

Notice of Public Hearing – Committee of Adjustment Application

File # B-045/25

Date Mailed: June 25, 2025

Electronic hearing:

By videoconference on July 10, 2025 at 3:30 pm

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on June 25, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: CON 1;PT LOTS 95 & 96

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Mixed Use Node	Commercial District 2.2 (CD2.2) with site-specific S.20(1)423.

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
DUO FRATRES INC	GIACOMO RAMIERI	1370 Argyle Road/2109 Ottawa Street

PURPOSE OF APPLICATION

APPLCATION FOR CONSENT: Technical severance to keep existing properties separate pending title/ownership merger.

MINOR VARIANCE REQUEST - N/A

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

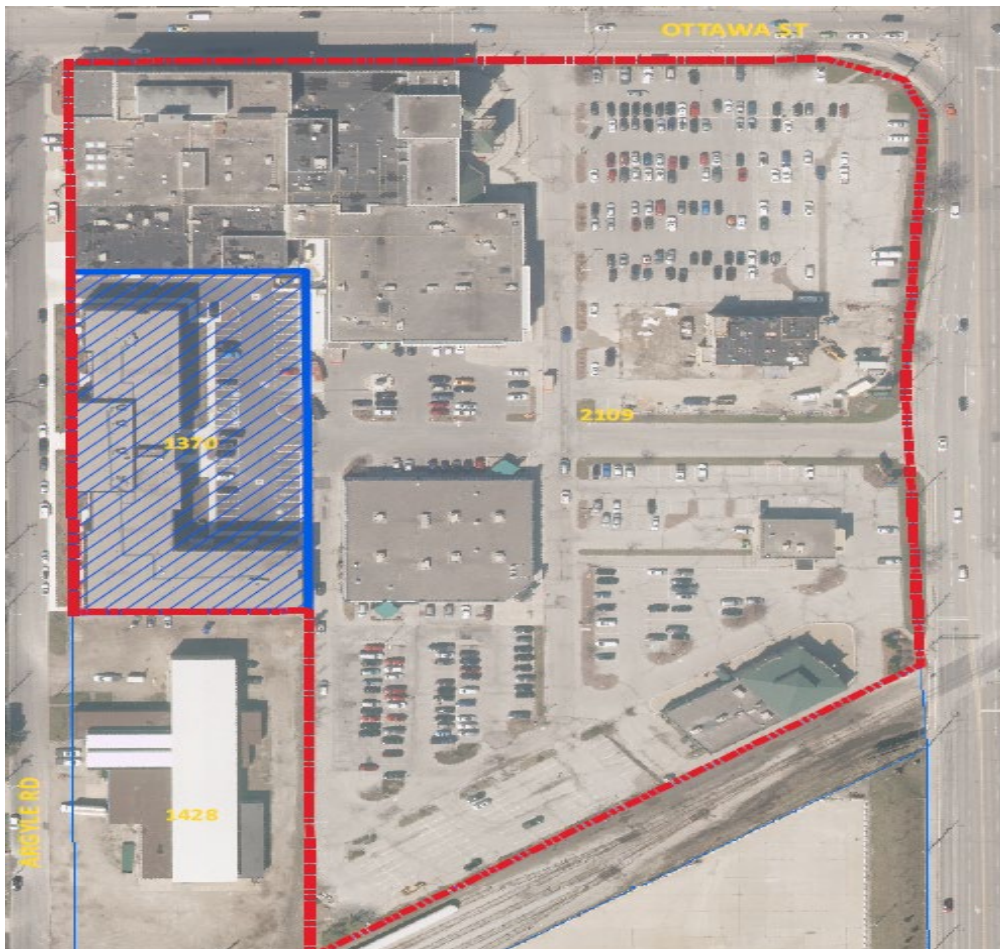
Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

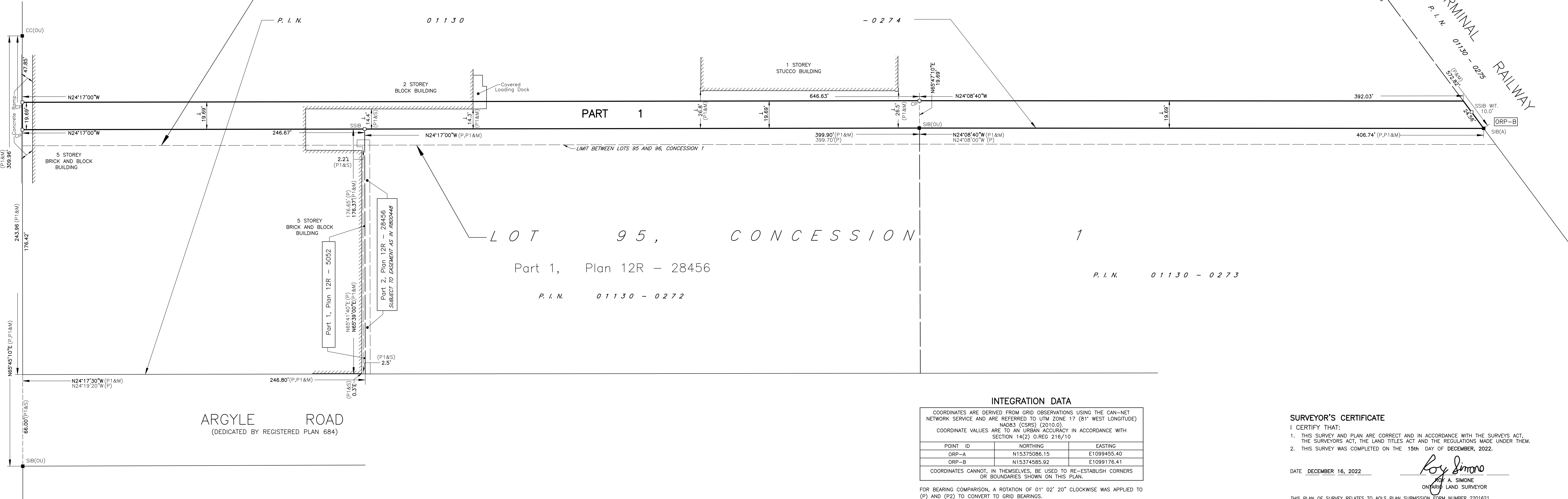
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:

Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAAdjustment@citywindsor.ca

OTTAWA STREET
(DEDICATED BY REGISTERED PLAN 684)
P. I. N. 01131 - 0644



ARGYLE ROAD
(DEDICATED BY REGISTERED PLAN 684)

