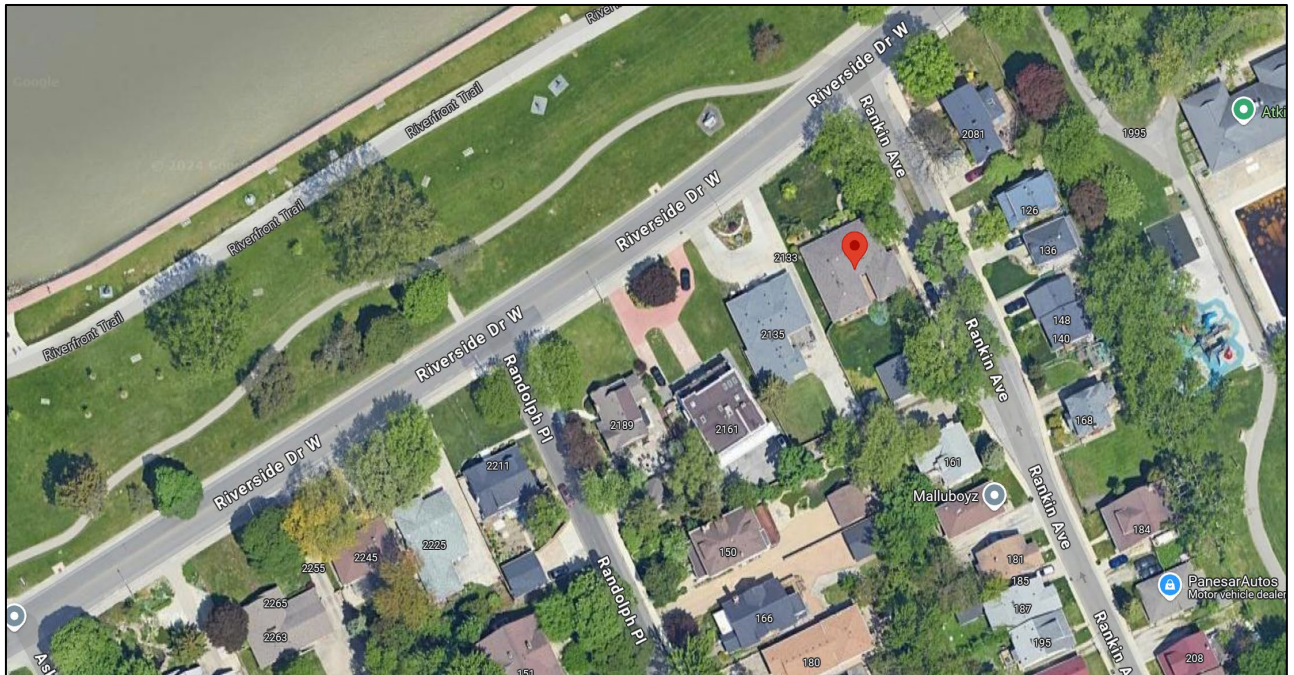
FIGURE 16 – SITE PLAN



4.5 ***Built form, height, scale, and massing;***

The proposed 3 storey low profile building will be clustered with other low and medium profile residences buildings located in neighbourhood. The proposed buildings will have a compact residential form that will reduce the consumption of land and make efficient use of energy resources and existing municipal services while providing for modest intensification.

FIGURE 17 – LOOKING WEST ON RIVERSIDE DR. WEST



There are like and similar buildings with multiple storeys and other low and medium profile residential buildings within the immediate neighbourhood making the proposed building comparable and compatible with the neighbourhood.

FIGURE 18 – 2161 AND 2189 RIVERSIDE DR. WEST



The proposed 3 storey building is to be constructed at the approximate height as the Art Deco building that is located 2161 Riverside Drive West and the Tudor Revival at 2189 Riverside Drive West.

The building is located adjacent to other 3 storey profile buildings and two storey buildings, like and similar building profiles providing for compatibility of the proposed building with the neighbourhood. The proposed 3 storey residential multiple dwelling will provide for a mix of housing styles and tenures required for a healthy community.

The housing proposed is considered student housing but will be in private ownership rather than student housing owned by the university. The student housing will provide small, studio apartments for single tenants in new, efficient, affordable accommodation. The housing will provide for alternative, affordable tenure and style to provide for student housing.

The building has been designed for university students and young professionals who do not have a car and want a nice, small apartment in close proximity to municipal transit; trails; the university and the downtown core. The style of housing is considered 'Purpose Built Student Accommodation (PBSA)' as small studio apartments with approximately 29 m² to 40 m² floor area with tenants who typically do not have cars.

As shown below in the provided elevations, the building is divided into distinct vertical layers, with a continuous stone band creating a visual separation between the base and upper façades. The north façade is designed with a stepped form, following the curvature of Riverside Drive and respecting the building setback line, adding visual interest and a dynamic interaction with the streetscape.