WALKER ROAD

Part 1, Plan 12R-15378

ORP-A

SIB(1194)

ESSEX

TERMINAL RAILWAY

P. I. N. 01130 - 0275

PARTS SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1	PART OF LOT 96	CONCESSION 1	PART OF 01130-0274

PLAN 12R-29309

Received and deposited

February 17th, 2023

Allison Turner

Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)

PLAN OF SURVEY

OF
PART OF LOT 96,

CONCESSION 1

GEOGRAPHIC TOWNSHIP OF SANDWICH EAST

NOW IN THE

CITY OF WINDSOR

COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

SCALE : 1"=30'



THE INTENDED PLOT SIZE OF THIS PLAN IS 48 INCHES IN WIDTH BY 18 INCHES IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1"=30'

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN FEET AND CAN BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B'
BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17
(81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999912.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.REG. 525/91.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES STEEL PIN
- CC DENOTES CUT-CROSS
- WT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- L DENOTES PERPENDICULAR
- D DENOTES DEED
- OU DENOTES ORIGIN UNKNOWN
- ORP DENOTES OBSERVED REFERENCE POINT
- (P) DENOTES PLAN 12R-15988
- (P1) DENOTES PLAN 12R-28456
- (JDB) DENOTES J.D. BARNES LIMITED
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- (1194) DENOTES JOHN B. SWEETON INC., O.L.S.
- (A) DENOTES C.G.R. ARMSTRONG, O.L.S.

N=NORTH; S=SOUTH; W=WEST; E=EAST

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET
NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH
SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15375086.15	E1099455.40
ORP-B	N15374585.92	E1099176.41

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISON, A ROTATION OF 01° 02' 20" CLOCKWISE WAS APPLIED TO
(P) AND (P2) TO CONVERT TO GRID BEARINGS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

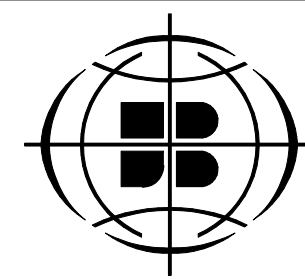
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 15th DAY OF DECEMBER, 2022.

DATE DECEMBER 16, 2022

Roy A. Simone

ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2201621



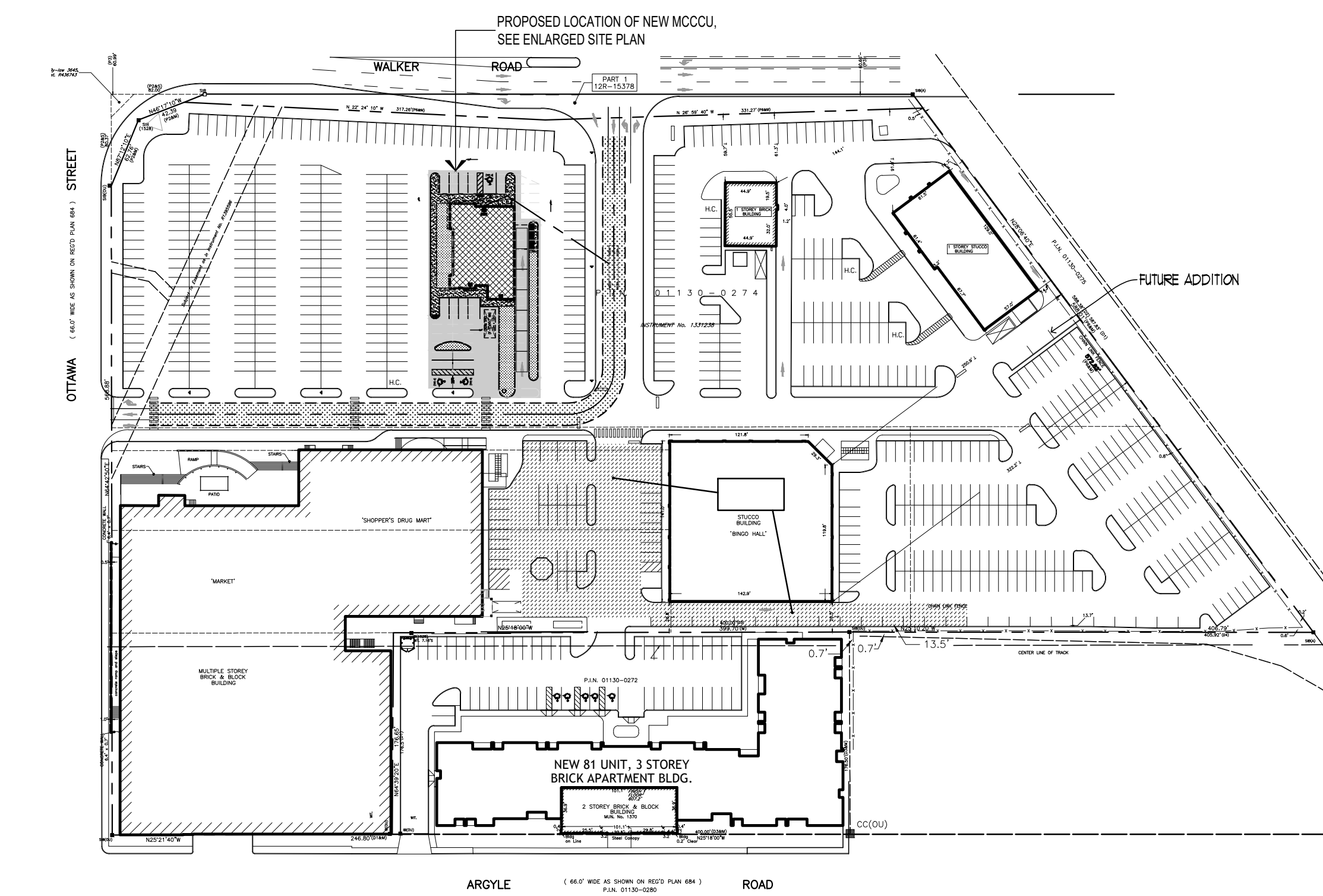
VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY:	D.J.	CHECKED BY:	R.A.S.	REFERENCE NO.:	22-47-490-00
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CAD File: 22-47-490-00A.dwg E-WND-1-95 CAD Date: December 16, 2022 11:34 AM

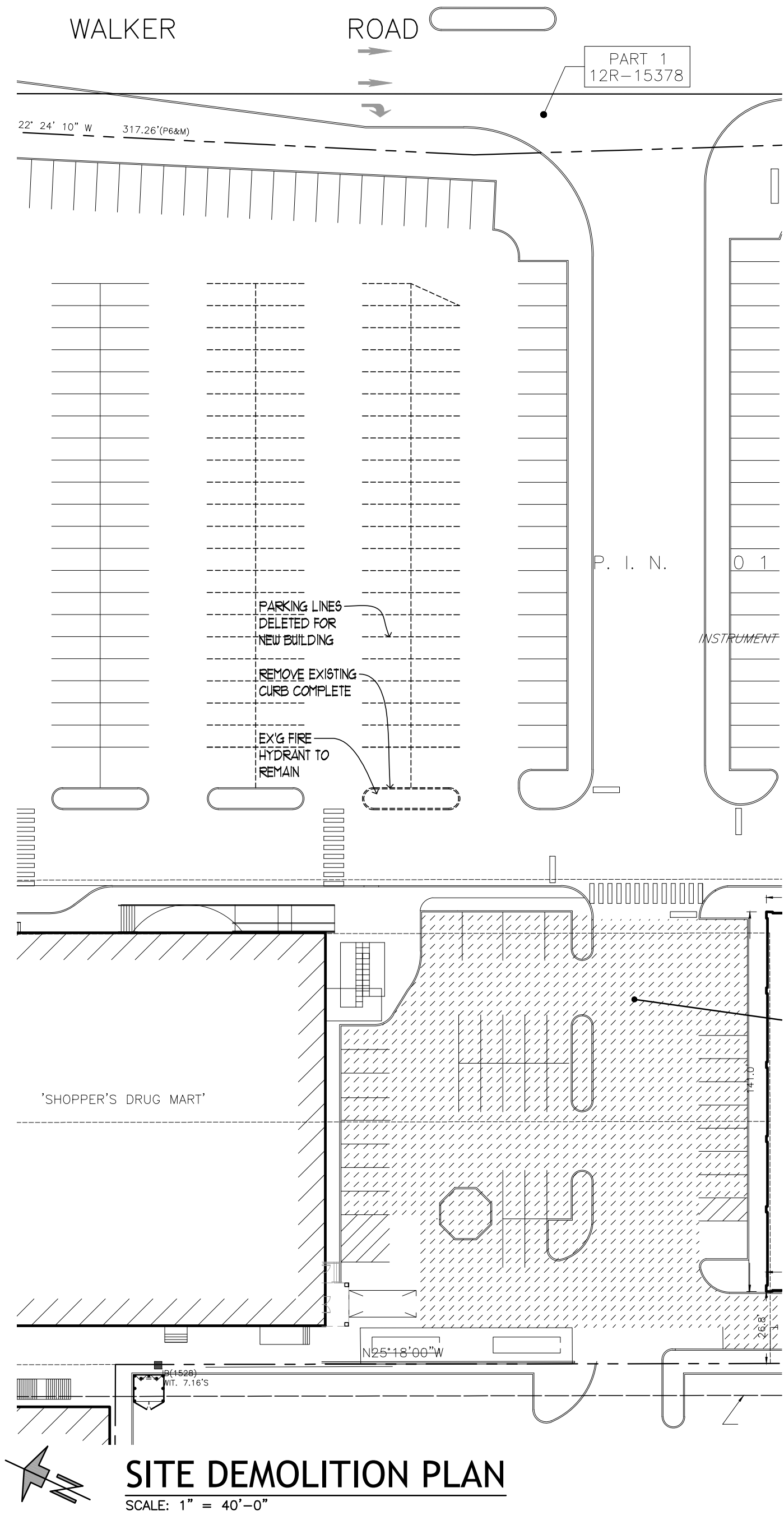


SITE KEY PLAN
N.T.S.

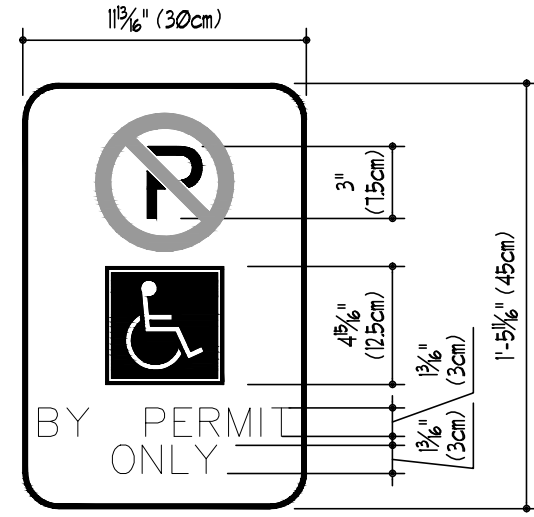
SIGNAGE LEGEND	
FR	FIRE ROUTE (SIGN REQUIRED AT EACH LIMIT OF THE FIRE ROUTE AND 50' MIN. - 150' MAX. DISTANCE BETWEEN SIGNS ALONG THE ROUTE)
BF	PROVIDE POST MOUNTED HANDICAPPED PARKING SIGN (PAINTED SYMBOL ON ASPHALT PAVING ALSO REQUIRED)
ALL SITE SIGNAGE TO BE PLACED IN ACCORDANCE TO ONTARIO TRAFFIC MANUALS (REGULATORY SIGNS)	

SITE LEGEND	
	BUILDINGS
	NEW ASPHALT PAVING
	NEW CONCRETE
	LANDSCAPING REFER TO LANDSCAPE PLAN
	FIRE ROUTE
	ENTRY/EXIT
	LIGHT FIXTURE SEE ELECTRICAL