FIGURE 19 – FRONT/EAST ELEVATION

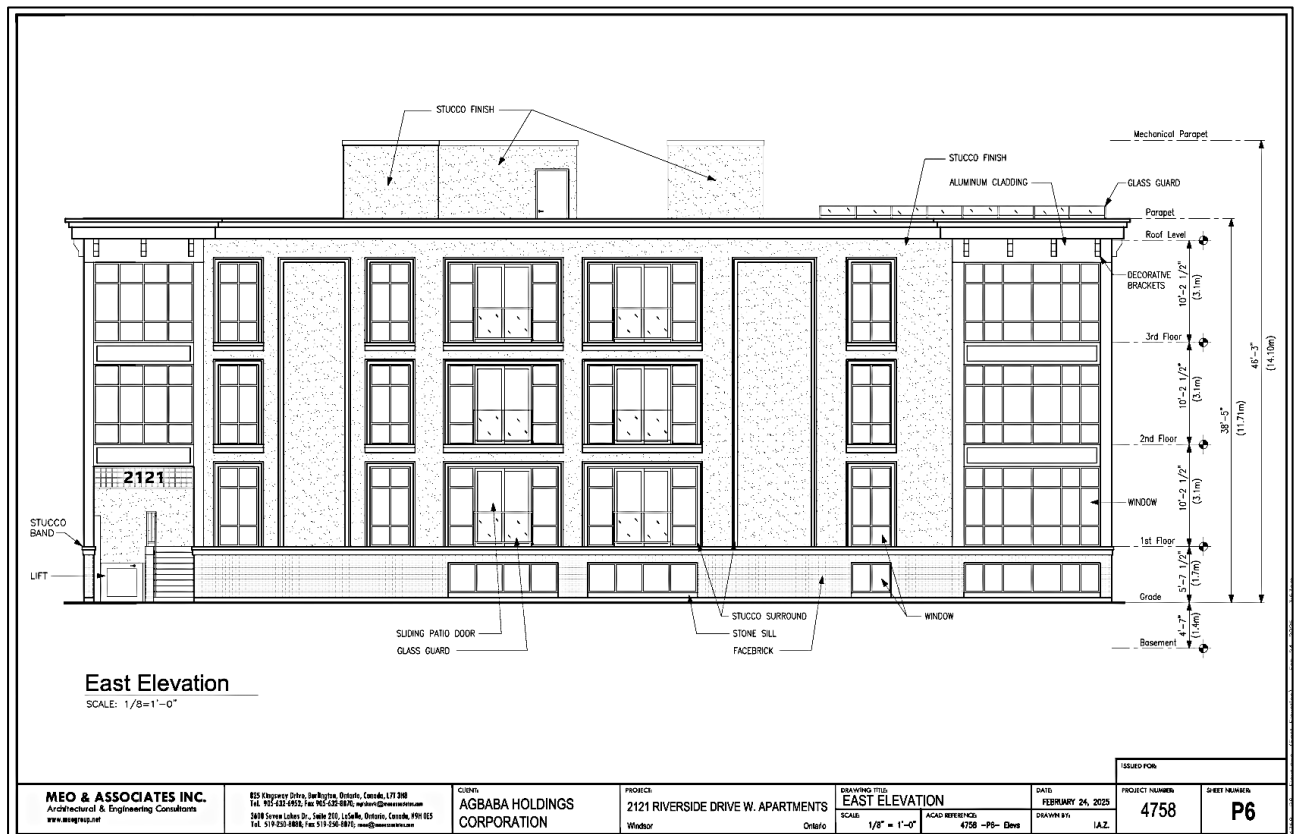


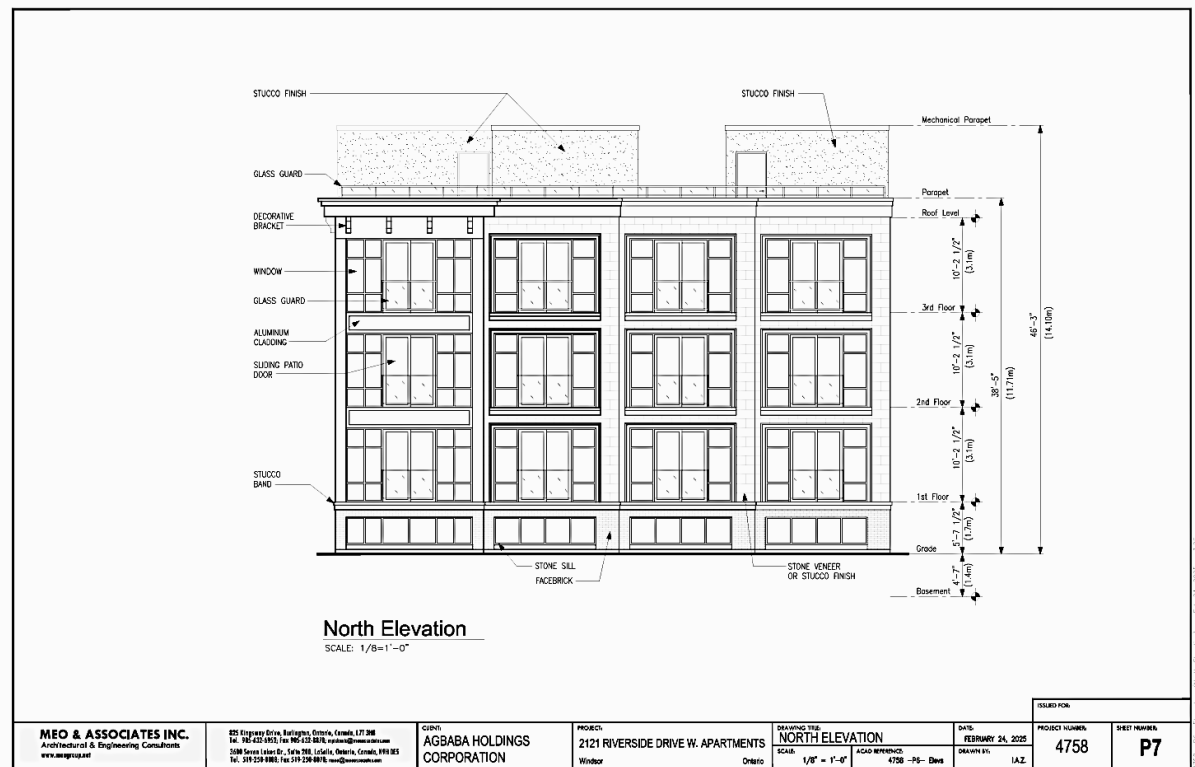
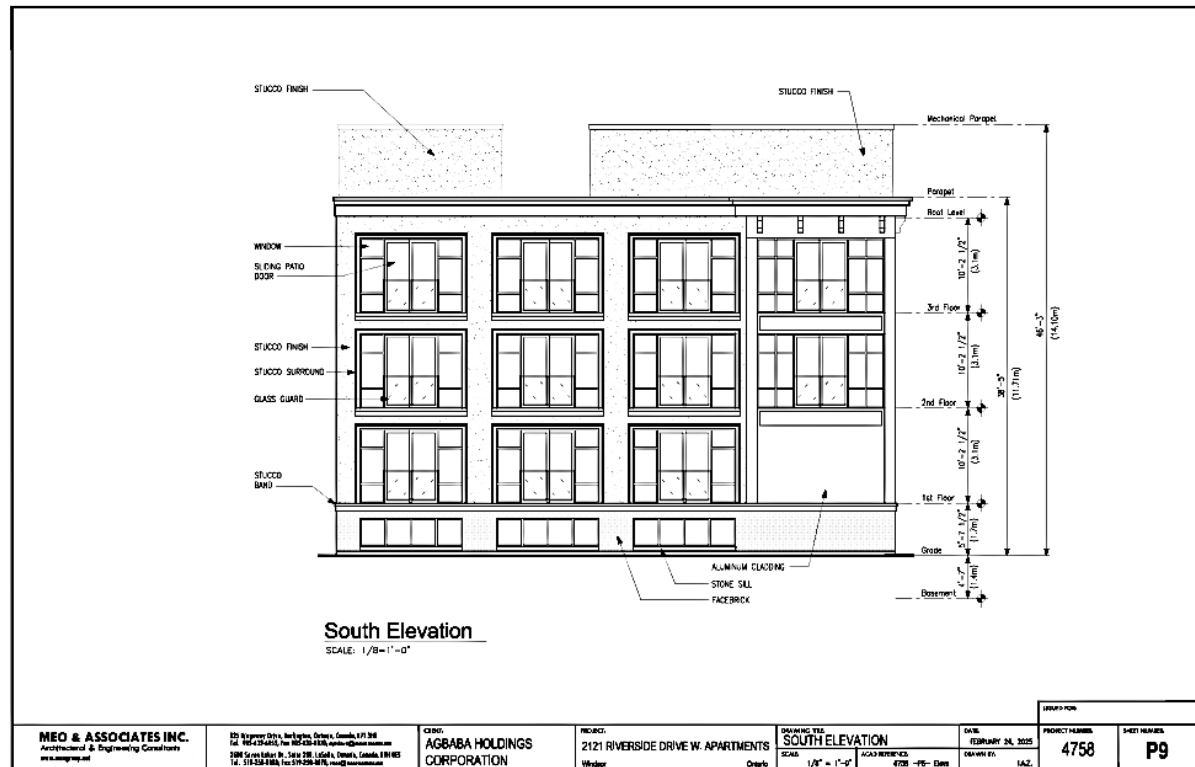
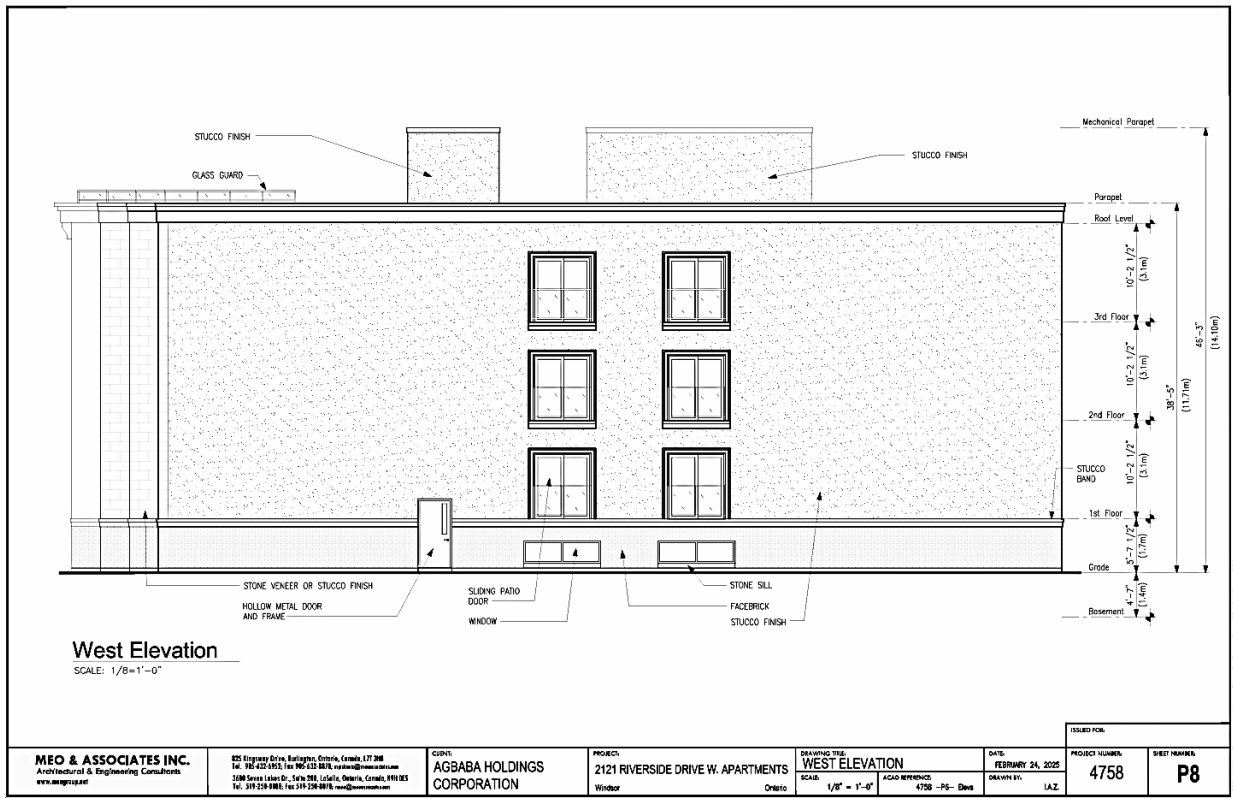
FIGURE 20 – NORTH ELEVATION**FIGURE 21 – SOUTH ELEVATION**

FIGURE 22- WEST ELEVATION



4.6 *Building articulation and detailing;*

The 3 storey, low profile apartment building features a thoughtful design emphasizing its prominent corner location, contributing to the urban streetscape with a visually appealing and contextually responsive structure.

The building is not a mid-block infilling building where it would be seen as disruptive, but rather being located on the corner lot, the building provides a visual gateway or entrance to the neighbourhood.

The articulation is achieved through the use of varying materials and detailed architectural elements outlined below.

FIGURE 23 – SOUTH EAST RENDERING



FIGURE 24 – NORTH WEST RENDERING



FIGURE 25 – NORTH EAST RENDERING



FIGURE 26 – NORTH EAST IMAGE



FIGURE 27 – EAST RENDERING



FIGURE 28 – WEST IMAGE



FIGURE 29 – NORTH RENDERING



FIGURE 30 – NORTH ELEVATION IMAGE



- **Massing and Form:** The building is divided into distinct vertical layers, with a continuous stone band creating a visual separation between the base and upper façades. The north façade is designed with a stepped form, following the curvature of Riverside Drive and respecting the building setback line, adding visual interest and a dynamic interaction with the streetscape.
- **Corner Accents and Main Entrance:** Contemporary charcoal aluminum cladding highlights the northeast and southeast corners. The southeast corner, facing Rankin Avenue, houses the main building entrance, adjacent to the south parking area. This entrance is a functional and visually prominent feature, offering a covered entry that protects the stairs and a barrier-free lift, ensuring easy and sheltered access to the first floor, especially in inclement weather. Decorative brackets at the roof cornices add traditional ornamental detailing, reinforcing heritage design principles while integrating modern materials for longevity.
- **Fenestration:** Expansive windows and patio doors provide ample natural light, with sleek black frames adding a linear contrast. Large glazed areas are balanced with solid façade elements for a harmonious aesthetic. Glass guards on balconies enhance transparency and lightness, offering unobstructed views while maintaining safety and functionality.
- **Roof Cornice:** A charcoal metal cornice runs around the perimeter, capping the structure and adding a cohesive element.
- **Stucco Surrounds:** Windows are framed with sandstone-coloured stucco surrounds, adding depth and classic architectural character.