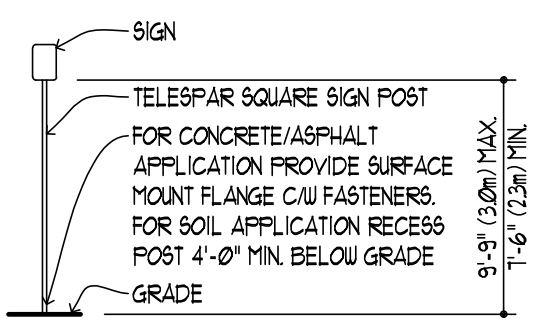
DESIGN DATA TABLE		BUILDING CLASSIFICATION - O.B.C. 3.2.2.55 GROUP D, UP TO 2 STOREYS ZONING - CD 2.2	
DESCRIPTION/REGULATION	REQUIRED	COMMERCIAL DISTRICT 2.2 (CD2.2)	PROPOSED
INTENDED USE	COMMERCIAL	COMMERCIAL	BUSINESS AND PERSONAL SERVICES
LOT AREA	MINIMUM	445,401 s.f. (10.225 acres)	445,401 s.f. (41,379.10 s.m.)
LOT FRONTAGE	MINIMUM	600'-5"	189.10 m
BUILDING AREA	MAXIMUM	NEW MCCCU BUILDING 4,187 s.f. (388.98 s.m.)	NEW MCCCU BUILDING 4,187 s.f. (388.98 s.m.)
		EXISTING MARKET/SHOPPERS 82,979 s.f. (7,709.00 s.m.)	EXISTING MARKET/SHOPPERS 82,979 s.f. (7,709.00 s.m.)
		EXISTING BINGO 19,715 s.f. (1,831.58 s.m.)	EXISTING BINGO 19,715 s.f. (1,831.58 s.m.)
		EXISTING 1 STOREY BRICK BLDG 2,500 s.f. (232.25 s.m.)	EXISTING 1 STOREY BRICK BLDG 2,500 s.f. (232.25 s.m.)
		EXISTING 1 STOREY STUCCO BLDG 1,773 s.f. (164.13 s.m.)	EXISTING 1 STOREY STUCCO BLDG 1,773 s.f. (164.13 s.m.)
		TOTAL EXISTING 112,967 s.f. (10,494.97 s.m.)	TOTAL EXISTING 112,967 s.f. (10,494.97 s.m.)
		OVERALL TOTAL 117,154 s.f. (10,883.96 s.m.)	OVERALL TOTAL 117,154 s.f. (10,883.96 s.m.)
LOT COVERAGE	MAXIMUM	TOTAL BUILDING/MAN LOT = 26.3%	TOTAL BUILDING/MAN LOT = 26.3%
PAVED AREA		PAVING 253,092 s.f. (23,513.01 s.m.)	PAVING 253,092 s.f. (23,513.01 s.m.)
TOTAL CURBING		EXISTING CURB 8,663 l.f. (2,840.48m)	EXISTING CURB 8,663 l.f. (2,840.48m)
		NEW CURB 957 l.f. (291.69m)	NEW CURB 957 l.f. (291.69m)
		TOTAL CURB 9,620 l.f. (2,932.17m)	TOTAL CURB 9,620 l.f. (2,932.17m)
LANDSCAPE AREA	MINIMUM	75,155.00 s.f. (6,982.12 s.m.)	75,155.00 s.f. (6,982.12 s.m.)
OPEN SPACE		16.87%	16.87%
NUMBER OF FLOORS		NEW MCCCU BUILDING 2 FLOORS	NEW MCCCU BUILDING 2 FLOORS
MAX. BUILDING HEIGHT	MAXIMUM	NEW MCCCU BUILDING 33'-6"	NEW MCCCU BUILDING 33'-6"
SETBACKS		See Site Plan	See Site Plan
PARKING SPACES	EXISTING PARKING REQUIREMENTS	Market Square Major Commercial 7,466sm 1/22.5sm 331 Residential 39 Units 1.25/ac 48 Loading Warehouse 48sm 1/200sm 2 Shoppers Pharmacy 1,446sm 1/22.5sm 64 Revised Market Square Total Parking 445	PARKING SUMMARY TOTAL AVAILABLE PARKING SPACES = 708 REGULAR PARKING SPACES = 681 (8'-3" x 18'-0") BARRIER-FREE SPACES = 18 (15'-0" x 18'-0") SPACES (USE FOR NEW MCCCU) REGULAR PARKING SPACES = 43 (8'-3" x 18'-0") BARRIER-FREE SPACES = 4 (15'-0" x 18'-0") REVISED TOTAL EXISTING PARKING SPACES = 622 REGULAR PARKING SPACES = 608 (8'-3" x 18'-0") BARRIER-FREE SPACES = 14 (15'-0" x 18'-0") NEW PROVIDED PARKING SPACES FOR MCCCU REGULAR PARKING SPACES = 13 (8'-3" x 18'-0") BARRIER FREE SPACES (TYPE A) (11'-6" x 18'-0") + ACCESS ASIDE = 3 TOTAL NEW AND EXISTING SPACES PROVIDED = 638 REGULAR PARKING SPACES = 608 (8'-3" x 18'-0") BARRIER-FREE SPACES = 14 (15'-0" x 18'-0") REGULAR PARKING SPACES = 13 (8'-3" x 18'-0") BARRIER-FREE SPACES (TYPE A) (11'-6" x 18'-0") + ACCESS ASIDE = 3
	REQUIRED FOR NEW MCCCU BUILDING Other than Not Specified in Table 24.20.5.1 = 1/45 s.m. GPA= 721.41 s.m. / 45 s.m. = 16.03 = 16 Spaces Required 1 to 25 parking spaces requires 1 type A accessible parking space.		
	TOTAL REQUIRED PARKING 664		
	TOTAL EXISTING PARKING ON SITE (INCLUDING 18 H.C.) 709		
BICYCLE PARKING	REQUIRED FOR NEW MCCCU BUILDING 2 for first 19 parking spaces + 1 for each additional 20 parking spaces bike parking req'd = 2 spaces required		2 Spaces Provided
LOADING AREA	MIN. SIZE: 9'-10" x 14'-4" 10m x 7.5m Gross floor area over 275 sm to 2500 sm 1 loading spaces.		1 Space Provided
FIRE ACCESS ROUTE	Min. Turning Radius 39'-4" (12.00 m) Min. Width 19'-8" (6.00 m)	Provided Turning Radius 40'-0" (12.19 m) Provided Width 19'-8" (6.00 m)	



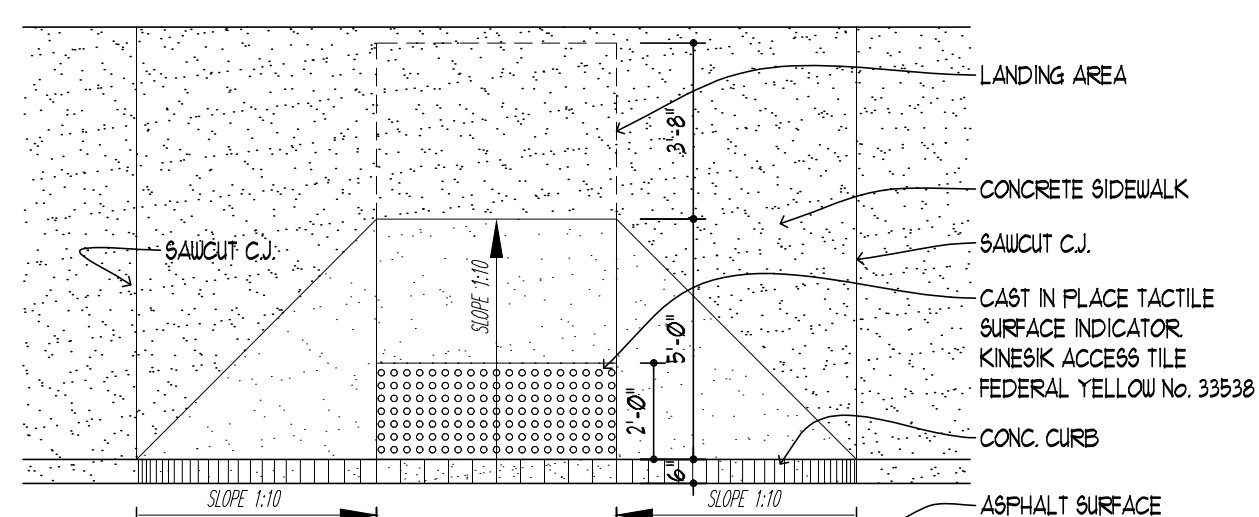
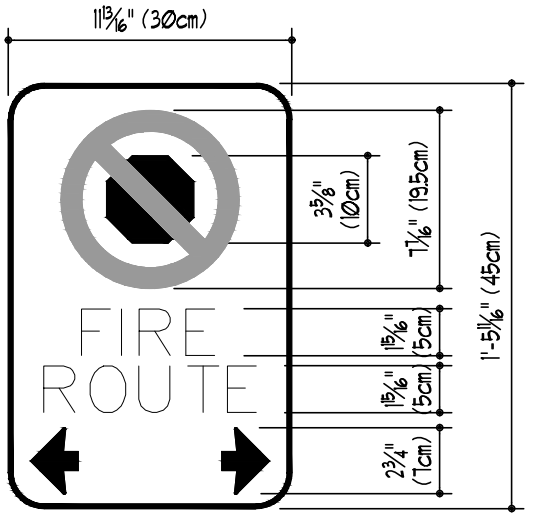
SITE DEMOLITION PLAN
SCALE: 1" = 40'-0"



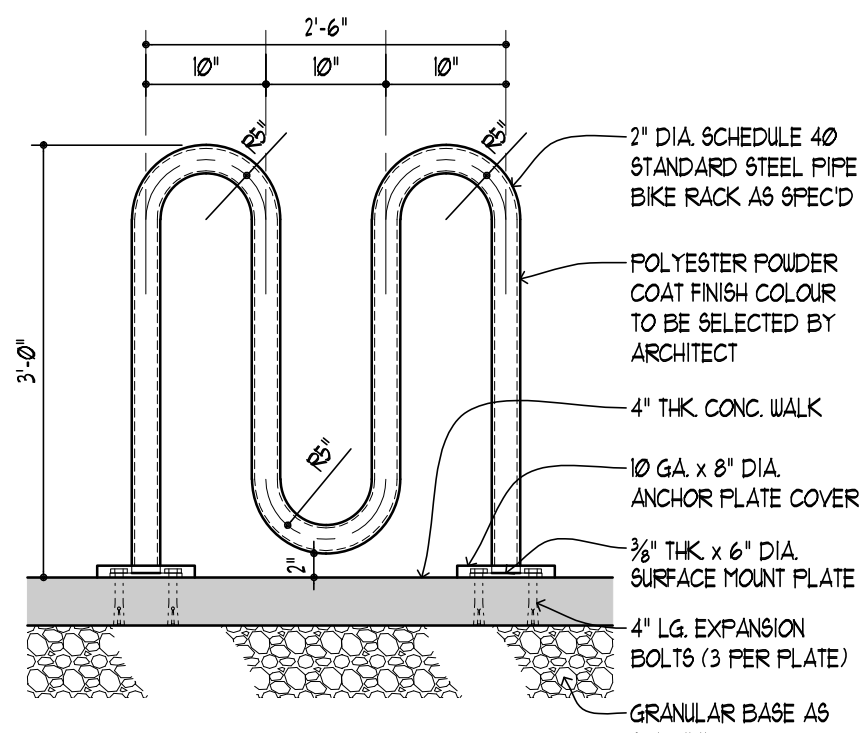
NOTE: SIGNAGE, POST, FLANGE AND FASTENERS ARE ALL AVAILABLE THROUGH THE CITY OF WINDSOR SIGN SHOP.