4.7 ***Building materials;***

The material palette combines rich, contrasting tones and textures to create a dynamic and attractive building. Colours, materials, and fenestrations have been borrowed from the neighbourhood to design the balanced, beautiful building that is both unique, stylistic and heritage sympathetic.

- **Brick Base:** The dark red brick base is reminiscent of traditional masonry buildings in the area, grounding the building with a warm, durable and historically appropriate presence.
- **Stone Veneer:** Above the brick base, the north façade is clad in light beige sandstone-coloured stone veneer referencing classic stone detailing commonly found in historic structures, adding refinement, texture and contrast.
- **Stucco:** The smooth, neutral-toned stucco finish on three sides of the building above the brick base aligns with historical construction techniques where heavier materials were used at lower levels and lighter materials above. Stucco has long been paired with brick and stone in traditional architecture, ensuring the building integrates seamlessly with the urban context. The stucco finish ensures a lighter visual appearance above the brick base, preventing the building from feeling overly massive while maintaining a refined and cohesive aesthetic.
- **Aluminum Cladding:** Charcoal-coloured aluminum cladding accents the northeast and southeast corners providing a subtle contemporary accent while remaining visually harmonious with the historic-inspired materials.
- **Window and Door Frames:** Sleek black frames on windows and patio doors provide a striking contrast to the lighter materials, enhancing the building's modern aesthetic while still echoing the proportions and rhythm of traditional fenestration in historic buildings.
- **Roof Cornice:** The charcoal metal cornice runs around the perimeter, providing a strong capping element that ties together the façade materials and enhances the building's visual cohesion.

4.8 ***Setbacks from adjacent properties and the street;***

Provisions of the (RD2.2) zone front yard regulations allow for a minimum 6 m setback for the new building. This setback however will bring the building forward of the established building line of the existing residences within the neighbourhood and will have a negative impact on the viewscape.

The new, infilling building will be stepped at 8m – 9m from Riverside Dr to allow for consistency with the existing residences along Riverside Drive to the west and to the east of the subject property.

The building will be setback at 1.2m adjacent Rankin Avenue, providing for a pedestrian oriented building. The main entrance accesses the sidewalk directly to Rankin Avenue, providing for walkability.

In accordance with the Site Plan, the interior side yard adjacent the existing residence to the west is proposed at 2.5 m and is in compliance with the bylaw for the 3 storey multi-unit residential building.

FIGURE 31 - 2121 RIVERSIDE DRIVE WEST SETBACK LINE



4.9 *Building step back (if applicable);*

The front façade is stepped to allow for the building on the curve of the road and has been stepped back with a set at 8 m to respect the front yard setback of the established building line.

This will ensure the new, infilling building is visually compliant with the established building line, particularly critical in a neighbourhood with heritage buildings. Maintaining the established building line ensures protection of the heritage viewscape and compatibility of the new building with the existing building form.

4.10 *Building transition to adjacent neighbourhoods;*

The building has been designed as a low profile residence with a compatible built form and massing with the grand residences along Riverside Dr W. The building has been designed with a distinctive building using colour, fenestrations and design elements copied from the neighbourhood designed to be compatible with the residential neighbourhood. Being located on a corner lot Riverside Dr W. with large, distinguished residences transitioning into the Rankin Avenue of modest homes, The proposed building transitions well from the grand residences of Riverside Dr to the adjacent modest homes on Rankin Ave. and Randolph Place behind the building.

4.11 *Heritage considerations (if applicable);*

Please refer to Section 4. below with the Heritage Impact Analysis.

4.12 *Location of parking (surface or underground), driveways, ramps, drop-off areas;*

In accordance with Section 24.20.5 of the CZB, the provision of 14 parking spaces including 12 regular spaces for students, 1 visitor parking space and 1 Barrier Free parking complies with the requirement for 12 parking spaces for student housing such as the proposed multiple unit building.

Provision 24.20.5 in Bylaw 8600 provides for 1 parking space for each 4 beds within PBSA student housing. The building has 46 units that are small, studio units (no bedroom but open space) intended for 1 bed and 1 tenant each room.

The recommended 12 parking spaces recommended by the bylaw for student housing is an appropriate direction for parking by students.

The reduction in parking will support the use of municipal transit, the local trails and the walkable healthy community. The subject site is located just 550m (6-7 minute walk) from the University of Windsor Campus to the west utilizing the multiple trail system of the Riverside Waterfront Trail. As well, the downtown core is located within a 7-10 minute walk to the east.

There will be 14 parking spaces on site with access from the rear alley and Rankin Avenue with parking screened behind the building while supporting the moderate intensification allowed by the comprehensive development of the site.

4.13 Access to transit;

Directly across Riverside Dr. from the proposed multi-unit building is the significant waterfront multi-use trail that runs along the waterfront east and west and connects with other trails that proceed north and south within the municipality. The trail is a direct link from the subject property to the University of Windsor to the west and with the downtown commercial area of the city to the east.

The subject property is within a block of the University Ave municipal bus service line.

Tenants will be provided with 43 bike parking spaces with the intent that the residents will use the available trail for transport to the university or to the downtown.

2121 Riverside Drive West has significant access to municipal transit and will support the student use of the municipal trail and bus transit services.

4.14 Bicycle parking/storage;

Tenants will be provided with 43 bike parking spaces with the intent that the residents will use the available trail for transport to the university or to the downtown. Should a tenant want a parking space, they can access the municipal parking lots within close proximity to the building.

The bike parking will be behind a 6 ft board fence at the west side of the building. A door on the west side of the building will provide for quick and easy access to the bike parking area.

There will also be a sidewalk connecting the bike parking area and Riverside Dr West supporting the walkable, healthy community.