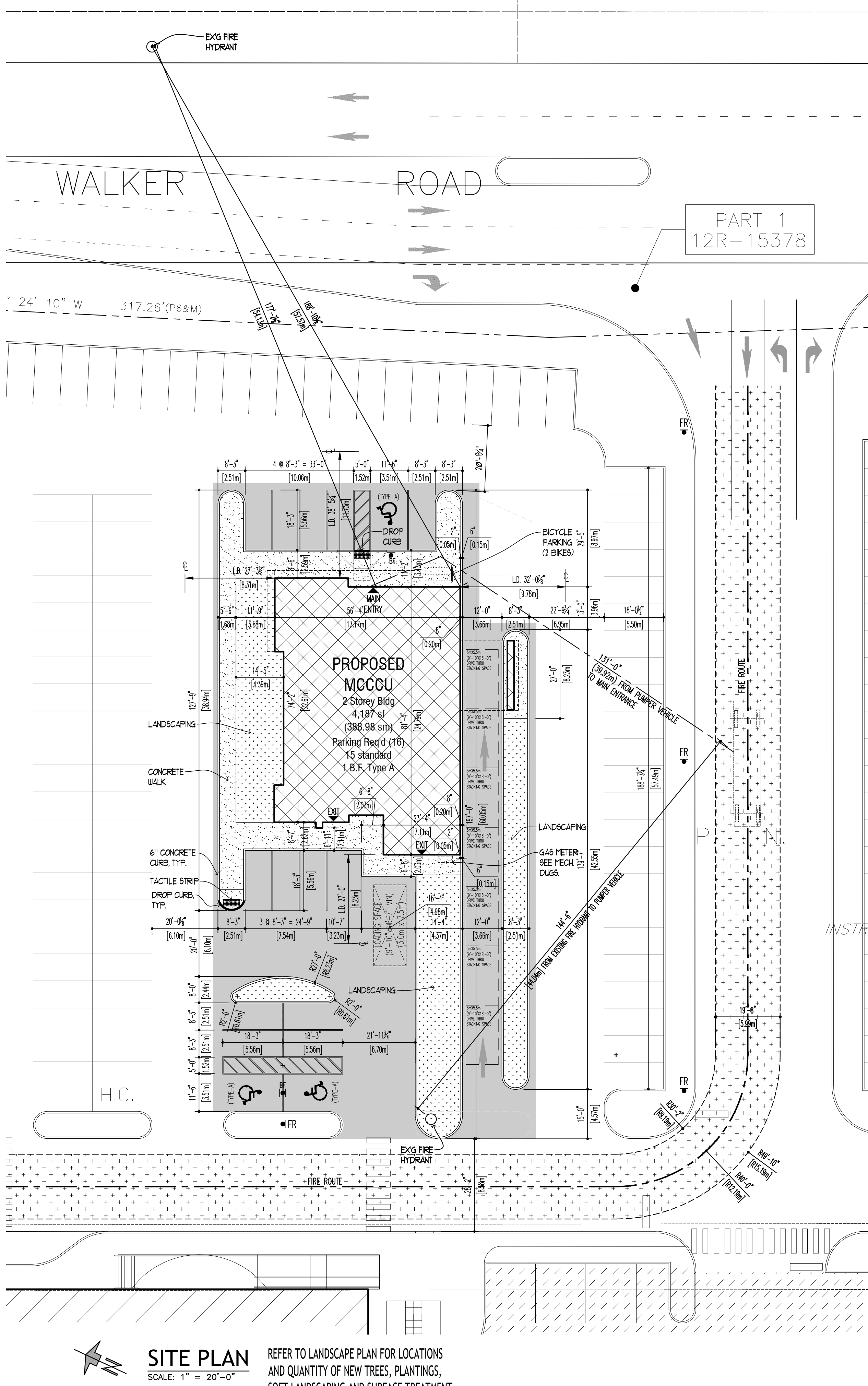
FIRE ROUTE SIGN
- PLACED AT INTERVALS NOT LESS THAN 50'-0" (15.24m) AND NOT MORE THAN 150'-0" (45.72m) ALONG THE DESIGNATED FIRE ROUTE
- ONE AT EACH LIMIT OF THE FIRE ROUTE
- INSTALL ON THE RIGHT SIDE OF THE ROADWAY, AT AN ANGLE OF BETWEEN 30 AND 45 DEGREES TO THE FLOW OF TRAFFIC AND MUST ALWAYS BE VISIBLE.
- THE LEFT EDGE OF THE SIGN MUST BE PLACED NO CLOSER THAN 2'-0" (0.6m) AND NO GREATER THAN 8'-6" (2.6m) FROM THE EDGE OF THE ROADWAY



DROP CURB FOR B.F. ACCESS
SCALE: 1/4" = 1'-0"



TYP. BIKE RACK DETAIL
SCALE: 3/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

REFER TO LANDSCAPE PLAN FOR LOCATIONS AND QUANTITY OF NEW TREES, PLANTINGS, SOFT LANDSCAPING AND SURFACE TREATMENT



WINDSOR, ONTARIO T 519.254.2600 F 519.254.2670

All drawings and related documents are the copy-right property of the ARCHITECT and must be returned upon request. Reproduction of drawings and related documents in part or whole is forbidden without the ARCHITECT'S WRITTEN PERMISSION.

SITE PLAN CONTROL	
DEC. 9, 2022	TENDER AND PERMIT
JULY 6, 2023	PRICING ESTIMATE
JULY 26, 2023	CONSTRUCTION

PROJECT	
NEW MOTOR CITY COMMUNITY CREDIT UNION 1365 WALKER ROAD	
WINDSOR, ONTARIO	

DRAWING DATE:	
JUNE 21, 2022	
DRAWN BY:	
AS SHOWN	
CHECKED BY:	
JOB FILE NO.: 22102	
DRAWING NO.:	
A-100	

TOPOGRAPHIC SURVEY
OF
PART OF LOTS 95 and 96,
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE : 1"=20'

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N15374884.04	E10984949.30
GRP-B	N15374473.86	E1098583.31
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ELEVATIONS
ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC DATUM
BENCH MARK

BENCH MARK 143 ELEVATION 607.22'
FORMER COPELAND'S STATIONERY, 1292 LINCOLN ROAD, THE PLATE IS LOCATED ON THE NORTH WALL AND 0.6' EAST OF THE WEST WALL.

SITE BENCH MARK ELEVATION 608.16'
TOP OF THE FIRE HYDRANT NORTHWEST CORNER OF SUBJECT PROPERTY.

AREA
1.621 ACRES

NOTES
BENCHMARKS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "X" AND "Y" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993507