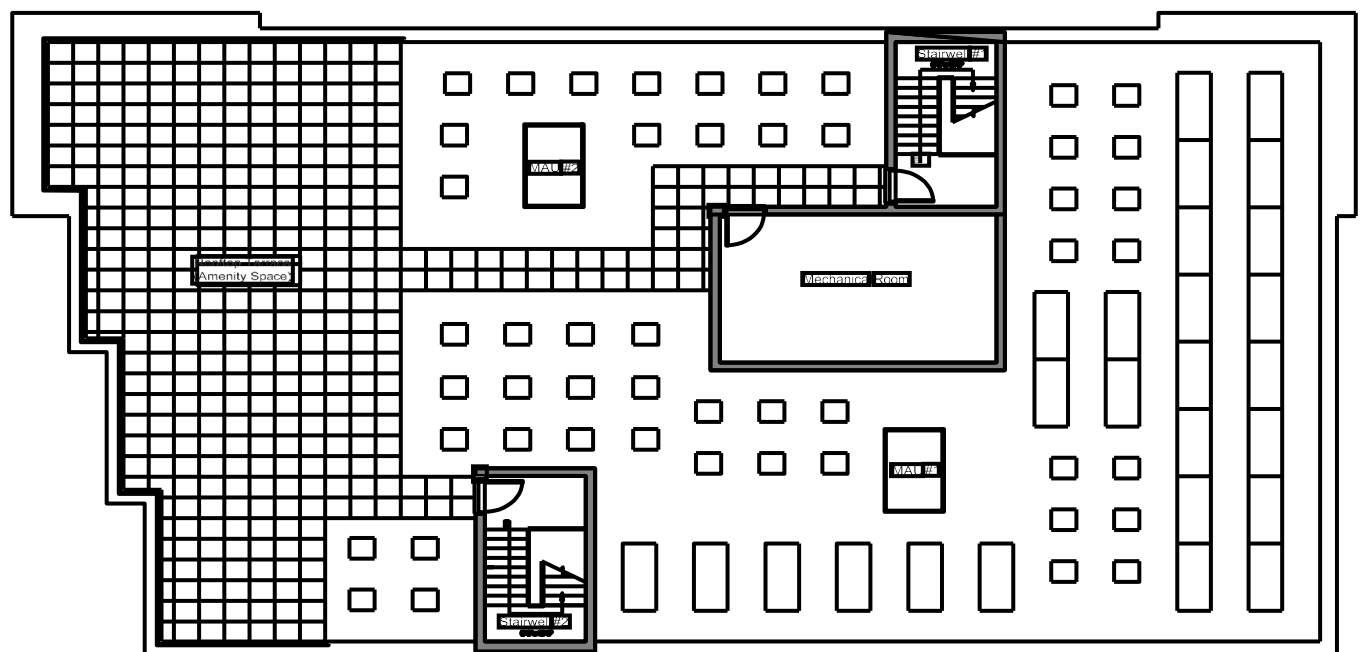
4.15 *Location of servicing, garbage, organics, and recycling storage and collection, and loading areas; and*

The garbage and recycling bins will be located at the west end of the parking access lane and will be fully fenced in with a 1.8m wood-screening fence. Wood gates on the east side of the enclosure will provide access to the bins for tenants and private refuse pickup.

4.16 *On-site landscaping and buffering.*

The front yard of the building will provide for extensive landscaping. There are two mature trees in the front yard that will be retained and preserved to ensure the preservation of the streetscape along Riverside Drive West.

FIGURE 25 ROOF TOP TERRACE PLAN



There will be fencing between the new building and the adjacent land owner. Bike parking will be between the residence and the privacy fence. On the top floor is a garden terrace including landscaping with a gathering place and amenity space available for all the tenants.

5.0 URBAN DESIGN STUDY: SECTION 8.0 OP REVIEW

The following is a design review based on Section 8.0 of the Official Plan policies that direct and govern how the built form and public space are complimentary:

5.1 Section 8.2 Image of Windsor

Though the proposed building is not in a heritage district defined under the Heritage Act, the neighbourhood has some heritage buildings in close proximity to the property. The proposed development enhances the character of the heritage buildings in close proximity. As discussed throughout this report, the proposed building has been designed to be heritage sympathetic in both look and height that is compatible and complementary to neighbourhood buildings.

The building has been designed extensively with a bright and welcoming building for both the residents and for the viewscape and as a gateway building between Riverside Dr. West to Rankin Avenue. The new building has been designed to be a visual asset along the significant Riverside Drive West. Architectural design has been emphasized to provide for an aesthetic quality for the new units with the use of soft tones, complimentary lines and contrasting colours, and windows that provide a vibrancy for the building.

5.2 Section 8.3 Design for People

The entrance to the new building is from Rankin Avenue to minimize noise and impact on adjacent neighbour and the units do not have balconies allowing for privacy of units with the existing residents. The pedestrian access from Rankin Avenue allows for a contiguous front façade and with the building brought closer to Rankin Avenue, the sidewalk on Rankin, and a focused and architecturally welcoming entrance establishes a pedestrian scale.

The building has been setback in compliance with the established building line to compliment the streetscape and view line of Riverside Drive West.

5.3 Section 8.4 Pedestrian Access

There is sidewalk access to the west side of the building with bike racks hidden behind the proposed privacy fence. Services such as significant bike racks, welcoming entrance from Rankin Avenue, pedestrian walkways on the east and west side of the building, and bike trail will provide for quick and easy access to the Riverside Trail system leading to the downtown core or to the University of Windsor. Building design and location of amenities supports and highlights the pedestrian and the biking tenant in support of alternative transportation.

The building has been brought closer to the side yard to allow for an emphasize on pedestrian access from Rankin Avenue. The entrance from Rankin Avenue is highly visible from an aesthetics perspective as well as from a safety perspective

5.4 Section 8.5 Ecological Design

The rental units are small, efficient units that with the modest intensification provides for a high level of energy efficiency.

Parking is provided in compliance with the bylaw for the proposed student accomodation. The rentals will be focused to senior university students with an emphasis is on the walkability and the use of the Riverside Trail to move between the downtown and the University of Windsor.

5.5 Section 8.6 Micro-climate

A shadow study was completed showing that there is very little impact on the neighbourhood due to the 3 storey building. This shows that there will be minimal climate impact on the neighbours with the construction.

5.6 Section 8.7 Built Form

The proposed building is sympathetic to the heritage built form of the neighbourhood. The proposed building displays heritage aspects that support the infilling of the building within the mix of ages and built forms within the neighbourhood.

The design of the building has extensively used windows that establishes a bright built form that will provide for a bright vibrant unit for each of the tenants. The windows help to display the beautiful and complementary colours, bright, built form of the building.

5.7 Section 8.8 Public Space

The roof top amenity space will provide for a quiet gathering space for the tenants.

The amenity space has been incorporated into the design of the building to create a positive outdoor experience for the tenants and to not impose on the neighbours. The elevation of the space is comparable with the arts and crafts building to the west and the building immediately to the west is extensively tree covered and will have privacy with the wood bord fence on the property line.

5.8 Section 8.9 Views and Vistas

With the minimal height of 3 storeys the building will be mimicking the neighbourhood height of other buildings on the street without dominating the neighbourhood.

Maintenance of the two existing street trees will help maintain the streetscape and viewscape of Riverside Drive. The maintenance of the two mature trees, the grass area of the front yard and the consistent front yard depth of a low profile building will ensure the protection of the viewscape and vistas of Riverside Drive West.

The rooftop amenity space has been integrated into the building design to emphasize the vista and view of the Detroit River and the Waterfront Riverside afforded by the location of the building.

5.9 Section 8.10 Art in Public Spaces

There are no opportunities for art in public spaces however, landscaping and site amenities will ensure a high level of visual aesthetics.

5.10 Section 8.11 Streetscape

As noted in this report, the building has been stepped in setback from 8.0m to 9.73m, consistent with the established building line of the existing buildings. Maintaining the established building line ensures that the 1960's bungalow next door to the west, the Arts and Craft residence a few doors down to the west, and the Greek Revival residence on the opposite corner of Rankin Ave. are not hidden and that the heritage elements are complimented and not screened. The established building line ensures a complimentary and vibrant viewscape while the positive designed building supports the streetscape without detracting from the existing buildings.

5.11 Section 8.12 Safety

The design has taken into consideration safe ingress and egress with open entrances and other site characteristics such as eliminating hiding places on the property has used Crime Prevention through Environmental Design principles (CPTED) as a consideration.

5.12 Section 8.13 Lighting

Lighting will be provided to ensure the property is well lit for the pedestrian and the biker to ensure safety.

Lighting treatments will be integrated at Site Plan Control to ensure compliance with Dark Sky policies. A photometric plan will be provided to ensure compliance.

The proposed development will provide for a new, 3 storey multiple dwelling with 46 units along Riverside Drive West. Based on the architectural drawings and the thoughtful proposal that has regard for significant architectural features that respect public space, the pedestrian, the neighbourhood, heritage aspects, it is my professional opinion that this Urban Design Brief demonstrates the conformity and compliance of the proposal with the urban design policies of the Official Plan for the City of Windsor. The conformity supports the ZBA and the ability to bring the high level designed proposal into fruition.

In my professional opinion, the proposed development will be an attractive, pedestrian oriented building that will be an asset to the neighbourhood while providing for needed alternative housing for students or young professionals.

The proposed multi-unit residential complex will promote active, healthy community with the excellent access to active transportation. The site is in close proximity to municipal transit and municipal trail system.

From a planning perspective, it is my professional opinion that the proposed 3 storey, low profile multi-unit residential building is comparable to existing 2 and 3 storey, low and medium profile residential buildings within the neighbourhood and can be considered a compatible use and density with this neighbourhood mix of densities, heights and uses as a healthy community. The proposed development preserves and maintains the views and vistas afforded by the existing Riverside Dr West neighbourhood.

6.0 HERITAGE REVIEW

6.1 Official Plan Policies 10.2.9 c)

“Built Heritage Impact Study - The purpose of a Heritage Impact Study is to identify and evaluate cultural heritage resources and determine if any heritage resources, including listed or designated heritage resources, are impacted by development proposals and the potential need for mitigation measures.”