CAUTION

UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

LEGEND

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
IB DENOTES 5/8" X 5/8" X 5'-0" IRON BAR
IB DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR
CC DENOTES CUT-CROSS
IB DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT DENOTES WITNESS
WIT DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (O) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (O) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN OF SURVEY BY (1744), DATED: FEB 4, 1988, PLAN FILE:B-492
(P1) DENOTES PLAN 12R-15988 (P2) DENOTES REGISTERED PLAN 648
(P3) DENOTES PLAN OF SURVEY BY (1192), DATED: NOV 23, 1988, PLAN FILE: SP-1545
(1744) DENOTES VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC., O.L.S.
(A) DENOTES C.G.R., ARMSTRONG, O.L.S.
○ MHH DENOTES HYDRO MANHOLE
○ MHS DENOTES SEWER MANHOLE
○ MHT DENOTES TELEPHONE MANHOLE
○ MTH DENOTES TRAFFIC MANHOLE
○ MHW DENOTES WATER MANHOLE
■ CB DENOTES CATCH BASIN
■ DCR DENOTES DOUBLE CATCH BASIN
● LSC DENOTES LIGHT STANDARD CONCRETE
● LSL DENOTES LIGHT STANDARD STEEL
● LSW DENOTES LIGHT STANDARD WOOD
● LUC DENOTES UTILITY POLE CONCRETE
● LUS DENOTES UTILITY POLE STEEL
● LUPW DENOTES UTILITY POLE WOOD
● GP DENOTES GUY POLE
● GW DENOTES GUY WIRE
● BUI DENOTES BOLLARD
● PM DENOTES PARKING METER
70C DENOTES TOP OF CURB
80C DENOTES BOTTOM OF CURB
● FH DENOTES FIRE HYDRANT
● WWS DENOTES WATER METER
● WVS DENOTES WATER VALVE (Service)
● WVM DENOTES WATER VALVE (Main)
● GM DENOTES GAS METER
● GV DENOTES GAS VALVE
● HM DENOTES HYDRO METER
● Pwdt DENOTES TELEPHONE PEDESTAL
● PwdtV DENOTES CABLE TV PEDESTAL
● TRs DENOTES TRAFFIC SIGN
● TRsg DENOTES TRAFFIC SIGNAL
● TRsb DENOTES TRAFFIC SIGNAL BOX
● TH DENOTES TESTHOLE
● BM DENOTES BENCH MARK
△ HCP DENOTES HORIZONTAL CONTROL POINT
○ VCP DENOTES VERTICAL CONTROL POINT
● SC DENOTES SHRUB
○ SC DENOTES SEWER CLEANOUT
70C DENOTES TOP OF CURB
80C DENOTES BOTTOM OF CURB
● W DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

— C — C — C — DENOTES OVERHEAD CABLE TV LINE
— G — (pipe size) — G — DENOTES GAS LINE
— H — (pipe size) — H — DENOTES OVERHEAD HYDRO LINE
— CS — (pipe size) — CS — DENOTES COMBINED SEWER
— SA — (pipe size) — SA — DENOTES SANITARY SEWER
— ST — (pipe size) — ST — DENOTES STORM SEWER
— T — (pipe size) — T — DENOTES OVERHEAD TELEPHONE LINE
— W — (pipe size) — W — DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u"
(CABLE = UC HYDRO = UH TELEPHONE = UT)

IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING GRADING, CONSTRUCTION OR SOIL REMOVAL ACTIVITIES, ALL WORK IN THAT AREA MUST BE STOPPED IMMEDIATELY AND THE SITE SECURED. THE LOCAL POLICE OR CORONER MUST BE CONTACTED TO DETERMINE WHETHER OR NOT THE SKELETAL REMAINS ARE HUMAN, AND WHETHER THE REMAINS CONSTITUTE A PART OF A CRIME SCENE. THE LOCAL POLICE OR CORONER WILL THEN NOTIFY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES AND THE REGISTRAR AT THE MINISTRY OF GOVERNMENT AND CONSUMER SERVICES IF NEEDED, AND NOTIFICATION AND SATISFACTORY CONFIRMATION BE GIVEN BY THE MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES.

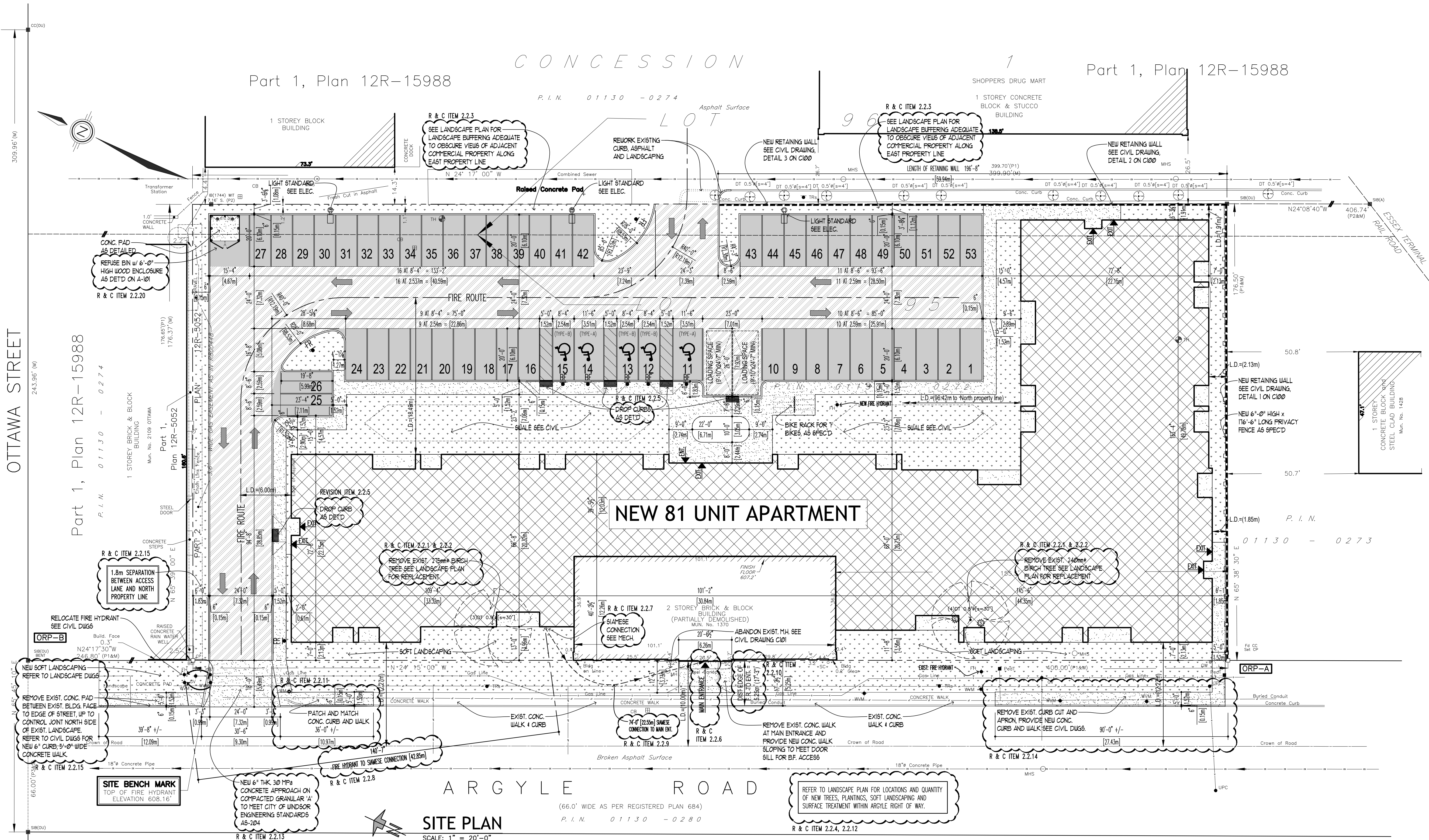
SHOULD ARCHAEOLOGICAL RESOURCES BE FOUND DURING GRADING, CONSTRUCTION OR SOIL REMOVAL ACTIVITIES, ALL WORK IN THE AREA MUST STOP IMMEDIATELY AND THE CITY'S PLANNING & BUILDING DEPARTMENT, THE CITY'S MANAGER OF CULTURAL AFFAIRS, AND THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES MUST BE NOTIFIED AND CONFIRM SATISFACTION OF ANY ARCHAEOLOGICAL REQUIREMENTS BEFORE WORK CAN RECOMMENCE.

A BUILDING SHALL NOT BE LOCATED BENEATH EXISTING ABOVE GROUND ELECTRICAL CONDUCTORS, WHERE A BUILDING IS TO BE CONSTRUCTED IN PROXIMITY TO ABOVE GROUND ELECTRICAL CONDUCTORS, HORIZONTAL CLEARANCES BETWEEN BUILDINGS AND CONDUCTORS SHALL COMPLY WITH SUBSECTION 3.1.19 OF THE ONTARIO BUILDING CODE.

SITE LEGEND	
	BUILDINGS
	NEW ASPHALT PAVING TYPE 'A'
	NEW ASPHALT PAVING TYPE 'B'
	NEW CONCRETE
	LANDSCAPING REFER TO LANDSCAPE PLAN
	LINE OF SETBACK
	PROPERTY LINE
	FIRE ROUTE
	DECORATIVE SCREENING FENCE
	RETAINING WALL
	ENTRY / EXIT

SIGNAGE LEGEND	
FR	FIRE ROUTE (SIGN REQUIRED AT EACH LIMIT OF THE FIRE ROUTE AND 50' MIN. - 150' MAX. DISTANCE BETWEEN SIGNS ALONG THE ROUTE)
BF	PROVIDE POST MOUNTED HANDICAPPED PARKING SIGN (PAINTED SYMBOL ON ASPHALT PAVING ALSO REQUIRED)
ALL SITE SIGNAGE TO BE PLACED IN ACCORDANCE TO ONTARIO TRAFFIC MANUALS (REGULATORY SIGNS)	

DESIGN DATA TABLE		BUILDING CLASSIFICATION -- O.B.C. 3.2.2.43 GROUP C, UP TO 6 STOREYS, SPRINKLERED ZONING --	
DESCRIPTION/REGULATION	REQUIRED	PROPOSED	
INTENDED USE	MIXED USE COMMERCIAL/RESIDENTIAL	APARTMENT	
LOT AREA		Lot Area	70,586.93 s.f. (6,557.74 s.m.) 1.62 acres (0.6558 ha.)
LOT FRONTAGE		Argyle Road	400'-0" (121.91m)
BUILDING AREA		Existing Building	4,045 s.f. (375.79 s.m.)
		New Addition	26,885 s.f. (2,479.12 s.m.)
		Total	30,730 s.f. (2,854.91 s.m.)
LOT COVERAGE		Total Building	= 43.5%
PAVED AREA		Paving	22,126.62 s.f. (2,055.63 s.m.)
LENGTH OF CURB		Curb	1,045'-0" (318.50m)
LANDSCAPE AREA			17,730.31 s.f. (1,647.20 s.m.)
OPEN SPACE			25.12%
LENGTH OF FENCE		Fence	176'-6" (53.79m)
GROSS BUILDING AREA		Existing Building	8,090.00 s.f. (751.58 s.m.)
		3rd Floor Over Exist. Bldg.	3,948.64 s.f. (366.84 s.m.)
		New Addition	80,055.00 s.f. (7,437.36 s.m.)
		Total	92,093.64 s.f. (8,555.78 s.m.)
NUMBER OF FLOORS		2 Floors Existing	
		3 Floors New	
MAX. BUILDING HEIGHT			40'-0" (12.20 m)
SETBACKS			
PARKING SPACES	Regular (MIN. SIZE: 8'-3" X 18'-0" 2.5m X 5.5m) Barrier Free Type A (MIN. SIZE: 11'-6" X 18'-0" 3.5m X 5.5m) Barrier Free Type B (MIN. SIZE: 8'-3" X 18'-0" 2.5m X 5.5m) Number Of Regular Spaces Req'd 81 Apartment units x 1.25 spaces per unit = 102 spaces 15 % of provided spaces shall be marked as visitor spaces. Number Of B.F. Spaces Req'd for 26 to 100 Type A = 1.58 x 102 parking spaces = 2 spaces Type B = 0.5 spaces + 1.58 x 102 parking spaces = 2 spaces Total Required = 98 Regular + 4 B.F. = 102 spaces	Regular Onsite Regular Offsite Barrier Free Type A Barrier Free Type B Total Provided	49 49 2 2 102
BICYCLE PARKING	Regular (MIN. SIZE: 7'-0" X 8'-3" 0.6m X 2.5m) Min. req'd bicycle spaces for 20 or more parking spaces: 2 for the first 19 spaces 1 for each additional 20 parking spaces Total Required = 6 spaces	Total bicycle parking provided	7
LOADING AREA	Loading Area (MIN. SIZE: 9'-10" X 24'-8" 3.0m X 7.5m) Gross floor area over 7500sm to 15000sm requires 2 loading spaces.	Loading spaces provided	2



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A. DETAIL NO.
B. DETAILED ON

ISSUE DATE ISSUED FOR
May 14, 2020 OWNER REVIEW
May 29, 2020 SITE PLAN AMENDMENT
Aug 10, 2020 SPA REVISIONS
Feb 1, 2021 TENDER
APR 7, 2021 CONSTRUCTION

PROJECT

NEW APARTMENT
1370 ARGYLE STREET

WINDSOR, ONTARIO

DRAWING TITLE

SITE PLAN
&
DESIGN DATA TABLE

DRAWING DATE: APR. 1, 2020

DRAWN BY:

CHECKED BY:

SCALE: AS SHOWN

JOB FILE NO.:

20108

DRAWING NO.:

A-100