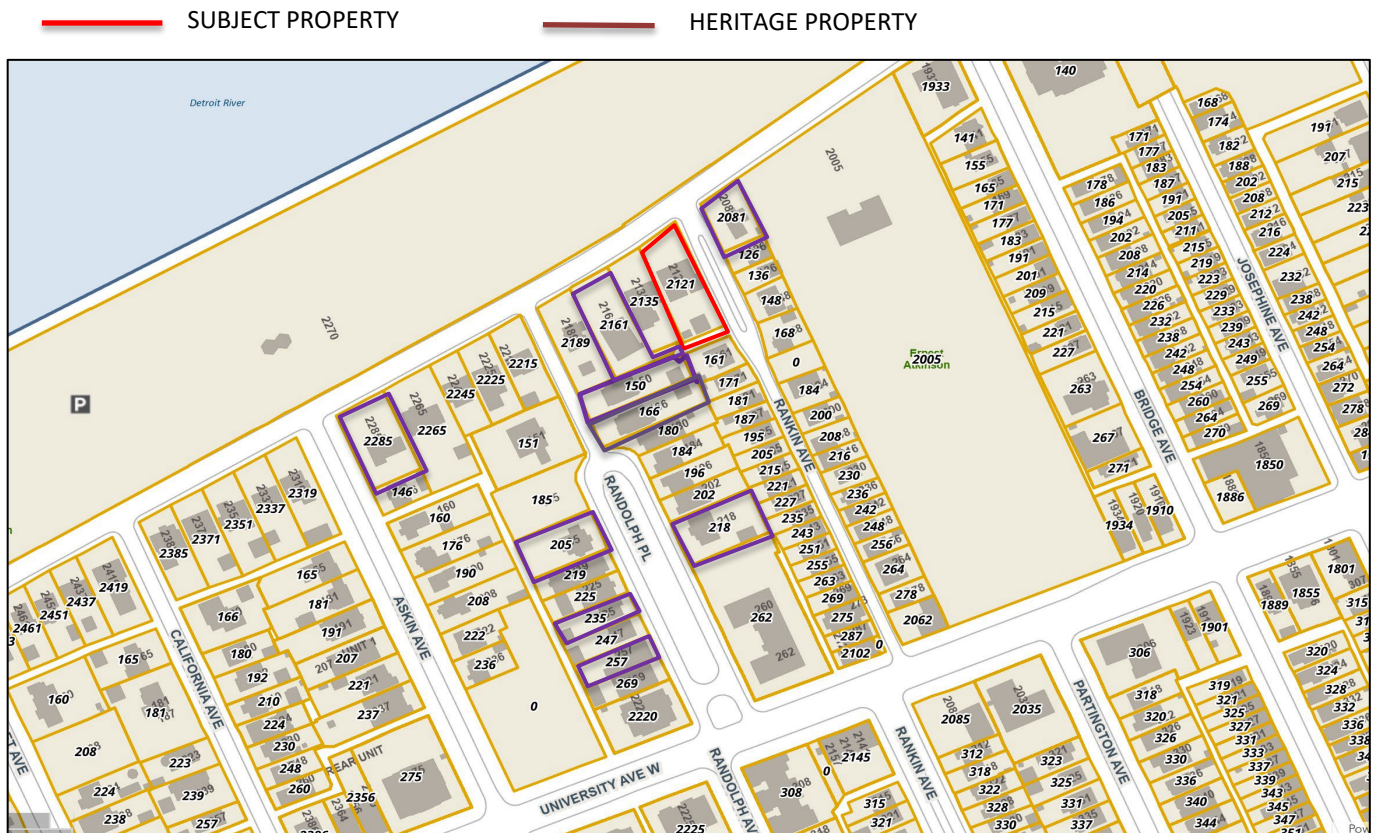


FIGURE 32: LOCATION OF HERITAGE

WINDSOR HERITAGE REGISTRY:

- 150 Randolph Place – Loikrec-Adelman House – Arts and Crafts.**
- 166 Randolph Place – Alphonse Nestman House – Tudor Revival.**
- 205 Randolph Place – Eugene Baby House – Colonial Revival.**
- 218 Randolph Place – Arts and Crafts.**
- 235 Randolph Place - Denomy House;**
- 257 Randolph Place – Arts and Crafts.**
- 2285 Riverside Dr. W. – Stone Cottage.**
- 2081 Riverside Dr. W. – Cpt. J. Carney House – Greek Revival**

PART IV DESIGNATION:

PHOTO 1: 2161 Riverside Dr. W. – Ross-Struthers House – Arts and Crafts



PHOTOS 2 AND 3: 2081 Riverside Dr. W (corner of Rankin Avenue) – Greek Revival





PHOTO 4:
126 Rankin Avenue
(Prairie Style)

136 Rankin Avenue
(Ontario Cottage)



PHOTO 5:
171 Rankin Avenue
(Gothic Revival)



PHOTO 6:
187 Rankin Avenue
(Arts and Crafts)



**PHOTO 7:
171 Rankin Ave.
(Arts and Crafts)**

PHOTO 8: 150 Randolph Pl (Arts and Crafts) and 166 Randolph Pl (Tudor Revival)





**PHOTO 9:
205 Randolph Place
(Arts and Crafts modified)**



**PHOTO 10:
218 Randolph Place
(Tudor Revival)**



**PHOTO 11:
235 Randolph Place
(Arts and Crafts)**

PHOTO 12: 2285 Riverside Drive West- Arts and Crafts



PHOTO 13: 269 Randolph Place – 3 storey multiple unit building



PHOTO 14: 261 Randolph Place (3 storey multiple-unit building)



PHOTO 15: 260-269 Randolph Place – 4 storey multiple unit building



6.2 Heritage Resources and Planning Initiatives Section 9.3.7.1 (e)

“Having regard to the following factors when assessing applications such as zoning amendments, site plan control applications, demolition control and payment-in-lieu, which may impact heritage resources:

- (i) Respecting the massing, profile and character of adjacent buildings;*
- (ii) Approximating the width and established setback pattern of nearby heritage buildings;*
- (iii) Respecting the yards, gardens, trees and landscaped grounds associated with the heritage properties and districts which contribute to their integrity, identity, and setting;*
- (iv) Maintaining, enhancing or creating views and vistas of heritage resources; and*
- (v) Minimizing the impact of shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas.”*

The building has been designed by Meo and Associates with a heritage sensitive profile building characteristics that is architecturally appealing, enhancing the vitality of the existing neighbourhood. Colours and materials have been duplicated from existing heritage buildings in the neighbourhood to provide for a compatible and heritage sensitive development. Please refer to elevations below.

FIGURE 33 – FRONT IMAGE



Significantly, the colour palette proposed for the new building has duplicated the colours and materials evident in the heritage designated building at 2161 Riverside Drive with the soft colours and the dark fenestrations as contrast. The building will be very complimentary and sympathetic to 2161 Riverside Dr.

The immediate neighbourhood is comprised of a mix of architectural periods and age of existing housing and styles: arts and crafts, Greek Revival, art deco, mansard Dutch barn, Ontario cottages (modest homes), 1960's bungalow, etc.

There were some Heritage features such as the following that are found in the neighbourhood that have been duplicated for this multiple residence building (see below);

- 1) banding around base;
- 2) Complex lights with multiple muntins and mullions;
- 3) Colour palette was used from the two existing residences adjacent to the property
- 4) Corbels and decorative roof features.

PHOTO 16 – BUILDING DESIGNATED UNDER HERITAGE ACT



In my professional opinion, the architect has provided a compatible and heritage sensitive building that will be well suited in the mix of heritage styles and periods of the neighbourhood.

7.0 SUMMARY AND CONCLUSIONS

The building and lot design has provided for pedestrian walkways, definition of amenity space on the roof, heritage sensitive, landscaping and other visually appealing aspects of the site resulting in high quality aesthetically appealing buildings and site. In my professional opinion, the proposed ZBA supports a healthy and active lifestyle for its residents by supporting the walking, biking trail system and the transit system of the municipality.

The proposed development will provide for alternative housing and tenure by supporting diversification of the housing market with support of the ZBA that will accommodate alternative style and tenure.

The proposed building will be located at the established building line along Riverside Drive West and with a reduced street line to Rankin Avenue, creating a street presence and welcoming residential building. The building is low profile and compatible and consistent with the neighbourhood. The new building is sensitive and profiles heritage features that provides for compatibility with heritage buildings within the neighbourhood.

There are existing buildings in the neighbourhood of a similar size, scale, and massing to the proposed development. There are also other buildings in the neighbourhood with high profile, medium profile and low profiles. In my professional opinion, the requested 3 storey building is proposed for the appropriate location and will be compatible with the existing neighbourhood.

The proposed development will provide for alternative housing and tenure by supporting diversification of the housing and providing a gentle intensification as a wise use of the lands. The development will support managed appropriate moderate intensification of residential land use.

The building fronts an arterial road of Riverside Drive and significant multi-use trail with high connectivity to other neighbourhoods and to the City Centre and the University of Windsor.

The building is located on a corner lot providing for transition from the high profile buildings on Riverside Drive West, the 3 storey residence at 2081; the 2 storey residence at 2135; and the 3 storey building at 2135 and 2161 Riverside Drive West.

The proposed development will support senior students and young professionals as a small unit with a focus on public transit and supportive of the trail system. The use of alternative and public transit will reduce the use of the personal car and will assist with the impact on climate change.

The proposed building will be designed to be visually appealing and landscaped extensively and can be considered compatible with the existing built residential neighbourhood. The neighbourhood is comprised of a mix of densities, height and height profiles. The height of the proposed building is 3 storeys making the profile low consistent with the adjacent neighbours and neighbourhood.

The proposed low profile, 3 storey building will be located at the established building line along Riverside Dr West and near the street line at Rankin Ave. There are pedestrian entrances on both the west and east sides of the building, which will connect with the paved sidewalks along Rankin Ave and Riverside Dr. West. A bike rack with 43 spaces along the interior of the building will promote cycling and a reduction of parking supports the student housing.

The building is located across the street from the Riverside Drive multi-use trail; is in close walking distance to municipal bus stops; and fronts on a major arterial road.

The proposed 3 storey building will be compatible in size, scale, and massing with the existing neighbourhood.

“Compatible development means development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties.”

“Compatible Development” is an overarching principle of good planning, applicable throughout the City of Windsor, and its definition needs to be clearly understood, and applied in different ways, in different contexts throughout the City.” (Intensification Guidelines, Windsor OP)

In my professional opinion, the proposed multi-unit building is an attractive and environmentally responsible design that is compatible with the neighbourhood.

In my professional opinion, the proposed ZBA conforms with relevant policies of the Official Plan supporting the proposed heritage sensitive residential development as an infilling development in the existing residential neighbourhood.

The ZBA will support, in my professional opinion, needed alternative housing tenure and style as an infilling development within a mixed residential neighbourhood. In my professional opinion, the requested ZBA will provide a regulatory framework for the proposed building and conforms with the relevant OP policies.

In my professional opinion, the requested site-specific ZBA conforms with the relevant policies of the Official Plan for the City of Windsor and based on the evaluation noted above, the new building and development conforms with relevant policies of the Official Plan for Windsor. The proposed development is consistent with the intent of the OP policies in the support of the establishment of sound, alternative housing in the city.

In my professional opinion, a Zoning Bylaw Amendment (ZBA) is required to change the permissible land use on the site to allow for a low profile residential multi-unit building at 3 storeys with 46 residential units.

The Zoning Bylaw Amendment purports to change the regulatory framework applied to the property from ‘Residential District 2.2 (RD2.2)’ to a new ‘Residential District 2.2-# (RD2.2-#)’ site specific zone.

The proposed building will provide for needed, alternative rental housing within walking distance to the downtown core area and to the University of Windsor accessing a municipal trail located in close proximity. The units are small studio units that support the

senior university student looking for a separate residential unit while providing for affordability. The proposed building will have a compact residential form that will reduce the consumption of land and make efficient use of energy resources and existing municipal services while providing for modest intensification.

The proposed building height and density is compatible with the neighbourhood and will create a building style, design and height that is comparable and consistent with both existing and proposed residential apartment buildings in the neighbourhood.

The proposed residential apartment building will promote active, healthy community with the excellent access to commercial uses, institutional uses, numerous sports facilities, outdoor parks, and restaurants. The site is in close proximity to municipal transit and municipal trail system.

The proposed residential multi-unit dwelling building will provide for needed alternative housing supporting diversity in housing in the City. The ZBA will support the City's residential policy initiatives by establishing a 46 unit residential apartment building that will provide alternative housing in Windsor. The ZBA will support the province and municipality's initiative to provide for a residential development promoting a healthy, walkable community.

7.1 GOOD PLANNING

The new development is intended as a low profile residential development providing alternative housing tenure and style for a diverse housing option as an alternative to the single detached residence to the typical single detached residences found in Windsor.

The bylaw exceptions can be considered adjustments to facilitate mainly parking as determined consistent with the bylaw for student housing with 3 visitor parking spaces. The bylaw exceptions are looked at for their impact to the neighbourhood and in my professional opinion, can be considered minor and a positive addition and will not have a negative impact on the neighbourhood as examined through this report.

The proposed low profile, 3 storey (11.7 m) building with gentle density in my professional opinion, is compatible with the mixed residential profiles of the neighbourhood while providing for new, affordable housing for students. The development, in my professional opinion, will result in a positive addition in the established neighbourhood. The proposed new residential building will provide for a compatible development to other high and medium profile residential buildings on adjacent lands; will provide an aesthetically pleasing development; will assist with rejuvenating the neighbourhood; will provide for university students for small unit housing; and will provide for needed alternative residential housing tenure supporting the healthy diversification of housing accommodation in the City of Windsor.

In my professional opinion, the requested ZBA makes sound planning and the necessary amendment is supportable.

7.2 CONCLUSIONS

Given the foregoing analysis and my evaluation of the proposal in relation to the PPS 2020, the City of Windsor Official Plan and the Comprehensive Zoning By-law, in my professional opinion the proposed Zoning By-law Amendment (ZBA) is consistent with policies of the PPS, OP, and regulations found in the Zoning By-law.

In addition, it is my professional opinion that the proposed Zoning By-law Amendment (ZBA) is appropriate and desirable within this policy framework as it will facilitate development of the site while also implementing the proposals included in this Planning Justification Report dated November 28, 2024.

The proposal will comply with the Zoning Bylaw Amendment (ZBA) with the passing of the site specific ZBA by establishing a regulatory framework under the 'Residential District (RD2.2-#) zone. The ZBA provides a compatible residential rental apartment building and needed residential accommodation supporting a diversity of housing tenures and styles within the municipality and the neighbourhood.

In my professional opinion the requested ZBA:

- 1) is consistent with the policies of the 2024 Provincial Policy Statements;
- 2) conforms with the intent of the relevant policies of the City of Windsor Official Plan;
- 3) maintains the intent of City of Windsor CZB 8600 and when the ZBA is passed, it will establish the regulatory framework required for the development to comply with the CZB;
- 4) makes sound planning.

I hereby certify that this UDG and Heritage Evaluation report was prepared by Jackie Lassaline RPP MCIP, a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994.

Lassaline Planning Consultants Inc.

Jacqueline Lassaline
Jackie Lassaline BA MCIP RPP
Principal Planner